

Section II

Mitigation Monitoring and Reporting Program



Exhibit B

**Final Program Environmental Impact Report 591
(SCH Number 2003101142)**

DANA POINT HARBOR REVITALIZATION PROJECT

Mitigation Monitoring and Reporting Program

County of Orange
Dana Point Harbor Department
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Dana Point, CA 92629

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INTRODUCTION

In accordance with the requirements of the California Public Resources Code Section 21081.6, and as part of its certification of the adequacy of the Final Environmental Impact Report 591 for the Dana Point Revitalization Project, the Board of Supervisors of the County of Orange adopts the following "Mitigation Monitoring and Reporting Program" ("MMRP"), which contains the mitigation program that has been incorporated through preparation of the Program EIR and response to comments during the public review process. The mitigation program includes Project Design Features ("PDFs"), Standard Conditions of Approval ("SCAs") and Mitigation Measures ("MMs"), all of which have been identified measures to reduce potential adverse environmental impacts. These three components of the mitigation program are described as follows:

- **Project Design Features** – Project Design Features (PDFs) are specific design elements proposed by the County that have been incorporated into the project to prevent the occurrence of, or reduce significance of, potential environmental effects. Because PDFs have been incorporated into the project, they do not constitute mitigation measures and defined by CEQA. However, PDFs are identified in the mitigation monitoring program.
- **Standard Conditions of Approval** – Project conditions and regulations are based on the County, state or federal regulations or laws that are frequently required independently of CEQA review and also serve to offset or prevent specific impacts. Typical conditions and requirements include compliance with the provisions of the Uniform Building Code, South Coast Air Quality Management District Rules, local agency program requirements, etc. Additional conditions may be imposed on the project by government agencies during the approval process, as appropriate. Many of the project conditions and regulations are enacted at later phases of the project implementation process in association with subsequent discretionary and ministerial approvals. The County of Orange standard conditions that apply to the project at subsequent levels of approval (i.e., issuance of Grading and Building Permits) are listed in this MMRP. These are separate discretionary actions, which may be subject to a subsequent CEQA evaluation at a later time. Although the exact level of information cannot be known until the specific details of an actual project are proposed, identification of the Standard Conditions of Approval allow the reader to understand those conditions that are applicable to projects at subsequent levels of approval.
- **Mitigation Measures** – Where a potentially significant environmental effect has been identified and is not reduced to a level considered less than significant through the application of PDFs and project conditions and regulation, project-specific mitigation measures have been identified.

The Board of Supervisors adopts this MMRP in its capacity as the lead agency for certification of Final Program EIR No. 591 in accordance with the provisions of the California Environmental Quality Act ("CEQA") (Cal. Pub. Res. Code §§21000, et seq.) and its implementing guidelines (14 Cal. Code Regs. §§15000, et seq.) (the "CEQA Guidelines").

The principal purpose of the MMRP is to ensure that the Board-approved mitigation measures for the adopted project are implemented and monitored for compliance during subsequent planning stages and ultimately during project implementation. In general, the County of Orange is responsible for overseeing implementation and completion of the adopted mitigation measures. This includes the review of all monitoring reports, enforcement actions and document disposition, unless otherwise noted in the attached MMRP table. If an adopted mitigation measure is not being properly implemented, the designated monitoring personnel shall require corrective actions to ensure adequate implementation.

MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP is provided in a tabular format to facilitate effective tracking and documentation of the status of mitigation measures. The attached MMRP table provides the following monitoring information:

- **Feature, Condition or Mitigation Measure** – A list or inventory of all project design features, standard conditions of approval and the adopted mitigation measures for the Project from Section 4.0 of the Final Program EIR No. 591, as revised or otherwise modified in the comments and responses and/or Errata to Final EIR No. 591, or at hearings before the Orange County Planning Commission or the Orange County Board of Supervisors.
- **Responsible Party** – The County Department or Departments responsible for overseeing the implementation and completion of each requirement. Where consultation with other agencies is required, the applicable agency is noted. However, the responsibility to determine compliance with the mitigation measure lies with the County of Orange Dana Point Harbor Department.

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The following are acronyms used in the Mitigation Monitoring Matrix:

A

ACBM	asbestos-containing building material
ACM	asbestos-containing material
ACOE	U.S. Army Corps of Engineers
ADA	Americans with Disabilities Act
ADT	average daily trips
AQMP	Air Quality Management Plan
ASTM	American Society for Testing and Materials

B

Basin	South Coast Air Basin
Basin Plan	Water Quality Control Plan for the Basin
BFE	base flood elevation
BMPs	Best Management Practices
BOD	Biological Oxygen Demand

C

°C	degrees centigrade
CAAQS	California Ambient Air Quality Standards
CADD	Computer-aided design and drafting
Cal EPA	California Environmental Protection Agency
California Ocean Plan	Water Quality Control Plan for Ocean Waters of California
Cal-OSHA	California Occupational Safety and Health Administration
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBI	Clean Beaches Initiative
CCAA	California Clean Air Act
CCC	California Coastal Commission
CCR	California Code of Regulations
CDFG	California Department of Fish and Game
CDMG	California Division of Mines and Geology
CDS	continuous deflective separation
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFC	chlorofluorocarbon
CFS	cubic feet per second
City	City of Dana Point
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	carbon monoxide
CO ₂	carbon dioxide
County	County of Orange
CRHR	California Register of Historical Resources
CWA	Clean Water Act
CWC	California Water Code
CZ	(California) Coastal Zone

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D

DAMP	Drainage Area Management Plan
dB	decibel
dBA	A-weighted decibel
DBW	Department of Boating and Waterways
DO	Dissolved Oxygen
DTSC	Department of Toxic Substances

E

EIR	Environmental Impact Report
EMS	Emergency Medical Services
EPA	U.S. Environmental Protection Agency
ESA	environmentally sensitive area
ESCP	Erosion and Sediment Control Plan

F

°F	degrees Fahrenheit
FCAA	Federal Clean Air Act
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
FIS	Flood Insurance Study
FR	Federal Register

G

General Permit	(NPDES) General Permit for Storm Water Discharges Associated with Construction Activity
GMP	Growth Management Plan
gpd	gallon(s) per day
gpm	gallon(s) per minute
gsf	gross square feet

H

H&SC	(California) Health and Safety Code
HAP	hazardous air pollutant
HC	hydrocarbon
HHW	Higher High Water
HLS	Higher Low Water
HRA	Health Risk Assessment
HUD	(U.S. Department of) Housing and Urban Development

I

I	Interstate
IAC	Implementation Actions Program
ICU	intersection capacity utilization
IS	Initial Study
ITE	Institute of Transportation Engineers

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K	
kV	kilovolt
KW	kilowatt
KWh	Kilowatt Hours
L	
l	liter(s)
lb	pound
L _{dn}	Day-Night Noise Level
L _{eq}	Equivalent Sound Level
LHW	Lower High Water
LIP	Local Implementation Plan
LLW	Lower Low Water
LOS	Level of Service
M	
Mcf/d	Million cubic feet per day
mg/l	milligram(s) per liter
Mgd	Million gallons per day
MLLW	Mean Lower Low Water
MM	Management Measure
M _{max}	Maximum moment magnitude
MOU	Memorandum of Understanding
MPH	miles per hour
MUTCD	Manual of Uniform Traffic Control Devices
MWh	Megawatt hours
N	
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NB	Northbound
NEPA	National Environmental Policy Act
NFIA	National Flood Insurance Administration
ng/l	Nanograms per liter
NMFS	National Marine Fisheries Service
NO ₂	Nitrogen dioxide
NOI	Notice of Intent
NOP	Notice of Preparation
NO _x	Oxides of nitrogen
NPDES	National Pollutant Discharge Elimination System
NPS	nonpoint source
NPS Program	Nonpoint Source Control Program
NRHP	National Register of Historic Places
O	
O&M	operation and maintenance
O ₃	Ozone
OCTA	Orange County Transportation Authority
OEHHA	(California) Office of Environmental Health Hazard Assessment

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P	
PA	Planning Area
Pb	lead
PC	Planned Community
PCBs	Polychlorinated biphenyls
PGA	Peak ground acceleration
pH	Hydrogen ion concentration
PM ₁₀	Particulate matter less than 10 microns in diameter
PM _{2.5}	Particulate matter less than 2.5 microns in diameter
Program Plan	Plan for California's Nonpoint Source Pollution Control Program
ppm	parts per million
ppt	parts per thousand
PST	Pacific Standard Time
R	
RCP	reinforced concrete pipe
RCPG	Regional Comprehensive Plan and Guide
RCRA	Resource Conservation and Recovery Act
RH	relative humidity
RMP	Regional Mobility Program; Runoff Management Plan
ROC	Reactive organic compounds
ROG	Reactive organic gas
RTIP	Regional Transportation Improvement Program
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
S	
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCAQMP	South Coast Air Quality Management Plan
SCCIC	South Central Coastal Information Center
SCP	Source Control Program
SDRWQCB	San Diego Regional Quality Control Board
s.f.	Square feet
SIP	State Implementation Plan
SLC	State Lands Commission
SO ₂	Sulfur dioxide
SO _x	Sulfur oxide
SR	(California) State Route
SRA _s	Source/receptor areas
SUSMP	Standard Urban Stormwater Mitigation Plan
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
T	
TAC	toxic air contaminant
T-BACT	best available control technology for toxics

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TDM	transportation demand measure
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U

USCG

U.S. Coast Guard

USFWS

U.S. Fish and Wildlife Service

V

V/C

Volume-to-capacity

VOC

Volatile organic compound

W

Watershed

Dana Point Coastal Streams Watershed

WDRs

Waste discharge requirements

WQCP

Water Quality Control Plan

WQMP

Water Quality Management Plan

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1. Project Design Features

Feature	Responsible Party	Time of Verification
PDF 4.1-1 – Construction Phasing for the Harbor Revitalization Plan has been designed to minimize the disruption of vehicular and pedestrian access routes and parking availability throughout the Harbor. In the event of temporary closures, alternate routes and clear directional signage will be provided.	County of Orange - Dana Point Harbor Department	In the event of temporary closures during construction activities
PDF 4.2-1 – The appearance of long, continuous row structures will be avoided through the provision of open spaces, varied roof treatments, staggered exterior building facades, and incorporation of a variety of building designs, materials and colors.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Building Permits
PDF 4.2-2 – All signage shall be of a consistent architectural style. Commercial signage shall be externally illuminated and lighting sources shall be hidden by vegetation or installed flush with the grade. Signage shall be designed to complement the architecture of the building and shall emphasize natural materials.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Building Permits
PDF 4.2-3 – Existing aboveground utilities will be removed and placed underground wherever and whenever possible.	County of Orange - Dana Point Harbor Department	Coastal Development Permits, Grading and Building Permits
PDF 4.2-4 – All fences and walls within the Harbor will be designed to have a minimum impact on coastal and scenic views from public areas. Enclosures used to shelter outside eating areas will be designed using clear materials with awnings or covers that are integrated into the architectural design of the buildings.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Building Permits
PDF 4.2-5 – Architectural and building articulation will have a form that complements the Harbor area and natural setting, when viewed from within the Harbor or the surrounding area (both from land and sea). High, uninterrupted wall planes are to be avoided.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Building Permits

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Feature	Responsible Party	Time of Verification
PDF 4.2-6 – All accessory buildings and structures will be consistent with the main structure in materials, color palette, roof pitch and form.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Building Permits
PDF 4.2-7 – All roof-mounted mechanical equipment and communication devices that are visible from the Harbor will be hidden behind building parapets or screening materials from both ground level and elevated areas to the extent feasible. Ground-level mechanical equipment, storage tanks, and other similar facilities shall be screened from view with dense landscaping and/or walls of materials and finishes compatible with the adjacent areas. In addition, service, storage, maintenance, utilities, loading, and refuse collection areas would be located generally out of view of public right-of-ways and uses adjacent to the development area.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Building Permits
PDF 4.2-8 – All new solid waste (refuse/trash collection areas) will be screened from public view.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Building Permits
PDF 4.2-9 – The design and layout of the future developments shall be consistent with the approved Dana Point Harbor Revitalization Plan and preserve views of the bluff area.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Building Permits
PDF 4.2-10 – The Dana Point Harbor Revitalization Plan provides for the protection of the natural bluffs (PA 7) by restricting the siting of any structures adjacent to the bluffs with the exception of drainage control structures and recreational structures (e.g. Picnic areas) to be allowed in this area.	County of Orange - Dana Point Harbor Department	Coastal Development Permits
PDF 4.2-11 – Textured paving will be used to identify lookouts, pathway crossings and edge treatments. All landscape areas will be planted consistent with the Revitalization Landscape Plan to preserve and enhance distant ocean views.	County of Orange - Dana Point Harbor Department	Coastal Development Permits
PDF 4.2-12 – In areas that abut Planning Area 7, a landscape buffer will be maintained. All plant material will be native, non-invasive and drought tolerant species to provide a transition between natural and ornamental areas.	County of Orange - Dana Point Harbor Department	Coastal Development Permits

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Feature	Responsible Party	Time of Verification
PDF 4.2-13 – The planting of trees within the Dana Point Harbor Revitalization Plan will provide a visually soft and natural backdrop while framing and protecting significant public view opportunities.	County of Orange - Dana Point Harbor Department	Coastal Development Permits
PDF 4.2-14 – Vertical landscape elements and setbacks between buildings are incorporated into the Project design to break up building massing.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Building Permits
PDF 4.2-15 – Street and parking lot lighting shall be positioned to enhance the vehicular and pedestrian safety. Lighting shall be concentrated on intersections and pedestrian crosswalks and shall be directed downward.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Building Permits
PDF 4.2-16 – Architectural elements (including roof overhangs, awnings, dormers, etc.) will be integrated into the building design to shield windows from the sun and reduce the effects of glare.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Building Permits
PDF 4.2-17 – The Project will utilize minimally reflective glass and other materials used on the exteriors of the buildings and structures will be selected with attention to minimizing reflective glare.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Building Permits
PDF 4.2-18 – Roof-mounted solar panels, metal panels, and skylights should incorporate non-reflective materials and be designed to point away from roadways.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Building Permits
PDF 4.2-19 – All exterior lighting will be designed and located to avoid intrusive effects on the adjacent uses atop the bluffs and Doheny State Beach. New light fixtures will be designed to direct light on-site and away from other areas.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Building Permits
PDF 4.2-20 – The parking deck design shall include a light well that separates the upper deck area, allowing light and/or installation of landscaping elements to enhance its visual appearance.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Building Permits
PDF 4.3-1 – Creation of the Festival Plaza and Pedestrian Promenade along the waterfront's edge also provides for extended structural setbacks from the bulkhead area.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Building Permits

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Feature	Responsible Party	Time of Verification
PDF 4.3-2 – All new structures and the Commercial Core area parking deck will be supported with piles to provide adequate resistance to long-term settlement if recommended.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Building Permits
PDF 4.3-3 – Foundation setback requirements will be implemented for proposed Project improvements, as specified in the geotechnical report. Setback distances will reflect geologic and structural engineering evaluations of the site and recommendations included in the geotechnical report, subject to the review and approval of the Manager, RDMD/Subdivision and Grading.	County of Orange - Dana Point Harbor Department	Building Permits
PDF 4.4-1 – New building design will include storm water collection systems.(e.g. roof-top drainage directed into storm sewer system)	County of Orange - Dana Point Harbor Department	Coastal Development Permits, Grading and Building Permits
PDF 4.4-2 – Parking areas will be designed to direct surface run-off away from the Harbor	County of Orange - Dana Point Harbor Department	Coastal Development Permits, Grading and Building Permits
PDF 4.5-1 – The construction phasing plan for the Commercial Core includes early construction of the parking deck and ramp, augmenting parking for Harbor visitors and boaters.	County of Orange - Dana Point Harbor Department	Coastal Development Permits
PDF 4.5-2 – A seasonal water taxi service may be incorporated throughout the Harbor to reduce average daily trips (ADTs) during peak Harbor usage periods.	County of Orange - Dana Point Harbor Department	Coastal Development Permits
PDF 4.5-3 – Dana Point Harbor Drive at the west end of the Harbor in front of Youth & Group Facility may be realigned in the future providing improved road circulation.	County of Orange - Dana Point Harbor Department	Coastal Development Permit for street improvements
PDF 4.5-4 – Dedicated boater drop-off areas and parking are provided in the Commercial Core.	County of Orange - Dana Point Harbor Department	Coastal Development Permits
PDF 4.5-5 – Enhanced lighting for streets, parking lots, and pedestrian will be implemented with Revitalization Plan improvements.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Building Permits

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Feature	Responsible Party	Time of Verification
PDF 4.5-6 – Existing surface parking may be restriped to improve efficiencies in parking stall configuration.	County of Orange - Dana Point Harbor Department	Coastal Development Permits, Building Permits
PDF 4.5-7 – The Dana Point Harbor Revitalization Signage Plan includes recommendations on signage throughout the Harbor to reduce pedestrian/vehicle conflicts (i.e., no crossing signs).	County of Orange - Dana Point Harbor Department	Master Sign Program, Coastal Development Permit
<p>PDF 4.6-1 – To reduce long-term operation emissions from area sources (by implementing energy conservation measures and by reducing motor vehicle emissions) the following measure shall be implemented:</p> <ul style="list-style-type: none"> ▪ Install energy-efficient street lighting on the site; and ▪ Landscape with native or drought-resistant species to reduce water consumption and provide passive solar benefits, where feasible. 	County of Orange - Dana Point Harbor Department	Coastal Development Permits
PDF 4.6-2 – The design of the dry stack boat storage buildings include covered areas for boat maintenance, where dust collection systems will be used to reduce the amount of particulates released into the atmosphere.	County of Orange - Dana Point Harbor Department	Coastal Development Permits, Grading and Building Permits
<p>PDF 4.6-3 – Reduction of vehicle trips is achieved by implementing the Traffic Management Plan, including:</p> <ul style="list-style-type: none"> ▪ Shuttle service to off-site (remote) parking areas; ▪ Shuttle service to regional visitor attractions and for hotel guests; ▪ Seasonal water taxi service; ▪ Visitor boat slips and dingy docks located near restaurants and retail areas; and ▪ Phased construction of the Revitalization Plan Improvements to minimize the size of areas subject to disruption from construction activities. 	County of Orange - Dana Point Harbor Department	Coastal Development Permit and Traffic Management Plan approval

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Feature	Responsible Party	Time of Verification
PDF 4.7-1 – The landscape concept plan provides a design to minimize the loss of native trees within the Harbor. Trees that are removed during construction will be replanted on at least a 1:1 ratio. The landscape replanting program provides a preferential use of native species and vegetation.	County of Orange - Dana Point Harbor Department	Coastal Development Permits
PDF 4.8-1 – If asbestos-containing materials (ACMs) are located, abatement of asbestos shall be completed prior to any demolition activities that will disturb ACMs or create an airborne asbestos hazard.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Grading Permits (for demolition of site structures)
PDF 4.10-1 – The Project is not located within the very high fire hazard severity zone per the OCFA maps. However, exposed building construction shall meet all requirements for exposed sides, per OCFA requirements. Additionally, automatic sprinklers shall be provided in all applicable structures, per OCFA requirements.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Building Permits
PDF 4.10-2 – New utilities will be located underground to the extent feasible as part of the Project development. Utility undergrounding activities will be coordinated with the utility providers to ensure that service to adjoining utility customers is not interrupted.	County of Orange - Dana Point Harbor Department	Coastal Development Permits, Grading and Building Permits
PDF 4.10-3 – Interior and exterior water conservation measures will be incorporated into all Projects as development occurs. Measures will include (but not be limited to) low-flush toilets, low-flow faucets, and the installation of efficient irrigation systems to minimize runoff and evaporation.	County of Orange - Dana Point Harbor Department	Coastal Development Permits, Grading and Building Permits
PDF 4.12-1 – Separate pedestrian sidewalks will be provided as part of the ramp design to minimize pedestrians using parking aisles to access the Commercial Core businesses.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Building Permits
PDF 4.12-2 – Pedestrian linkages will be created between Harbor amenities, such as the Pedestrian Promenade and linear park.	County of Orange - Dana Point Harbor Department	Coastal Development Permits

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PDF 4.12-3 – Various amenities will be provided to the waterside areas, including improved boater drop-off areas, dedicated boater parking, upgraded boater service buildings and restrooms, and convenient seasonal water taxi drop-off and pick-up areas throughout the Harbor.	County of Orange - Dana Point Harbor Department	Coastal Development Permits

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2. Standard Conditions of Approval

Condition	Responsible Party	Time of Verification
SCA 4.1-1 – If the County proposes changes regarding the location or alteration of any use or structure, the County shall submit a revised plan to the Director of the County's Planning Division	County of Orange - Dana Point Harbor Department	Grading and Building Permits
SCA 4.1-2 – Provision for continuous maintenance of a Landscape Maintenance program shall be assured.	County of Orange - Dana Point Harbor Department	During operation
SCA 4.1-3 – Prior to the issuance of any precise grading permit, a site plan delineating the capacity, number, and location of all proposed solid waste and recyclable collection areas shall be approved.	Manager, RDMD/Current Planning County of Orange - Dana Point Harbor Department	Coastal Development Permits, Grading Permits
<p>SCA 4.2-1 – The contractor shall install landscaping, equipment for irrigation, and improvements in all areas of the Harbor in accordance with an approved plan as stated below:</p> <p>a. Detailed Plan: Prior to the issuance of any building permit(s), a detailed landscape plan showing the detailed irrigation and landscaping design shall be submitted to the Harbor Review Board for approval, in consultation with the County of Orange - Dana Point Harbor Department. Plans shall show the detailed irrigation and landscaping design, the County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, water conservation measures contained in Board Resolution 90-487 (Water Conservation Measures), and Board Resolution 90-1341 (Water Conservation Implementation Plan).</p> <p>b. Installation Certification: Prior to the issuance of certificates of use and occupancy, said improvements shall be installed and shall be certified by a licensed landscape architect or licensed landscape contractor, as having been installed in accordance with the approved detailed plans. Said certification, including an</p>	<p>Harbor Review Board</p> <p>Manager, RDMD/Building Inspection Services</p> <p>Manager, RDMD/Construction</p> <p>County of Orange - Dana Point Harbor Department</p>	Grading and Building permits, Certificates of Use and Occupancy

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irrigation management report for each landscape irrigation system, and any other required implementation report determined applicable, shall be submitted to the Manager, RDMD/Construction, and the Manager, RDMD/Building Inspection Services and the County of Orange - Dana Point Harbor Department, prior to the issuance of any certificates of use and occupancy.		
SCA 4.3-1 – Prior to the issuance of a grading permit, submit a geotechnical report shall be submitted to the Manager, RDMD/Subdivision and Grading, for approval. The report shall include the information and be in the form as required by the County Grading Code and Manual.	Manager, RDMD/Subdivision and Grading County of Orange - Dana Point Harbor Department	Grading Permits
SCA 4.4-1 – Prior to the issuance of any grading permits, the following drainage studies shall be submitted to and approved by the Manager, RDMD/Subdivision and Grading: a. A drainage study of the Project including diversions, off-site areas that drain onto and/or through the Project, and justification of any diversions; and b. When applicable, a drainage study evidencing that proposed drainage patterns will not overload existing storm drains; and c. Detailed drainage studies indicating how the Project grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood.	Manager, RDMD/Subdivision and Grading County of Orange - Dana Point Harbor Department	Grading Permits

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<p>SCA 4.4-2 – Prior to the issuance of any grading permits, the County of Orange - Dana Point Harbor Department shall, in a manner meeting the approval of the Manager, RDMD/Subdivision and Grading:</p> <p>1) Design provisions for surface drainage; and</p> <p>2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and</p> <p>3) Dedicate the associated easements to the County of Orange, if determined necessary.</p>	<p>Manager, RDMD/Subdivision and Grading</p> <p>County of Orange - Dana Point Harbor Department</p>	Grading Permits
<p>SCA 4.4-3 – Prior to the issuance of any building permits, the County of Orange Dana Point Harbor Department shall participate in the applicable Master Plan of Drainage in a manner meeting the approval of the Manager, RDMD/Subdivision and Grading, including construction of the necessary facilities.</p>	<p>Manager, RDMD/Subdivision and Grading</p> <p>County of Orange - Dana Point Harbor Department</p>	Building Permits
<p>SCA 4.4-4 – The County of Orange Dana Point Harbor Department shall obtain coverage under the NPDES Statewide Stormwater Permit for General Construction Activities from the State Water Resources Control Board. Evidence of receipt of permit approval must be presented to the Manager, RDMD/Subdivision and Grading prior to the issuance of a Grading Permit.</p>	<p>Manager, RDMD/Subdivision and Grading</p> <p>County of Orange - Dana Point Harbor Department</p>	Grading Permits
<p>SCA 4.4-5 – Prior to the issuance of any grading or building permits, the County of Orange Dana Point Harbor Department shall demonstrate compliance under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the Manager, RDMD/Building Permit Services. Projects subject to this</p>	<p>Manager, RDMD/Building Permit Services</p> <p>County of Orange - Dana Point Harbor Department</p>	Grading and Building Permits

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requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the Project site and be available for County review on request.		
SCA 4.4-6 – Prior to the issuance of any grading permits, County of Orange Dana Point Harbor Department shall submit a Runoff Management Plan (RMP) to the Manager, RDMD/Subdivision and Grading for review and approval.	Manager, RDMD/Subdivision and Grading County of Orange - Dana Point Harbor Department	Grading Permits
SCA 4.4-7 – Prior to the issuance of any grading or building permits, the County of Orange Dana Point Harbor Department shall submit an Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, RDMD/Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the County will ensure that all BMP's will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the Project site and be available for County review on request.	Manager, RDMD/Building Permit Services County of Orange - Dana Point Harbor Department	Grading and Building Permits
SCA 4.4-8 – Prior to the issuance of any grading or building permit (whichever comes first) and Coastal Development Permit, the County of Orange Dana Point Harbor Department shall submit for review and approval by the Manager, RDMD/Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. The WQMP shall follow the model WQMP as outlined in Exhibit 7.11 of the 2003 Drainage Area Master Plan, prepared by the County of Orange Flood Control District, July 1, 2003. This	Manager, RDMD/Inspection Services County of Orange - Dana Point Harbor Department	Coastal Development Permits, Grading and Building Permits

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<p>WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP may include one or more of the following:</p> <ul style="list-style-type: none"> ▪ Discuss regional water quality and/or watershed programs (if available for the Project); ▪ Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas; ▪ Include the applicable Routine Source Control BMPs as defined in the DAMP; ▪ Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. 		
<p>SCA 4.4-9 – Prior to the issuance of any grading or building permit (whichever comes first) and Coastal Development Permit, the County of Orange Dana Point Harbor Department shall include in the WQMP the following additional Priority Project information in a manner meeting the approval of the Manager, Inspection Services Division:</p> <ul style="list-style-type: none"> ▪ Include post-construction Structural Treatment Control BMP(s) as defined in the DAMP; ▪ Include a conceptual Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for the post-construction Treatment Control BMP(s); (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced Treatment Control BMP(s); and (3) describes the 	<p>Manager, RDMD/Inspection Services</p> <p>County of Orange - Dana Point Harbor Department</p>	<p>Coastal Development Permits, Grading and Building Permits</p>

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proposed mechanism for funding the long-term operation and maintenance of the referenced Treatment Control BMP(s).		
<p>SCA 4.4-10 – Prior to the issuance of certificates of use and occupancy, the County of Orange Dana Point Harbor Department shall demonstrate compliance with the WQMP in a manner meeting the satisfaction of the Manager, RDMD/Inspection Services, including:</p> <ul style="list-style-type: none"> ▪ Demonstrate that all structural Best Management Practices (BMPs) described in the Project's WQMP have been implemented, constructed and installed in conformance with approved plans and specifications; ▪ Demonstrate that the County of Orange Dana Point Harbor Department has complied with all non-structural BMPs described in the Project's WQMP; ▪ Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs for attachment to the WQMP; and ▪ Demonstrate that copies of the Project's approved WQMP (with attached O&M Plan) are available for each of the incoming occupants; 	<p>Manager, RDMD/Inspection Services</p> <p>County of Orange - Dana Point Harbor Department</p>	Certificates of Use and Occupancy
<p>SCA 4.4-11 – Prior to the approval of a grading permit, the County of Orange Dana Point Harbor Department shall submit an Elevation Certificate to the Manager, RDMD/Current Planning Services, identifying the base flood elevation and certifying that the planned elevation of the lowest floor, including basements, is at least one (1) foot above the Base Flood Elevation (BFE). To eliminate FEMA requirements for flood insurance, the lowest elevation of any part of the structure, not only the lowest floor, must be above the BFE.</p>	<p>Manager, RDMD/Current Planning Services</p> <p>County of Orange - Dana Point Harbor Department</p>	Grading Permits

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SCA 4.4-12 – Prior to the issuance of certificates of use and occupancy for any building, the County of Orange Dana Point Harbor Department shall complete Section "E" of the Elevation Certificate, identifying the Base Flood Elevation (BFE) and certifying the as-built lowest floor, including basements, as constructed, is at least one (1) foot above the BFE, in a manner meeting the approval of the Manager, RDMD/Building Inspection. To eliminate FEMA requirements for flood insurance, the lowest elevation of any part of the structure, not only the lowest floor, must be above the BFE.	Manager, RDMD/Building Inspection County of Orange - Dana Point Harbor Department	Certificates of Use and Occupancy
SCA 4.4-17 – Prior to the issuance of any grading permits, County of Orange Dana Point Harbor Department shall delineate on the grading plan the floodplain which affects the property, in a manner meeting the approval of the Manager, RDMD/Subdivision and Grading.	Manager, RDMD/Subdivision and Grading County of Orange - Dana Point Harbor Department	Grading Permits
SCA 4.5-1 – Prior to the approval of any grading permit, the County of Orange Dana Point Harbor Department shall prepare a Parking Management Plan (PMP) that ensures public access to the Selva Lot will be retained.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Grading Permits
SCA 4.5-2 – The County of Orange Dana Point Harbor Department shall prepare and process an encroachment permit for any Project work (e.g., street widening, emergency access improvements, storm drain construction, street connections, etc.) occurring in any City of Dana Point rights-of-way.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Grading Permits (for infrastructure construction)
SCA 4.5-3 – Prior to the issuance of any grading permits, the County shall provide adequate sight distance per Standard Plan 1117 at all street intersections, in a manner meeting the approval of the Manager, RDMD/Subdivision and Grading. The County shall make all necessary revisions to the plan to meet the sight distance requirement such as removing slopes or other encroachments from the limited use area in a manner meeting the approval of the Manager, RDMD/Subdivision and Grading Services.	Manager, RDMD/Subdivision and Grading County of Orange - Dana Point Harbor Department	Coastal Development Permits and Grading Permits

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SCA 4.5-4 – The County shall install all underground traffic signal conduits (e.g., signals, phones, power, loop detectors, etc.) and other appurtenances (e.g., pull boxes, etc.) needed for future traffic signal construction, and for future interconnection with adjacent intersections, all in accordance with plans and specifications meeting the approval of the Manager, RDMD/Subdivision and Grading.	Manager, RDMD/Subdivision and Grading County of Orange - Dana Point Harbor Department	Grading Permits
SCA 4.7-1 – The County of Orange Dana Point Harbor Department shall prepare a final landscape and irrigation plan for review by the Harbor Review Board. The plan shall be prepared by a State licensed landscape architect and shall include all proposed and existing plant materials (location, type, size, quantity), an irrigation plan, a grading plan, an approved site plan and a copy of the entitlement conditions of approval.	Harbor Review Board County of Orange - Dana Point Harbor Department	Grading Permits
SCA 4.8-1 – Prior to the issuance of any grading permits, the County of Orange Dana Point Harbor Department shall provide evidence to the Manager, RDMD/Subdivision and Grading, that the Vector Control District has surveyed the site to determine if vector control measures are necessary. If the District determines measures are warranted, the DPHD shall conduct such measures in a manner meeting the approval of the Manager, RDMD/Subdivision and Grading.	Manager, RDMD/Subdivision and Grading County of Orange - Dana Point Harbor Department	Grading Permits
SCA 4.8-2 – Prior to issuance of certificates of use and occupancy, the County of Orange Dana Point Harbor Department shall provide plans or identify measures to comply with standard County procedures for implementing the Uniform Fire Code in the use of any combustible and flammable liquids, aboveground or underground storage of such materials, welding and potential spark production, and building occupancy rating in a manner meeting the approval of the Fire Chief. Further, a copy of the approved "UFC Implementation Plan" shall be furnished to the Manager, RDMD/Building Inspection, prior to the issuance of any certificates of use and occupancy.	Fire Chief, OCFA Manager, RDMD/Building Inspection County of Orange - Dana Point Harbor Department	Certificates of Use and Occupancy

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SCA 4.9-1 – Prior to approval of the Project plans and specifications by the DPHD, Chief Engineer, or his designee, in consultation with the Manager, RDMD/Environmental Planning, shall confirm that the plans and specifications stipulate that construction activities shall be limited to 7:00 a.m. to 8:00 p.m. on weekdays, including Saturdays, and no construction on Sundays and holidays. The County inspector will be responsible for ensuring that contractors comply with this measure during construction.	DPHD, Chief Engineer Manager, RDMD/Environmental Planning County of Orange - Dana Point Harbor Department	Grading and Building Permits
SCA 4.9-2 – Prior to the issuance of any building or grading permits, the County of Orange Dana Point Harbor Department shall prepare or obtain an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this Project during its operation shall be controlled in compliance with the Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the Project during its operation and the noise Mitigation Measures, if needed, which shall be included in the plans and specifications of the Project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control).	County of Orange - Dana Point Harbor Department	Grading and Building Permits
SCA 4.9-3 – Prior to approval of the Project plans and specifications by the DPHD, Chief Engineer, or his designee, in consultation with the Manager, RDMD /Environmental Planning and County of Orange Dana Point Harbor Department, shall confirm that the plans and specifications stipulate that stockpiling and vehicle staging areas shall be located as far as practical from noise-sensitive receptors during construction activities.	RDMD, Chief Engineer Manager, RDMD/Environmental Planning County of Orange - Dana Point Harbor Department	Coastal Development Permit, Grading and Building Permits
SCA 4.9-4 – The County of Orange Dana Point Harbor Department shall submit a grading and drainage plan with a geotechnical soils report for review and approval by the Manager, RDMD/Subdivision and Grading. The following notes shall be included:	Manager, RDMD/Subdivision and Grading County of Orange - Dana Point Harbor Department	Grading Permits

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<p>a. All construction vehicles and equipment, fixed or mobile operated within 1,000 feet of a dwelling, shall be equipped with properly operating and maintained mufflers.</p> <p>b. All operations shall comply with the County's Noise Ordinance.</p> <p>c. Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.</p>		
<p>SCA 4.10-1 – Prior to the issuance of a building permit, the County of Orange Dana Point Harbor Department shall submit evidence of the on-site fire hydrant system to the Fire Chief and indicate whether it is public or private. If the system is private, it shall be reviewed and approved by the Fire Chief prior to building permit issuance, and provisions shall be made for the repair and maintenance of the system in a manner meeting the approval of the Fire Chief.</p>	<p>Fire Chief, Orange County Fire Authority</p> <p>County of Orange - Dana Point Harbor Department</p>	Building Permits
<p>SCA 4.10-2 – Prior to the issuance of any certificate of use and occupancy, all fire hydrants shall have a blue reflective pavement marker indicating the hydrant location on the street as approved by the Fire Chief, and must be maintained in good condition.</p>	<p>Fire Chief, Orange County Fire Authority</p> <p>County of Orange - Dana Point Harbor Department</p>	Prior to the issuance of any Certificates of Use and Occupancy
<p>SCA 4.10-3 – Prior to the issuance of a building permit, the County of Orange Dana Point Harbor Department shall submit plans for any required automatic fire sprinkler system in any structure to the Fire Chief for review and approval. Prior to the issuance of a certificate of use and occupancy, this system shall be operational in a manner meeting the approval of the Fire Chief.</p>	<p>Fire Chief, Orange County Fire Authority</p> <p>County of Orange - Dana Point Harbor Department</p>	Building Permits
<p>SCA 4.10-4 – Prior to the issuance of any grading permits or the issuance of a building permit (whichever occurs first), the County of Orange Dana Point Harbor Department shall provide evidence of adequate fire flow. The "Orange County Fire Authority Water Availability for Fire Protection" form shall be signed by the applicable water district and</p>	<p>Fire Chief, Orange County Fire Authority</p> <p>County of Orange - Dana Point Harbor Department</p>	Grading and Building Permits

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submitted to the Fire Chief for approval. If sufficient water to meet fire flow requirements is not available, an automatic fire extinguishing system may be required in each structure affected.		
SCA 4.10-5 – Prior to the issuance of any grading or building permits, the County of Orange Dana Point Harbor Department shall submit plans and obtain approval from the Fire Chief for fire lanes on required fire access roads that are less than 36 feet in width. The plans shall indicate the locations of red curbs and signage and include a detail of the proposed signage, including the height, style, and colors of the lettering and its contrasting background.	Fire Chief, Orange County Fire Authority County of Orange - Dana Point Harbor Department	Grading and Building Permits
SCA 4.10-6 – Prior to the issuance of any certificate of use and occupancy, the fire lanes shall be installed in accordance with the approved fire lane plan.	Fire Chief, Orange County Fire Authority County of Orange - Dana Point Harbor Department	Certificates of Use and Occupancy
SCA 4.10-7 – Prior to the issuance of any grading permits or the issuance of a building permit, whichever occurs first, the County of Orange Dana Point Harbor Department shall obtain approval of the Fire Chief for all fire protection access roads to within 150 feet of all portions of the exterior of every structure on site.	Fire Chief, Orange County Fire Authority County of Orange - Dana Point Harbor Department	Grading and Building Permits
SCA 4.10-8 – Prior to the issuance of a grading permit or building permit, the County of Orange Dana Point Harbor Department shall submit and obtain approval of the Fire Chief and the Manager, RDMD/Subdivision and Grading Services, of plans for all public or private access roads, streets, and courts. The plans shall include plan and sectional views, and indicate the grade and width of the access road measured from flow-line to flow-line. When a dead end street exceeds 150 feet or when otherwise required, a clearly marked fire apparatus access turn-around must be provided and approved by the Fire Chief.	Fire Chief, Orange County Fire Authority Manager, RDMD/Subdivision and Grading County of Orange - Dana Point Harbor Department	Grading and Building Permits

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SCA 4.10-9 – A note shall be placed on the fire protection access easement plan indicating that all street/road signs shall be designed and maintained to be either internally or externally illuminated in a manner meeting the approval of the Fire Chief.	Fire Chief, Orange County Fire Authority County of Orange - Dana Point Harbor Department	Building Permits
SCA 4.10-10 – Prior to the issuance of any grading permits, the County of Orange Dana Point Harbor Department shall obtain approval from the Fire Chief for the construction of any gate across required fire department access roads.	Fire Chief, Orange County Fire Authority County of Orange - Dana Point Harbor Department	Grading Permits
SCA 4.10-11 – Prior to the issuance of a building permit for combustible construction, the County of Orange Dana Point Harbor Department shall submit a letter on company letterhead stating that water for firefighting purposes and all-weather fire protection access roads will be in place and operational before any combustible material is placed on site. Building permits will not be issued without Orange County Fire Authority approval, obtained as a result of an on-site inspection.	Fire Chief, Orange County Fire Authority County of Orange - Dana Point Harbor Department	Building Permits
SCA 4.10-12 – Prior to the issuance of a grading or building permit, the County of Orange Dana Point Harbor Department shall submit to the Fire Chief a list of all hazardous, flammable, and combustible liquids, solids, or gases to be stored, used, or handled on site. These materials shall be classified according to the Uniform Fire Code and a document shall be submitted to the Fire Chief with a summary sheet listing the total amounts for storage and use for each hazard class.	Fire Chief, Orange County Fire Authority County of Orange - Dana Point Harbor Department	Grading and Building Permits
SCA 4.10-13 – Prior to the issuance of a building permit, the County of Orange Dana Point Harbor Department shall submit architectural plans for the review and approval of the Fire Chief, if required per the "Orange County Fire Authority Plan Submittal Criteria Form."	Fire Chief, Orange County Fire Authority County of Orange - Dana Point Harbor Department	Building Permits

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SCA 4.10-14 – Prior to the issuance of a building permit, plans for the fire alarm system shall be submitted to the Fire Chief for review and approval. This system shall be operational prior to the issuance of a certificate of use and occupancy. Additionally, a detailed letter of intended use for each building on site shall be submitted to the Fire Chief for review and approval.	Fire Chief, Orange County Fire Authority County of Orange - Dana Point Harbor Department	Building Permits
SCA 4.10-15 – Prior to issuance of a certificate of use and occupancy, the County of Orange Dana Point Harbor Department shall provide plans or identity measures to comply with standard County procedures for implementing the Uniform Fire Code in the use of any combustible and flammable liquids, aboveground or underground storage of such materials, welding and potential spark production, and building occupancy rating in a manner meeting the approval of the Fire Chief. Further, a copy of the approved "UFC Implementation" shall be forwarded to the Manager, RDMD/Building Inspection Services, prior to the issuance of any certificates of use and occupancy.	Fire Chief, Orange County Fire Authority Manager, RDMD/Building Inspection County of Orange - Dana Point Harbor Department	Certificates of Use and Occupancy
SCA 4.11-1 – Prior to the issuance of any grading permit, the County of Orange Dana Point Harbor Department shall provide written evidence to the Manager, RDMD/Subdivision and Grading, that a County-certified archaeologist has been retained, to observe grading activities and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the County of Orange Dana Point Harbor Department, for exploration and/or salvage.	Manager, RDMD/Subdivision and Grading Manager, RDMD Harbors, Beaches & Parks (HBP/Coastal and Historical Facilities) County of Orange - Dana Point Harbor Department	Grading Permits

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Condition	Responsible Party	Time of Verification
The County of Orange Dana Point Harbor Department shall obtain approval of the archaeologist's follow-up report from the Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Excavated finds shall be made available for curatorial purposes to the County of Orange, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the Manager, HBP/Coastal and Historical Facilities.		

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3. Mitigation Measures

Measure	Responsible Party	Time of Verification
MM 4.1-1a – The Project will require a Local Coastal Plan Amendment and subsequent Coastal Development Permits to ensure consistency with the California Coastal Act and Local Coastal Plan.	County of Orange - Dana Point Harbor Department City of Dana Point Community Development Department California Coastal Commission	Coastal Development Permits
MM 4.1-3a – Access to the Marina Service areas shall be maintained during all construction phases. A Construction Management Plan shall be prepared identifying the configuration of construction staging areas temporary access routes, and parking areas and will be submitted in conjunction with review of Coastal and/or Site Development Permits for each phase of development.	County of Orange - Dana Point Harbor Department	Coastal Development Permits
MM 4.1-3b – A comprehensive signage program for public access shall be implemented in conjunction with the construction of the Commercial Core Area and subsequent planning areas within the Harbor to inform the public of the availability of, and provide direction to, public parking areas, coastal access and on-site recreational amenities.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Sign Permits
MM 4.2-1 – Prior to issuance of grading permits, a Construction Staging Plan shall be provided to the Manager, RDMD/Subdivision and Grading, or his designee for review and approval. The contractor's construction equipment and supply staging areas shall be established away from existing marina operations, to the extent feasible. The Plan shall specify the following: a. During construction and grading, the Contractor shall keep the site clear of all trash, weeds, and debris. b. The grading contractor shall not create large stockpiles of debris or soils, but shall seek to place smaller piles adjacent to each other to minimize visual impacts.	Manager, RDMD/Subdivision and Grading County of Orange - Dana Point Harbor Department	Grading Permits

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Measure	Responsible Party	Time of Verification
MM 4.2-2 – Prior to issuance of a grading permit for development within the Commercial Core, the Manager, RDMD/Subdivision and Grading, or his designee shall require the County of Orange Dana Point Harbor Department to provide screened construction fencing around construction area boundaries to temporarily screen views of construction activities.	Manager, RDMD/Subdivision and Grading County of Orange - Dana Point Harbor Department	Grading Permits
MM 4.2-3 – All new landscaped areas in the Harbor shall be planted in accordance with the Revitalization Plan Master Landscape Plan and approved palette. The Master Landscape Plan shall be subject to review and approval by the County of Orange Dana Point Harbor Department and the Harbor Review Board.	Harbor Review Board County of Orange - Dana Point Harbor Department	Coastal Development Permits, Grading and Building Permits
MM 4.2-4 – Prior to the issuance of a building permit, an Exterior Lighting Plan (including outdoor recreation areas) for all proposed improvements shall be prepared. The lighting plan shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The Lighting Plan shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property. The Lighting Plan shall be subject to review and approval by the County of Orange Dana Point Harbor Department.	County of Orange - Dana Point Harbor Department	Building Permits
MM 4.2-8 – A comprehensive signage program for public access shall be implemented in conjunction with the construction of the Commercial Core within the Harbor, and shall inform the public of the availability of, and provide direction to, public parking areas, coastal access and on-site recreational amenities.	County of Orange - Dana Point Harbor Department	Coastal Development Permits and Sign Permits
MM 4.3-1 – The Project shall conduct site-specific subsurface investigations, to be verified by the Manager, RDMD/Subdivision and Grading, to quantify the potential for lateral spreading (because the variable fill soils appear to be predominantly clayey and may not be as susceptible to lateral spreading as the mapping of the Project area may indicate). If the potential for lateral spreading to occur is identified, SCA's shall be included to reduce impacts to a less than significant level.	Manager, RDMD/Subdivision and Grading County of Orange - Dana Point Harbor Department	Grading Permits

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Measure	Responsible Party	Time of Verification
MM 4.3-2 – Further sampling and testing during the design phase is recommended to confirm the preliminary geotechnical findings. If results from further testing indicate the possibility for soil erosion, expansive/collapsible soils or subsidence, Mitigation Measures shall be included to reduce impacts to a less than significant level.	Manager, RDMD/Subdivision and Grading County of Orange - Dana Point Harbor Department	Grading Permits
MM 4.3-3 – The County of Orange Dana Point Harbor Department shall submit erosion control plans for Project grading and site preparation for review and approval by the Manager, RDMD/Subdivision and Grading. The Dana Point Harbor Department shall exercise special care during the construction phase of the Project to prevent off-site siltation. The Dana Point Harbor Department shall provide erosion control measures as approved by the County of Orange, RDMD, RDMD/Subdivision and Grading. The erosion control measures shall be shown and specified on the grading plan and shall be construction to the satisfaction of the County of Orange, RDMD prior to the start of any other grading operations. Prior to the removal of any erosion control devices so constructed, the area served shall be protected by additional drainage facilities, slope erosion control measures, and other methods as may be required by the County of Orange, RDMD. The Dana Point Harbor Department shall maintain the erosion control devices shall remain in place until the County of Orange, RDMD approves of the removal of said facilities.	Manager, RDMD/Subdivision and Grading County of Orange - Dana Point Harbor Department	Grading Permits
MM 4.3-4 – Site safety requirements shall address specifications of the Occupational Safety and Health Administration (OSHA). Applicable specifications prepared by OSHA related to earth resources consist of Section 29 CFR Part 1926, which are focused on worker safety in excavations.	County of Orange - Dana Point Harbor Department	Grading and Building Permits

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Measure	Responsible Party	Time of Verification
MM 4.3-5 – Paved lot structural sections shall be constructed with a minimum of 3-inches of asphaltic concrete over a minimum of 6-inches of aggregate base in accordance with the recommendations of a soils engineer and as approved by the Manager, RDMD/Subdivision and Grading.	Manager, RDMD/Subdivision and Grading Manager, RDMD/Building Permits County of Orange - Dana Point Harbor Department	Grading and Building Permits
MM 4.3-6 – If cranes and pile-driving equipment are required, adequate setbacks shall be observed from bulkhead areas to prevent failures due to increased lateral loads.	County of Orange - Dana Point Harbor Department	Coastal Development Permits, Grading and Building Permits
MM 4.3-7 – The Project shall assess the likely extent of the potential for soil liquefaction at individual sites to be verified by the Manager, RDMD/Subdivision and Grading. If the potential for liquefaction to occur is identified, Project Design Features (PDFs) shall be included that reduce impacts to a less than significant level.	Manager, RDMD/Subdivision and Grading County of Orange - Dana Point Harbor Department	Grading and Building Permits
MM 4.3-8 – Additional ground-motion assessment of the Project area shall be conducted prior to Grading Permit approval. Possible alternative models of a system of faults consisting of the Newport-Inglewood, SCOZD, and Rose Canyon Fault Zones, the San Joaquin Hills Blind Thrust, and the Oceanside Blind Thrust shall be reflected within the analysis.	Manager, RDMD/Subdivision and Grading County of Orange - Dana Point Harbor Department	Grading and Building Permits
MM 4.3-9 – Conformance with the latest Uniform Building Code and County Ordinances can be expected to satisfactorily mitigate the effect of seismic groundshaking. Conformance with applicable codes and ordinances shall occur in conjunction with the issuance of building permits in order to insure that over excavation of soft, broken rock and clayey soils within sheared zones will be required where development is planned.	Manager, RDMD/Subdivision and Grading Manager, RDMD/Building Permits County of Orange - Dana Point Harbor Department	Grading and Building Permits

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MM 4.3-10 – All grading and improvements on the subject property shall be made in accordance with the Orange County Grading Ordinance and to the satisfaction of the Manager, RDMD/Subdivision and Grading. Grading plans shall be in substantial conformance with the approved Dana Point Harbor Revitalization Plan.	Manager, RDMD/Subdivision and Grading County of Orange - Dana Point Harbor Department	Grading Permits
MM 4.3-11 – Prior to issuance of a grading permit, the County of Orange Dana Point Harbor Department shall provide a plan showing the placement of applicable underground storage tanks for the approval of the County Manager, RDMD/Building Permits, in consultation with the Manager, RDMD/ Environmental Planning.	Manager, RDMD/Building Permits Manager, RDMD/Environmental Planning County of Orange - Dana Point Harbor Department	Grading Permits
MM 4.3-12 – The potential damaging effects of regional earthquake activity shall be considered in the design of each structure. The preliminary seismic evaluation shall be based on basic data including the Uniform Building Code Seismic Parameters. Structural design criteria shall be determined in consideration of building types, occupancy category, seismic importance factors and possibly other factors.	Manager, RDMD/Subdivision and Grading Manager, RDMD/Building Permits County of Orange - Dana Point Harbor Department	Grading and Building Permits
MM 4.3-13 – The descriptions of proposed Project activities and governing measures described in this section refer to the requirements of the currently adopted Uniform Building Code (UBC) (ICBO, 1997, as updated by subsequent adoptions), and especially those sections of the UBC dealing with seismic design and construction requirements, site grading, site drainage, soils properties and soils removal and recompaction. Adherence to the requirements of the UBC is assumed in this analysis to render less than significant any potential environmental impacts related to geology and soils that will otherwise expose people or structures to potential substantial adverse effects, including risk of loss, injury or death.	Manager, RDMD/Subdivision and Grading Manager, RDMD/Building Permits County of Orange - Dana Point Harbor Department	Grading and Building Permits

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MM 4.3-14 – Engineering design for all structures shall be based on the probability that the Project area will be subjected to strong ground motion during the lifetime of development. Construction plans shall be subject to the County of Orange Review and shall include applicable standards, which address seismic design parameters.	Manager, RDMD/Building Permits County of Orange - Dana Point Harbor Department	Grading and Building Permits
MM 4.3-15 – Mitigation of earthquake ground shaking shall be incorporated into design and construction in accordance with Uniform Building Code requirements and site-specific design.	Manager, RDMD/Building Permits County of Orange - Dana Point Harbor Department	Grading and Building Permits
MM 4.3-16 – Construction work performed within public roadways or public properties adjacent to the Project site will require compliance with specifications presented in the latest edition of Standard Specifications for Public Works Construction (the Greenbook).	Manager, RDMD/Building Permits County of Orange - Dana Point Harbor Department	Grading Permits
<p>MM 4.3-19 – Further investigation and detailed characterization of the existing fill conditions is required to identify the extent of the potential for liquefaction. Mitigation Measures shall include:</p> <ul style="list-style-type: none"> ▪ Recommended new building setback distances from the quay wall ranging from 2 to 3 times the height of the bulkhead wall for localized liquefaction and lateral spreading failure to several times the height of the revetment slope and bulkhead system for global seismic instability, to be considered during the master planning and conceptual design phase of the Project; ▪ Supporting proposed structures on deep foundations extending into bedrock; ▪ Stiffened floor slab designs; ▪ Total or partial removal of the potentially liquefiable soils and replacement with compacted fill; ▪ Soil remediation and site improvement. 	<p>Manager, RDMD/Subdivision and Grading</p> <p>Manager, RDMD/Building Permits</p> <p>County of Orange - Dana Point Harbor Department</p>	Grading and Building Permits

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<p>MM 4.3-20 – Further evaluation of lateral spreading potential is required. If it is found that the lateral spreading potential is high, then Mitigation Measures shall include:</p> <ul style="list-style-type: none"> ▪ New building setback distances from the quay wall ranging from 2 to 3 times the height of the bulkhead wall; ▪ Repair or replacement of existing seawall for site containment; ▪ Total/partial removal of the potentially liquefiable soils and replacement with compacted fill; and/or ▪ Soil remediation and site improvement. 	<p>Manager, RDMD/Subdivision and Grading</p> <p>Manager, RDMD/Building Permits</p> <p>County of Orange - Dana Point Harbor Department</p>	Grading and Building Permits
MM 4.4-1 – During the design phase, the Project shall assess the potential impacts of inundation from a tsunami on the existing and proposed building structures along the seawall, and submit the assessment to the County of Orange RDMD, for verification.	<p>Manager, RDMD/Current Planning</p> <p>County of Orange - Dana Point Harbor Department</p>	Grading and Building Permits
MM 4.4-2 – During the design phase, the Project shall assess the potential of wave run-up from a seiche or tsunami near the Harbor during a major seismic event, and submit the assessment to the County of Orange RDMD, for verification.	<p>Manager, RDMD/Current Planning</p> <p>County of Orange - Dana Point Harbor Department</p>	Grading and Building Permits
MM 4.4-3 – During the design phase, the Project shall study the potential impacts of flooding of San Juan Creek on the existing or proposed structures along the seawall, and submit the study to the County of Orange RDMD, for verification.	<p>Manager, RDMD/Current Planning</p> <p>County of Orange - Dana Point Harbor Department</p>	Grading and Building Permits
MM 4.4-5 – Should any structures be developed by the County of Orange on the South Coast Water District Lot as part of the Project, the County of Orange shall, during the design phase, assess the potential impacts of inundation from a seiche, tsunami, and flooding on the SCWD Lot.	County of Orange - Dana Point Harbor Department	Coastal Development Permit, Grading and Building Permits

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MM 4.5-1 – The County of Orange Dana Point Harbor Department shall prepare and process encroachment permits as required for all street and infrastructure improvements needed within the City of Dana Point public rights-of-way.	County of Orange - Dana Point Harbor Department	Grading Permits
MM 4.5-2 – The County of Orange Dana Point Harbor Department shall provide a construction sign program to direct Harbor visitors and boaters to available parking.	County of Orange - Dana Point Harbor Department	Coastal Development Permits, Grading and Building Permits
MM 4.5-3 – The County of Orange Dana Point Harbor Department shall prepare a Construction Management Plan that includes the locations for shuttle drop-off areas, the relocations of public transit facilities and provisions for valet service (in the event construction activities do not allow for convenient parking adjacent to existing businesses). The Construction Management Plan shall also establish access locations for construction equipment, separate from those used by the general public.	County of Orange - Dana Point Harbor Department	Grading and Building Permits
MM 4.5-4 – Del Obispo Street/Pacific Coast Highway – Prior to issuance of the first building permit in Planning Areas 3 through 12 (subsequent to development of the Commercial Core), the County of Orange Dana Point Harbor Department shall enter into an agreement to conduct a study to and potentially fund (on a fair share basis) the re-striping of the eastbound Pacific Coast Highway approach from one left-turn lane, two through lanes, and one de-facto right-turn lane to consist of one left-turn lane, two through lanes, and one shared through/right-turn lane; to widen the westbound Pacific Coast Highway approach from two left-turn lanes, one through lane, and one shared through/right-turn lane to consist of two left-turn lanes, two through lanes, and one shared through/right-turn lane.	County of Orange - Dana Point Harbor Department	First Building Permit (associated with the Revitalization Plan) in Planning Areas 3 through 12

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MM 4.5-5 – Doheny Park Plaza/Pacific Coast Highway – Prior to issuance of the first building permit in Planning Areas 3 through 12 (subsequent to development of the Commercial Core), the County of Orange Dana Point Harbor Department shall enter into an agreement to conduct a study to and potentially fund (on a fair share basis) the widening of the eastbound Pacific Coast Highway approach from one left-turn lane and two through lanes to consist of one left-turn lane and three through lanes; and to widen the westbound Pacific Coast Highway approach from one left-turn lane, one through lane, and one shared through/right-turn lane to consist of one left-turn lane, two through lanes, and one shared through/right-turn lane.	County of Orange - Dana Point Harbor Department	First Building Permit (associated with the Revitalization Plan) in Planning Areas 3 through 12
MM 4.5-6 – Puerto Place/Dana Point Harbor Drive – Six months following completion of the Commercial Core improvements (Planning Areas 1 and 2), the County of Orange Dana Point Harbor Department will initiate a traffic intersection study to determine if a traffic signal and/or other capacity improvements are needed at the intersection of Puerto Place and Dana Point Harbor Drive. If a traffic signal or capacity improvements are warranted, the County of Orange will be responsible for installing the signal or capacity improvements in a manner meeting the approval of the Manager, RDMD/Subdivision and Grading in consultation with the City of Dana Point Public Works Director.	County of Orange - Dana Point Harbor Department	Six months following the completion of the Commercial Core Improvements
MM 4.5-7 – The County of Orange Dana Point Harbor Department shall prepare a Traffic Management Plan (TMP) to include a provision for use of off-site locations for parking for peak Harbor use periods.	Manager, RDMD/Road Division County of Orange - Dana Point Harbor Department	Grading and Building Permits
MM 4.5-10 Street of the Golden Lantern/Dana Point Harbor Drive – During a typical summer weekday/weekend (at least 12 months following completion of the Commercial Core improvements [Planning Areas 1 and 2]), the County of Orange Dana Point Harbor Department will initiate a traffic intersection study to determine if capacity improvements are needed at the intersection of Street of the Golden Lantern and Dana Point Harbor Drive. The study shall investigate whether adequate queuing storage lengths are provided	Manager, RDMD/Road Division County of Orange - Dana Point Harbor Department	12 months following the completion of the Commercial Core Improvements

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(i.e., ensure that vehicles entering into a left turn movement do not spill out onto the through traffic lanes). If capacity improvements are warranted, the County of Orange/Dana Point Harbor Department will be responsible for implementing the improvements in a manner meeting the approval of the Manager, RDMD Road Division in consultation with the City of Dana Point Public Works Director.		
MM 4.5-12 – Upon final design of the Commercial Core improvements, the County of Orange Dana Point Harbor Department shall prepare a queuing analysis for the parking deck located at Street of the Golden Lantern and Dana Point Harbor Drive. The queuing analysis shall be based on the Crommelin Methodology and analyze all ingress/egress points to recommend the appropriate number of inbound/outbound lanes, lane storage requirements, and access controls.	County of Orange - Dana Point Harbor Department	Last Certificate of Use and Occupancy for Commercial Core area improvements (Planning Areas 1 and 2)

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<p>MM 4.6-1 – Prior to approval of the Project plans and specifications, the Chief Engineer or Director, DPHD, or his designee, in consultation with the Manager, RDMD/ Environmental Planning, shall confirm that the plans and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures, as specified in the South Coast Air Quality Management Districts Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures will reduce short-term fugitive dust impacts on nearby sensitive receptors:</p> <ul style="list-style-type: none"> ▪ All active portions of the construction site shall be watered to prevent excessive amounts of dust; ▪ On-site vehicles speed shall be limited to 15 miles per hour (mph); ▪ All on-site roads shall be paved as soon as feasible or watered periodically or chemically stabilized; ▪ All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust; watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day; ▪ If dust is visibly generated that travels beyond the site boundaries, clearing, grading, earth moving, or excavation activities that are generating dust shall cease during periods of high winds (i.e., greater than 25 mph averaged over one hour) or during Stage 1 or Stage 2 episodes; and ▪ All material transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust. 	<p>Manager, RDMD/Environmental Planning</p> <p>County of Orange - Dana Point Harbor Department</p>	<p>Grading and Building Permits</p>

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MM 4.6-2 – Prior to approval of the Project plans and specifications, the Chief Engineer or Director, DPHD, or his designee, in consultation with the Manager, RDMD/Environmental Planning, shall confirm that the plans and specifications stipulate that, in compliance with SCAQMD Rule 403, ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the Resident Engineer. The County inspector will be responsible for ensuring that contractors comply with this measure during construction.	Manager, RDMD/Environmental Planning County of Orange - Dana Point Harbor Department	Grading and Building Permits
MM 4.6-3 – Prior to issuance of grading permits, the County shall include in the construction contract standard specifications a written list of instructions to be carried out by the construction manager specifying measures to minimize emissions by heavy equipment for approval by the Manager, RDMD/Subdivision and Grading, in consultation with the Manager, RDMD/Environmental Planning. Measures shall include provisions for proper maintenance of equipment engines, measures to avoid equipment idling more than two minutes and avoidance of unnecessary delay of traffic on off-site access roads by heavy equipment blocking traffic.	Manager, RDMD/Environmental Planning Manager, RDMD/Subdivision and Grading County of Orange - Dana Point Harbor Department	Grading Permits
MM 4.6-4 – In compliance with SCAQMD Rule 1113, ROG emissions from architectural coatings will be reduced by using precoated/natural colored building materials, water-based or low-ROG coating and using coating transfer or spray equipment with high transfer efficiency.	County of Orange - Dana Point Harbor Department	Building Permits
MM 4.6-5 – Prior to the issuance of grading permits, the contractor shall include the following measures on construction plans, to the satisfaction of the Chief Engineer and the DPHD, or his designee, in consultation with the Manager, RDMD/ Environmental Planning: ▪ The General Contractor shall organize construction activities so as not to interfere significantly with peak hour traffic and minimize obstruction of through traffic	Manager, RDMD/Environmental Planning County of Orange - Dana Point Harbor Department	Grading Permits

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<p>lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways;</p> <ul style="list-style-type: none"> ▪ The General Contractor shall provide ridesharing and transit incentives for the construction crew, such as free bus passes and preferred carpool parking; ▪ The General Contractor shall utilize electric- or diesel-powered stationary equipment in lieu of gasoline powered engines where feasible; and ▪ The General Contractor shall state in construction grading plans that work crews will shut off equipment when not in use. 		
MM 4.6-6 – In order to reduce operational energy usage and reduce energy production air emissions, the Project is required to comply with Title 24 of the California Code of Regulations established by the California Energy Commission regarding energy conservation standards.	County of Orange - Dana Point Harbor Department	Building Permits
MM 4.6-7 – Prior to project plan approval, plans shall be submitted to the satisfaction of the Chief Engineer, DPHD, or his designee, in consultation with the Manager, RDMD/Environmental Planning, indicating the use of Traffic Management Plan (TMP) such as preferential parking for vanpooling/carpooling, subsidy for transit pass or vanpooling/carpooling, flextime work schedule, and bike racks shall be incorporated into the design of the Harbor. A TMP plan shall be prepared and reviewed for implementation prior to issuance of Building Permits.	<p>DPHD, Chief Engineer</p> <p>Manager, RDMD/Environmental Planning</p> <p>County of Orange - Dana Point Harbor Department</p>	Coastal Development Permit and Building Permits
MM 4.6-9 – Should asbestos be determined to be present within the existing structures of the Commercial Core, the Project shall comply with SCAQMD Rule 1403, Asbestos Emissions From Demolition/ Renovation Activities, during the demolition process.	County of Orange - Dana Point Harbor Department	Grading Permits and Building Permits

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<p>MM 4.7-1 – If Project construction activities within Planning Areas 3 and 5 are anticipated during the breeding season of the California gnatcatcher (March 1 to August 15), surveys of the area within 500 feet of the site by a qualified biologist shall be required prior to start of Project construction activities. If nesting gnatcatchers are identified, Project construction activities must cease for the remainder of the breeding season unless a qualified acoustician can demonstrate that, with or without noise attenuation measures, Project activity noise levels would not exceed 60 decibels (dB) (hourly average) within gnatcatcher-occupied portions of the surveyed area. The qualified biologist shall monitor active nest sites. If the biologist notes that the nest fails, or the young fledge from the nest, then the noise restriction near the nest is no longer required.</p>	<p>Manager, RDMD/Environmental Planning County of Orange - Dana Point Harbor Department</p>	<p>Grading and Building Permits</p>
<p>MM 4.7-2 – The following measures shall be utilized to protect the nesting habitat of the black-crowned night herons and snowy egrets:</p> <ul style="list-style-type: none"> ▪ If construction activities are performed during the breeding season (February 1 through August 15), a preconstruction survey within 500 feet of the site for nests shall be performed by a qualified biologist to document the presence/absence of all these species; ▪ If nesting black-crowned night herons or snowy egrets are identified, Project construction activities within 500 feet of the nest site must cease for the remainder of the breeding season unless a qualified acoustician can demonstrate that with or without noise attenuation measures, construction noise levels would not exceed 60 dBA within 500 feet of the occupied nests. The qualified biologist shall monitor active nest sites on a weekly basis. If the biologist notes that all young have fledge from the nest, then the noise restriction near the nest is no longer required. 	<p>Manager, RDMD/Environmental Planning County of Orange - Dana Point Harbor Department</p>	<p>Grading and Building Permits (for work being completed during the breeding season February 1 through August 15)</p>

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<p>MM 4.7-3 – The following measures shall be utilized to protect nesting habitat of the raptors (red tailed hawk, Cooper's hawk, osprey, etc):</p> <ul style="list-style-type: none"> ▪ If work is scheduled to be performed during the breeding season of any raptor (February 1 through August 15), a preconstruction survey within 500 feet of the site for raptor nests shall be performed by a qualified biologist to document the presence/absence of all nesting raptors; and ▪ If active raptor nests are found, a buffer of 500 feet in diameter should be established around the nest and no construction activity shall occur within that buffer until the young have fledged. 	<p>Manager, RDMD/Environmental Planning</p> <p>County of Orange - Dana Point Harbor Department</p>	<p>Grading and Building Permits (for work being completed during the breeding season February 1 through August 15)</p>
<p>MM 4.7-4 – In order to minimize indirect impacts on biological resources that may be related to noise and construction activity, the County of Orange Dana Point Harbor Department shall implement the following Best Management Practices (BMPs) prior to or during construction activities.</p> <ul style="list-style-type: none"> ▪ Limit construction and all Project activities to a well-defined area; and ▪ Construction limits shall be fenced or flagged adjacent to preserved trees and/or sensitive habitats to avoid direct impacts. 	<p>Manager, RDMD/Environmental Planning</p> <p>County of Orange - Dana Point Harbor Department</p>	<p>Grading and Building Permits</p>
<p>MM 4.7-5 – Future waterside improvements to the east and west breakwaters (Planning Areas 8, 11, and 12) shall be reconstructed within the seaward footprint of the existing structures except as necessary to provide for public safety or public access. Construction activities taking place below the mean higher high water (MHHW) mark shall prepare a focused marine biological survey to determine if sensitive species are present.</p>	<p>County of Orange - Dana Point Harbor Department</p>	<p>Coastal Development Permits</p>

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<p>MM 4.7-6 – The County of Orange Dana Point Harbor Department shall require that standard BMPs be utilized in order to ensure impacts to water quality or the marine environment are minimized. Standard BMPs include:</p> <ul style="list-style-type: none"> ▪ Erosion to be controlled by landscaping (leave existing vegetation in place where possible), paving and drainage structures; ▪ Berms (sand bags) around all construction sites to catch run-off; ▪ Roads of gravel to minimize dirt being tracked into and out of the Project site. ▪ During wet weather, harbor basin inlets shall be protected by placing a wire mesh and gravel filter to intercept debris and soil runoff; and ▪ Appropriate housekeeping activities to minimize the potential for pollutants from material storage or construction activities. 	<p>Manager, RDMD/Subdivison and Grading</p> <p>County of Orange - Dana Point Harbor Department</p>	<p>Grading and Building Permits</p>
<p>MM 4.8-1 – Prior to authorization of demolition permits, a qualified hazardous materials consultant with Phase II and Phase III assessment experience shall review groundwater documents regarding former subsurface releases on the Project site at 24501 Dana Drive and 24705 Dana Drive.</p>	<p>Manager, RDMD/Environmental Planning</p> <p>County of Orange - Dana Point Harbor Department</p>	<p>Grading and Building Permits</p>
<p>MM 4.8-2 – The interior of individual on-site structures within the Project area shall be visually inspected prior to demolition or renovation, with particular attention to all industrial uses. If hazardous materials are encountered at any on-site structure, the materials shall be tested and properly disposed of in accordance with State and Federal regulatory requirements. Any stained soils or surfaces underneath the removed materials shall be sampled and tested for contaminants. Based on the results of the analytical testing, the appropriate level of remediation shall be undertaken.</p>	<p>Manager, RDMD/Environmental Planning</p> <p>Manager, RDMD/Building Permits</p> <p>County of Orange - Dana Point Harbor Department</p>	<p>Grading and Building Permits</p>

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MM 4.8-3 – Hydraulic fluids associated with any hydraulic lifts on-site shall be tested to determine the presence or absence of PCBs. Additional samples shall be collected around the pistons to determine whether a subsurface release of hydraulic fluids has occurred. If found, appropriate remedial measures should be implemented to the satisfaction of the County.	Manager, RDMD/Environmental Planning County of Orange - Dana Point Harbor Department	Grading and Building Permits
MM 4.8-4 – Any transformers to be relocated during site construction/demolition should be conducted under the purview of the local utility purveyor to identify property handling procedures regarding potential PCBs.	Manager, RDMD/Environmental Planning County of Orange - Dana Point Harbor Department	Grading and Building Permits
MM 4.8-5 – Any underground storage tanks to be removed/relocated during site construction/demolition should be conducted under the purview of the local regulatory agency to identify property handling procedures. Also, due to the urbanized nature of the Project site, the presence of septic tanks is considered unlikely. However, Building Department Records should be reviewed to indicate any documented septic tanks and/or chemical storage tanks. If present, the tanks should be removed and properly disposed of at an approved landfill facility. Once the tank is removed, a visual inspection of the areas beneath and around the removed tank should be performed. Any stained soils observed underneath the septic tank should be sampled. Results of the sampling (if necessary) will indicate the level of remediation efforts that may be required.	Manager, RDMD/Environmental Planning Manager, RDMD/Building Permits County of Orange - Dana Point Harbor Department	Grading and Building Permits
MM 4.8-6 – Prior to demolition activities, Building Department Records shall be reviewed to verify the presence of septic tanks and/or chemical storage tanks on-site. If present, the tanks shall be removed and properly disposed of at an approved landfill facility. Once removed, exposed soils shall be visually observed to confirm the presence/absence of staining. In the event stained soils are observed, soils shall be tested to identify appropriate remedial activities.	Manager, RDMD/Environmental Planning Manager, RDMD/Building Permits County of Orange - Dana Point Harbor Department	Grading and Building Permits

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MM 4.8-7 – Prior to the issuance of building permits for any tank or pipeline, the uses of said tank or pipeline shall be identified and the applicant shall submit a Chemical Management Plan in addition to a WQMP with all appropriate measures for chemical management (including, but not limited to, storage, emergency response, employee training, spill contingencies and disposal) in a manner meeting the satisfaction of the Manager, Building Permit Services, in consultation with the Resources and Development Management Department, the Orange County Fire Authority, the Orange County Health Care Agency and wastewater agencies, as appropriate, to ensure implementation of each agency's respective requirements. A copy of the approved "Chemical Management Plans" shall be furnished to the Manager, RDMD/Inspection Services, prior to the issuance of any Certificates of Use and Occupancy.	Manager, RDMD/Environmental Planning Manager, RDMD/Building Permits County of Orange - Dana Point Harbor Department	Grading and Building Permits
MM 4.8-8 – All stained concrete/asphalt should be removed and disposed of to an appropriate permitted facility. Once removed, exposed soils should be visually observed to confirm the presence/absence of staining (an indication of contamination migration into the subsurface). If observed, stained soils should be tested to identify appropriate remedial activities (if necessary).	Manager, RDMD/Environmental Planning County of Orange - Dana Point Harbor Department	Grading and Building Permits
MM 4.8-9 – If unknown wastes or suspect materials are discovered during construction that the contractor believes may be or contain hazardous waste or materials, the contractor shall: <ul style="list-style-type: none"> ▪ Immediately stop work in the vicinity of the suspected contaminant, and remove workers and the public from the area; ▪ Notify the Project Engineer of the implementing agency; ▪ Secure the area as directed by the Project Engineer; and ▪ Notify the implementing agency's hazardous 	County of Orange - Dana Point Harbor Department	Grading and Building Permits

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waste/materials coordinator.		
MM 4.8-10 – The County of Orange Dana Point Harbor Department or its designee shall store, manifest, transport, and dispose of all on-site generated waste that meets hazardous waste criteria in accordance with California Code of Regulations Title 22 and in a manner to the satisfaction of the Manager, HCA/Hazardous Materials Program. The County shall keep storage, transportation, and disposal records on site and open for inspection to any government agency upon request.	County of Orange - Dana Point Harbor Department	Ongoing Operations
MM 4.8-11 – During the design phase of the BMPs, the following methods shall be investigated to reduce odors and vectors: installing bypass litterbags with a fine mesh system and weights sewn on to prevent any gaps, drilling weep holes and a flap gate in the pipe upstream, or other currently proven technology.	County of Orange - Dana Point Harbor Department	Coastal Development Permit, Grading and Building Permits
MM 4.8-12 – The National Emissions Standards for Hazardous Air Pollutants (NESHAP) mandates that building owners conduct an asbestos survey to determine the presence of asbestos containing materials (ACMs) prior to the commencement of any remedial work, including demolition. Prior to demolition work, it is recommended that areas be sampled as part of an asbestos survey. Any demolition of the existing buildings must comply with State law, which requires a contractor, where there is asbestos-related work involving 100 square feet or more of ACMs, to be certified and that certain procedures regarding the removal of asbestos to be followed.	Manager, RDMD/Environmental Planning County of Orange - Dana Point Harbor Department	Grading and Building Permits
MM 4.8-13 – Prior to demolition activities, an asbestos survey shall be required to determine the presence or absence of asbestos. The results of the survey shall be submitted to the Manager, RDMD/Environmental Planning.	Manager, RDMD/Environmental Planning County of Orange - Dana Point Harbor Department	Grading and Building Permits
MM 4.8-14 – Asbestos removal shall be performed by a State-certified asbestos containment contractor in accordance with SCAQMD Rule 1403 and monitored by the County of Orange RDMD. Rule 1403 regulations require the	Manager, RDMD/Environmental Planning County of Orange - Dana Point	Grading and Building Permits

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<p>following measures:</p> <ul style="list-style-type: none"> ▪ A survey of the facility shall be conducted prior to issuance of a permit by SCAQMD; ▪ SCAQMD shall be notified prior to construction activity; ▪ ACMs shall be removed in accordance with prescribed procedures; ▪ ACMs shall be placed in leaktight containers or wrapping; and ▪ ACMs shall be properly disposed of. 	Harbor Department	
<p>MM 4.8-15 – If during demolition of the structures, paint is separated from the building material (e.g., chemically or physically), the paint waste should be evaluated independently from the building material to determine its proper management. According to the Department of Toxic Substances Control, if paint is not removed from the building material during demolition (and is not chipping or peeling), the material could be disposed of as construction debris (a non-hazardous waste). It is recommended that the landfill operator be contacted in advance to determine any specific requirements they may have regarding the disposal of lead-based paint materials.</p>	County of Orange - Dana Point Harbor Department	Grading and Building Permits
<p>MM 4.8-16 – Lead-based paint removal shall be performed in accordance with California Code of Regulation Title 8, Section 1532.1, which provides for exposure limits, exposure monitoring, and respiratory protection, and mandates good working practices by workers exposed to lead.</p>	County of Orange - Dana Point Harbor Department	Grading and Building Permits
<p>MM 4.8-17 – Contractors performing lead-based paint removal shall provide evidence of certified training for lead-related construction work.</p>	County of Orange - Dana Point Harbor Department	Grading and Building Permits

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MM 4.8-18 – All finishing products used on site shall meet applicable SCAQMD regulations for solvent content, as required by SCAQMD Rules 1102 and 1171.	County of Orange - Dana Point Harbor Department	Grading and Building Permits
MM 4.8-19 – All uses of solvents shall be conducted in adherence to California OSHA regulations for exposure of workers during construction activities as required by CCR Title 8.	County of Orange - Dana Point Harbor Department	Grading and Building Permits
MM 4.9-1– Residences within 1,000 feet of a construction area shall be notified of the construction schedule in writing, prior to construction. The contractor shall designate a noise disturbance coordinator who would be responsible for responding to complaints regarding construction noise. The coordinator shall determine the cause of the complaint and ensure that reasonable measures are implemented to correct the problem. A contact number for the noise disturbance coordinator shall be conspicuously placed on construction site fences and written into the construction notification schedule sent to nearby residences.	County of Orange - Dana Point Harbor Department	Grading and Building Permits
MM 4.9-2 - For projects within 1,000 feet of sensitive receptors, impact equipment (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrical powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatically powered tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used.	County of Orange - Dana Point Harbor Department	Grading and Building Permits

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MM 4.9-3 – For projects within 1,000 feet of sensitive receptors, sonic or vibratory pile drivers shall be used instead of impact pile drivers (sonic pile drivers are only effective in some soils) whenever possible. If sonic or vibratory pile drivers are not feasible, acoustical enclosures shall be provided as necessary to ensure that pile-driving noise does not exceed speech interference criterion at the closest sensitive receptor. Engine and pneumatic exhaust controls on pile drivers shall be required as necessary to ensure that exhaust noise from pile driver engines is minimized to the extent feasible. Where feasible, pile holes shall be pre-drilled to reduce potential noise and vibration impacts.	County of Orange - Dana Point Harbor Department	Grading and Building Permits
MM 4.10-1– Traffic signals in or adjacent to the Harbor shall be installed with an optical pre-emption device. If such a unit is installed with a system incompatible with OCFA vehicle emitters, a compatible emitter shall be provided to OCFA.	Fire Chief, Orange County Fire Authority Manager, RDMD/Road Division County of Orange - Dana Point Harbor Department	Building Permits
MM 4.10-2 – In Planning Area 1, the proposed dry stack boat storage buildings shall be equipped with sprinklers and in-rack sprinklers.	Fire Chief, Orange County Fire Authority County of Orange - Dana Point Harbor Department	Coastal Development Permits and Building Permits
MM 4.10-3 – A Study of Life Safety and Evacuation shall be conducted for Planning Area 4 to ensure that adequate evacuation can occur should the island bridge become incapacitated.	Manager, RDMD Current Planning County of Orange - Dana Point Harbor Department	Coastal Development Permits and Building Permits
MM 4.10-4 – The following items shall be considered for inclusion into the Project design: <ul style="list-style-type: none"> ▪ All applicable building plans shall indicate by note that the interior fire sprinkler system is required for the structure(s). Plans for the fire sprinkler systems shall be submitted for review and approval by the Fire Chief. ▪ A supervised fire alarm system with an annunciator, per the requirements of the California Fire Code, shall be 	Fire Chief, Orange County Fire Authority County of Orange - Dana Point Harbor Department	Coastal Development Permits, Grading and Building Permits

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Measure	Responsible Party	Time of Verification
<p>installed in an accessible location.</p> <ul style="list-style-type: none"> ▪ Access to and around all structures shall meet the OCFA and California Fire Code requirements. ▪ A water supply system to supply fire hydrants and automatic fire sprinkler systems shall be installed. ▪ Turning radii and access in and around the Project site and buildings shall be designed to accommodate large fire department vehicles and their weight. ▪ Emergency access shall be maintained during construction. ▪ All service roads and fire lanes, as determined by the Fire Chief, shall be posted and marked accordingly. 		
MM 4.10-5 – All fire hydrants shall have a “Blue Reflective Pavement Marker” indicating the location on the street or drive, per OCFA standards. Fire hydrant spacing shall be 300 feet between hydrants.	<p>Fire Chief, Orange County Fire Authority</p> <p>County of Orange - Dana Point Harbor Department</p>	Building Permits
MM 4.10-6 – Prior to the issuance of a building permit, the County of Orange Dana Point Harbor Department shall submit a fire hydrant location plan to the Fire Chief for review and approval.	<p>Fire Chief, Orange County Fire Authority</p> <p>County of Orange - Dana Point Harbor Department</p>	Building Permits
MM 4.10-7 – Construction shall not block the main navigational channels of Planning Areas 8 through 12.	County of Orange - Dana Point Harbor Department	Coastal Development Permits
MM 4.10-8 – The emergency alley behind the Harbor Patrol office shall not be blocked during construction activities.	<p>Orange County Sheriff, Harbor Patrol</p> <p>County of Orange - Dana Point Harbor Department</p>	Grading and Building Permits
MM 4.10-9 – The County of Orange shall continue to comply with the Building Code and Title 24 of the California Administrative Code relating to energy conservation.	County of Orange - Dana Point Harbor Department	Building Permits

Exhibit B

*Dana Point Harbor Revitalization Project
Program EIR No. 591*

Measure	Responsible Party	Time of Verification
MM 4.10-10 – Electrical, natural gas, and cable television services and equipment locations shall be coordinated with the applicable utility providers.	County of Orange - Dana Point Harbor Department	Coastal Development Permits, Grading and Building Permits
MM4.11-1 – If human remains are encountered during earth removal or disturbance activities, the contractor shall cease all further earth disturbance until the County Coroner has made a determination of the origin and disposition pursuant to Public Resources Code Sections 5097.98 and 5097.99, relative to Native American remains. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission.	County of Orange - Dana Point Harbor Department Orange County Sheriff, Coroner's Office	Grading Permits
MM 4.12-1– Parking stalls for the physically disabled to serve the visitor recreation facilities shall be provided to comply with the Uniform Building Code (latest adopted edition), the State of California Health and Safety Code, and State Building Code, including blue surface logo, blue paint stripes, signage, number, and locations so as to provide adequate safety and optimal proximity to building entrances.	County of Orange - Dana Point Harbor Department	Grading and Building Permits
MM 4.12-2 – Should the Selva Parking Lot be used as an overflow parking lot and boat storage facility, the County of Orange DPHD, shall establish a Parking Management Plan (PMP) to ensure that public access to the Selva Parking Lot is retained at its level of demand.	County of Orange - Dana Point Harbor Department	Coastal Development Permits