

CITY of LAGUNA WOODS



LAGUNA WOODS GENERAL PLAN ENVIRONMENTAL IMPACT REPORT

MITIGATION & MONITORING PROGRAM

prepared by:



**LAGUNA WOODS GENERAL PLAN EIR
MITIGATION MONITORING PROGRAM**

CEQA requires that a Lead Agency establish a program to monitor and/or report on measures adopted as part of the environmental review process to mitigate or avoid significant effects on the environment. It also requires that mitigation measures be fully enforceable through permit conditions, agreements, or other measures. To meet the enforceability requirement mitigation measures can be incorporated into the conditions of approval for individual development projects; or when the project consists of a policy document, a regulation, or public project, the mitigation measures can be incorporated into the policies of the plan, the regulations themselves, or the design of the project.

This Mitigation Monitoring Program (MMP) is designed to ensure that the mitigation measures identified in the General Plan Program EIR are implemented. The MMP as outlined in the following table identifies the environmental impact, the mitigation measure, the method and timing of monitoring/reporting, and the responsible party, i.e. the City, another public agency, a project applicant, or a combination thereof. The level and type of monitoring to occur will depend on the nature of the environmental impact and the associated mitigation measure. In all cases, reporting will occur during the annual General Plan Progress Report (GPPR) to the City Council. It is the responsibility of the Laguna Woods Community Development Department to maintain monitoring records for purposes of reporting.

Many of the mitigation measures will be implemented at the time development applications are processed. To assure adequate implementation of those measures, a Development Project Review Procedure Manual (DPRPM) will be adopted and contain several of the mitigation measures identified below. In cases where the mitigation measures include a specific set of “project level impact measures”, the DPRPM will include those measures as provided in specific sections of the Environmental Impact Report. Until its adoption, this MMP will function as the DPRPM.

In addition to the DPRPM, a variety of entities have been assigned responsibilities under this MMP. The following abbreviated letter codes are utilized in the table to identify monitoring/reporting responsibilities as well as the timing in which mitigation measures shall be implemented.

CC - City Council	ALUC - Airport Land Use Commission
BO – Building Official	LWCD - Laguna Woods Community Development
CE – City Engineer	DPRPM - Development Project Review Procedure Manual
DF - Development Fees	NPDES – National Pollution Discharge Elimination System
DR - Development Review	RA - Resource Agencies
BP - Building Permit	GPPR - General Plan Progress Report – Annual
GP – Grading Permit	SBVUSD - Saddle Back Valley Unified School District
CO - Construction	

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LAGUNA WOODS GENERAL PLAN EIR MITIGATION MONITORING PROGRAM				
Environmental Impact	Mitigation Measures	Method for Monitoring And Reporting	Timing of Compliance	Responsibility for Compliance
LAND USE/PLANNING				
Consistency with Southern California Association of Governments <u>Regional Comprehensive Plan and Guide</u>	LU-1 Consistency is achieved through Policies and Implementation Measures of the project General Plan; and through <i>Mitigation Measure CR-1</i> , in Section 4.12 <u>Archaeological Resources</u> , herein.	GPPR & DPRPM	Adoption of a Development Project Review Procedure Manual (DPRPM)	CC & LWCD
Conflict between General Plan provisions and those of the <u>Airport Environs Land Use Plan</u>	LU-2 Amendment of the Airport Environs Land Use Plan (AELUP) by the County of Orange Airport Land Use Commission so as to delete the former Marine Corps Air Station – El Toro from the planning area of the Airport Environs Land Use Plan for Orange County. (GP Policy/Implementation Measure II.B.1)	GPPR	Undetermined – not under the purview of the Lead Agency	ALUC
Potential View Impacts	LU-3 Revise the Zoning Ordinance to include discretionary project approval consideration of impacts to views. (Policy/Implementation Measure LU II.A.1)	GPPR & Adoption of a revised Zoning Ordinance	Adoption of a revised Zoning Ordinance year of 2002-2003 & DR	City Council & LWCD
Potential Incompatibility of New Development with Existing Development	LU-4 Revise the Zoning Ordinance to include consideration of compatibility of building scale, bulk, and height as part of the discretionary development project approval process. (Policy/Implementation Measure LU II.A.1)	GPPR & Adoption of revised Zoning Ordinance	Adoption of a revised Zoning Ordinance & DR	City Council & LWCD
GEOLOGY				
Expose people to seismic ground failure including liquefaction.	GS-1 The City shall require developers to prepare detailed foundation investigations for potentially unstable ground areas so	GPPR & Submit a Geo-technical Report	GP	BO

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Expose people to seismic ground failure including liquefaction. (continued)	that structures that are built are not subject to ground movement effects such as liquefaction.	GPPR & Submit a Geo-technical Report	GP	BO	
Expose people to seismic ground failure including liquefaction	GS-2 The City shall continue to incorporate the most recent seismic safety practices into City codes and project review processes.	GPPR & Review building plans and make inspections for appropriate seismic safety provisions	GPPR & BP	BO	
HYDROLOGY AND WATER					
Increase surface run-off that will exceed the existing storm drain system's capacity.	HD-1 The City of Laguna Woods shall require preparation of a master drainage plan to accommodate run-off associated with a 100-year storm prior to approval of a development project on any potential development site indicated in the General Plan Land Use Element.	GPPR & Submit a drainage study and plan to accommodate site run-off.	DR	LWCD	
Increase surface run-off that will exceed the existing storm drain system's capacity.	HD-2 Application for discretionary project approval on potential development sites shown in the Land Use Element must be accompanied by appropriate hydrology study indicating means by which storm water run-off will be handled consistent with local, state and federal laws.	GPPR & Submit drainage study and plan to accommodate site run-off.	DR	LWCD	
Increase surface run-off that will exceed the existing storm drain system's capacity.	HD-3 Storm water drainage facilities will be constructed and/or appropriate development impact fees paid to ensure adequate facilities would exist to meet the surface water runoff generated by new development.	GPPR	BP	LWCD	
Increase in surface water pollutants that enter the storm drain system.	HD-4 During the construction and operation of new development, the City Laguna Woods will require the implementation of best management	GPPR & monitoring/reporting of NPDES permit. GPPR & monitoring/reporting	BP & CO	BO & Applicant	

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Increase in surface water pollutants that enter the storm drain system. (continued)	practices to minimize pollutant runoff. This will include, where applicable, the preparation of Storm Water Pollution Prevention Programs (SWPPPs) to control runoff from construction sites.	of NPDES permit.	BP & CO	BO & Applicant
Increase in surface water pollutants that enter the storm drain system.	HD-5 The City will require water quality management plans for new long-term activities to control urban constituents entering the existing storm drain system.	GPPR & monitoring/reporting of NPDES permit.	DR, BPI & CO	BO
AIR QUALITY				
Increase daily emissions exceeding thresholds for criteria pollutants.	AQ-1 The City shall prepare a “Development Project Review Procedure Manual” that will include development project level project impact measures as indicated in EIR Section 4.4.5.	GPPR & DPRPM	Adoption of the DPRPM	LWCD
TRANSPORTATION/TRAFFIC				
Increase in traffic that is substantial in relation to existing capacity of street system (Moulton Parkway.	No feasible mitigation measures are available.	GPPR & Submit traffic study and circulation improvement plans	DR	CE
Exceed the level of service standard for roadway segments or the Master Plan of Arterial Highways (Moulton Parkway)	No feasible mitigation measures are available.	GPPR & Submit traffic study and circulation improvement plans	DR	CE
BIOLOGY				
Impacts to endangered, threatened or rare species.	BR-1 The City shall prepare a “Development Project Review Procedure Manual” to include project level impact measures as indicated in EIR Section 4.6.5.	GPPR	DR	LWCD and RA

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NOISE				
<p>Exceed applicable noise standards;</p> <p>Exposure of persons to, or generation of noise levels in excess of applicable standards;</p> <p>Result in permanent increase in noise above levels anticipated without the project;</p> <p>Temporary or periodic increase in ambient noise levels anticipated without the project.</p>	<p>N-1 The City shall prepare a “Development Project Review Procedure Manual” that will include development project level impact measures as indicated in EIR Section 4.6.5.</p>	<p>GPPR & DPRPM</p>	<p>BO</p>	<p>LWCD</p>
PUBLIC SERVICES AND UTILITIES				
<p>Increase the number of students to require new facilities.</p>	<p>PS-1 Prior to the approval of a tentative tract map or site plan, the applicant shall enter into an agreement satisfactory to the Saddleback Valley Unified School District which provides full mitigation of the impact of this project and the addition of K-12 students on existing schools. Such an agreement must address the method and timing of fees including, but not limited to, Developer Fee Agreements and/or Community Facility District (Mello Roos) implementation which include both commercial and residential development.</p>	<p>GPPR</p>	<p>DR</p>	<p>Applicant and SVUSD</p>

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UTILITIES AND SERVICE SYSTEMS				
Require expansion of storm water drainage facilities.	US-1 The City of Laguna Woods shall require preparation of a master drainage plan to accommodate run-off associated with a 100-year storm prior to approval of a development project on any potential development site indicated in the General Plan Land Use Element.	GPPR	DR	LWCD
Require expansion of storm water drainage facilities.	US-2 Application for discretionary project approval on potential development sites shown in the Land Use Element must be accompanied by appropriate hydrology study indicating means by which storm water run-off will be handled consistent with local, state and federal laws.	GPPR	DR	LWCD
Require expansion of storm water drainage facilities.	US-3 Storm water drainage facilities will be constructed and/or appropriate development impact fees paid to ensure adequate facilities would exist to meet the surface water runoff generated by new development.	GPPR	DF & CO	LWCD
Require expansion of storm water drainage facilities.	US-4 During the construction and operation of new development, the City Laguna Woods will require the implementation of best management practices to minimize pollutant runoff. This will include, where applicable, the preparation of Storm Water Pollution Prevention Programs (SWPPPs) to control runoff from construction sites.	GPPR & monitoring/reporting of NPDES permit.	DR & BPI, CO	Applicant & LWCD
Require expansion of storm water drainage facilities.	US-5 The City will require water quality management plans for new long-term activities to control urban constituents entering the existing storm drain system.	GPPR & monitoring/reporting of NPDES permit.	DR & BPI, CO	Applicant & LWCD

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Create a substantial adverse change to an archaeological resource.	CR-1 The City shall prepare a "Development Project Review Procedure Manual" that will include development project level impact measures as indicated in EIR Section 4.11.5.	GPPR & DPRPM	Adoption of the DPRPM & DR	CC & LWCD
Create a substantial adverse change to paleontological resources.	CR-2 The City shall prepare a "Development Project Review Procedure Manual" that will include development project level impact measures as indicated in Section 4.11.5.	GPPR & DPRPM	Adoption of the DPRPM & DR	CC & LWCD