

**CITY OF LAGUNA WOODS
GOLDEN RAIN FOUNDATION GENERAL
PLAN AMENDMENT, ZONING CODE
AMENDMENT, AND ZONE CHANGES
FOR URBAN ACTIVITIES CENTER
PROPERTIES**

DRAFT MITIGATION MONITORING AND REPORTING PROGRAM

Lead Agency:

CITY OF LAGUNA WOODS
24264 EL TORO ROAD
LAGUNA WOODS, CA 92637

JUNE 2017

1. INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Golden Rain Foundation General Plan Amendment, Zoning Code Amendment, and Zone Changes for Urban Activities Center Properties (GP/ZC-1169) project. A MMRP is required for the proposed project because the Initial Study/Mitigated Negative Declaration has identified potentially significant adverse impacts, and measures have been identified to mitigate those impacts. This MMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.”

2. MITIGATION MONITORING AND REPORTING PROGRAM

As the lead agency, the City of Laguna Woods will be responsible for monitoring compliance with all mitigation measures. Different City departments are responsible for monitoring various mitigation measures. The MMRP identifies the department with the responsibility for ensuring the measure is completed; however, it is expected that one or more departments will coordinate efforts to ensure compliance.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below.

- **Mitigation Measure:** The mitigation measures are taken from the Initial Study/Mitigated Negative Declaration (IS/MND), in the same order they appear in the IS/MND.
- **Timing:** Identifies at which stage of the project the mitigation must be completed.
- **Monitoring Responsibility:** Identifies the department in the City with responsibility for mitigation monitoring.
- **Verification (Date and Initials):** Provides a contact who reviewed the mitigation measure and the date the measure was determined complete.

MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM MATRIX

**CITY OF LAGUNA WOODS
GOLDEN RAIN FOUNDATION GENERAL PLAN AMENDMENT, ZONING CODE AMENDMENT,
AND ZONE CHANGES FOR URBAN ACTIVITIES CENTER PROPERTIES**

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
AESTHETICS			
<p>AES-1 Prior to City approval of a building or grading permit for any athletic field lighting, the applicant shall provide the City with a photometric plan that identifies the horizontal and vertical foot-candles of the proposed illumination. Said photometric plan shall be prepared to the satisfaction of the City Manager or his or her designee. No athletic field lighting shall be undertaken that produces an initial illuminance value greater than 0.10 horizontal and vertical foot-candles at the site boundary or greater than 0.01 horizontal foot-candles 10 feet beyond the site boundary. For boundaries that abut public or private streets, light trespass requirements may be met relative to the curb line instead of the site boundary. In addition, no more than 2 percent of the total initial designed fixture lumens shall be emitted at an angle of 90 degrees or higher from nadir (straight down). Finally, athletic field lighting shall be prohibited after 8 p.m. Monday through Saturday and after 7 p.m. on Sunday.</p>	<p>Prior to City approval of a building or grading permit for any athletic field lighting</p>	<p>City of Laguna Woods Planning & Environmental Services Department</p>	
AIR QUALITY			
<p>AQ-1 Prior to City approval of any grading permit for any new or expanded use in the project area that involves the concurrent operation of more than three pieces of diesel-powered construction equipment, the applicant shall provide the City with an air quality impact analysis (AQIA) that evaluates the project's construction-phase air pollutant emissions. Said AQIA shall be prepared to the satisfaction of the City Manager or his or her designee and shall be prepared in accordance with the South Coast Air Quality Management District's (SCAQMD)</p>	<p>Prior to City approval of any grading permit for any new or expanded use in the project area that involves the concurrent</p>	<p>City of Laguna Woods Planning & Environmental Services Department</p>	

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>guidelines in effect at the time the study is initiated. No project shall be undertaken unless that project’s construction-phase air quality impacts are shown to be below, or mitigated to a level below, the SCAQMD’s thresholds of significance in effect at the time the study is initiated.</p>	<p>operation of more than three pieces of diesel-powered construction equipment</p>		
<p>AQ-2 Prior to City approval (if required) and prior to the sale or lease of land for any use on any of the project sites primarily intended to serve a population other than Laguna Woods Village residents, the applicant shall provide the City with an Air Quality Impact Analysis (AQIA) that evaluates the project’s long-term air pollutant emissions. Said AQIA shall be prepared to the satisfaction of the City Manager or his or her designee and shall be prepared in accordance with the South Coast Air Quality Management District’s (SCAQMD) guidelines in effect at the time that the study is initiated. No project shall be undertaken unless that project’s long-term air quality impacts are shown to be below, or mitigated to a level below, the SCAQMD’s thresholds of significance in effect at the time the study is initiated.</p>	<p>Prior to City approval (if required) and prior to the sale or lease of land for any use on any of the project sites primarily intended to serve a population other than Laguna Woods Village residents</p>	<p>City of Laguna Woods Planning & Environmental Services Department</p>	

TRAFFIC

<p>TRAF-1 Prior to City approval (if required) and prior to the sale or lease of land for any use on any of the project sites primarily intended to serve a population other than Laguna Woods Village residents, or which has a substantially higher employment intensity than existing land uses, the applicant shall provide the City with a transportation impact analysis (TIA) that evaluates the project’s impact on the level of service of any intersection that receives more than 50 project trips during any hour. Said TIA shall be prepared to the satisfaction of the City Manager or his or her designee and shall be prepared in accordance with the City’s traffic study guidelines in effect at the time the study is initiated. No such project shall be undertaken unless that project’s traffic impacts are shown to be below, or mitigated to a level below, the City’s traffic impact thresholds of significance (and in the case of the Moulton</p>	<p>Prior to City approval (if required) and prior to the sale or lease of land for any use on any of the project sites primarily intended to serve a population other than Laguna Woods Village residents</p>	<p>City of Laguna Woods Planning & Environmental Services Department</p>	
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MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
Parkway/El Toro Road intersection, the County's CMP threshold) that are in effect at the time the study is initiated.			