

**STORM DRAIN OUTLET PROJECT ALTERNATIVES
MITIGATION MONITORING AND REPORTING PROGRAM SUMMARY
MITIGATED NEGATIVE DECLARATION**

EXHIBIT C

W 25639

Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
AESTHETICS					
MM-1 For Alternative 1 the headwall would be finished with a textured color coating to achieve a natural looking façade.	Condition of approval	Plan Check	Prior to the issuance of any building permit	Public Works Department	
AIR QUALITY					
MM-2 The proposed project would conform with the City of Dana Point Grading Ordinance.	Condition of approval	Plan Check	Prior to the issuance of any building permit	Public Works Department	
MM-3 Construction equipment emission levels would conform with current California Air Resource Board emissions requirements for construction equipment.	Condition of approval	Plan Check	Prior to the issuance of any building permit	Public Works Department	
MM-4 Contractors shall water actively graded areas to reduce fugitive dust emissions. Onsite stockpiles of dirt or debris shall be covered or watered to eliminate visible dust plumes. Site access points shall be swept or washed within 30 minutes of visible dirt deposit on any public road.	Condition of approval	Plan Check	Prior to the issuance of any building permit	Public Works Department	
MM-5 Haul trucks shall be covered and two feet of freeboard shall be left between the top of the load and the top of the truck bed.	Condition of approval	Plan Check	Prior to the issuance of any building permit	Public Works Department	
MM-6 Construction operation on any unpaved surfaces shall be suspended when winds exceed 25 miles per hour.	Condition of approval	Plan Check	Prior to the issuance of any building permit	Public Works Department	

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AIR QUALITY (continued)					
MM-7 Non-potable water shall be used for construction activities when feasible.	Condition of approval	Plan Check	Prior to the issuance of any building permit	Public Works Department	
MM-8 Compliance with Rule 403, which requires that "every reasonable precaution (is taken) to minimize fugitive dust emissions . . ." from grading operations to control particulate emissions.	Condition of approval	Plan Check	Prior to the issuance of any building permit	Public Works Department	
MM-9 Adherence to SCAQMD Rules 431.1 and 431.2, which requires the use of low sulfur fuel for stationary construction equipment.	Condition of approval	Plan Check	Prior to the issuance of any building permit	Public Works Department	
BIOLOGY					
MM-10 If beach sands are unable to re-establish naturally after large storm events, upon concurrence between the City and the County, nearby beach sands shall be moved into the eroded areas to restore the beach sand.	Condition of approval	Plan Check	Prior to the issuance of any building permit	Public Works Department	
MM-11 Following the completion of construction operations, and upon concurrence between the City and the County, the condition of the sandy intertidal habitat shall be restored, to the greatest extent possible, to conditions existing prior to construction activities.	Condition of approval	Plan Check	Prior to the issuance of any building permit	Public Works Department	
MM-12 Construction operations on the beach shall be limited to the periods between August 31 st and June 1 st to limit potential impacts summer spawning behavior of the California Grunion.	Condition of approval	Plan Check	Prior to the issuance of any building permit	Public Works Department	

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HYDROLOGY AND WATER QUALITY					
MM-13 Prior to the construction of the storm drain outlet the City shall develop and the County of Orange shall implement a maintenance plan that includes grooming the beach surface to reduce erosion impacts due to the winter storm water events at the storm drain outlet.	Condition of approval	Plan Check	Prior to the issuance of Grading Permits	Public Works Dept.	
RECREATION					
MM-14 Beach construction activity shall not occur during periods of high peak (June 1 through August 31) use by the public.	Condition of approval	Plan Check	Prior to the issuance of Grading Permits	Public Works Dept.	