

**CITY OF LAGUNA NIGUEL
MITIGATION MONITORING PROGRAM FOR
MITIGATED NEGATIVE DECLARATION**

November 3, 2004

PROJECT NAME: Upper Sulphur Creek Ecosystem Restoration Project

DESCRIPTION: The City of Laguna (City) proposes to restore up to 28 acres of open space along approximately 1.52 miles of Upper Sulphur Creek in the City of Laguna Niguel. The Upper Sulphur Creek Ecosystem Restoration Project (proposed project) would be divided into three sub-areas: Upper, Middle and Lower Reach. Project activities would include the removal and replacement of portions of the existing irrigated ornamental landscaping and all invasive weedy vegetation with a mosaic of vegetation communities native to the local environment. Up to 2,000 linear feet of concrete v-ditch in the Middle and Lower Reaches would be removed to create a wider soft-bottom channel. Floodplain terraces adjacent to the channel would be created to be inundated by water during winter storms of various intensities. Invasive and ornamental elimination and concrete removal activities would differ for each of the three reaches (upper, middle, and lower reach) within the project area. The proposed project site is located on private lands owned by the Rancho Niguel Master (Upper Reach), Crown Royale (Middle Reach), and Niguel Ridge Homeowners Associations (Lower Reach). Maintenance easements for the project would be negotiated so that maintenance responsibility for the creek channel and adjacent restored areas would be taken over by the City. Restoration activities are anticipated to commence in July 2004.

LOCATION: Proposed project activity would occur along Upper Sulphur Creek, adjacent to Crown Valley Parkway in the City of Laguna Niguel. Restoration activities would occur over a 1.52-mile length of Sulphur Creek from approximately Glen Rock Drive in the north, flowing in a southwesterly direction downstream to approximately 1,000 feet southwest of La Plata Drive. The project would be crossed by La Plata Drive, La Paz Road, Nueva Vista Drive, and Moulton Parkway.

The following Mitigation Measures have been incorporated into the project design or are to be implemented in accordance with the project conditions of approval, thereby reducing all identified environmental impacts to a less than significant level:

MITIGATION MEASURE	STAFF MONITOR	TIMING OF COMPLIANCE	DATE OF COMPLIANCE
<p>CR-1 In the event of the discovery of cultural resources (e.g., archaeological, paleontological, or human remains) during project-related activities, all work shall immediately stop within 100 feet of the discovery. A qualified cultural resource specialist would be notified immediately and would implement measures as necessary to avoid or minimize harm to the discovery, pending the results of an evaluation. Ground disturbance in the vicinity of the discovery would not resume until a qualified archaeologist has evaluated and treated the discovery. Evaluation and curation procedures shall meet the standards mandated by the California Office of Historic Preservation.</p>	Grading Inspector	Throughout construction	
<p>GS-1 A comprehensive Erosion Control Plan shall be prepared for project construction. The Plan shall identify measures to be implemented to minimize the erosion effects of grading and excavation. Erosion control methods to be described in the Plan and implemented shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • Avoiding soil disturbance during periods of heavy precipitation or high winds; • Keeping disturbed areas to the minimum necessary for construction; • Reducing surface water flows across graded or exposed areas; • Using straw bales, soil mats, or silt fences to stabilize disturbed areas; • Using culvert, ditches, water bars and sediment traps to control runoff and sedimentation; and • Bioengineering techniques for erosion control. 	Grading Inspector	Throughout construction	
<p>WQ-1 A storm water pollution prevention plan (SWPPP) shall be developed and implemented by the contractor to prevent or reduce the effects of earth moving, handling of toxic materials, and other disturbances in and adjacent to the channel that may cause accelerated erosion, scouring and water contamination. The SWPPP shall show BMPs that will be required to control discharges from the construction site as well as from waste handling and disposal areas. The SWPPP will be prepared in accordance with the Orange County Stormwater Program Construction Runoff Guidance Manual 2003. The SWPPP shall include methods of on-site storage and disposal of construction materials and construction waste, and methods to minimize or eliminate the exposure of stormwater to construction materials, equipment, vehicles, waste storage areas, or service areas. The comprehensive erosion control plan required under GS-1 shall be included as part of the SWPPP.</p>	Grading Inspector	Throughout construction	
<p>N-1 The City of Laguna Niguel shall ensure through either an agreement with the construction contractor or through regular monitoring of construction activity that the construction contractor does all the following:</p> <ul style="list-style-type: none"> • Properly maintains and tunes engines on all construction equipment; • Maintains properly functioning mufflers on all internal combustion and vehicle engines used in construction to reduce noise; and • Observes working hours restrictions in accordance with the City Noise Ordinance. 	Public Works Department/Project Manager	Throughout construction	