

APPENDIX H

ADDITIONAL INFORMATION REGARDING CONSTRUCTION PHASING AND
SCHEDULE PROVIDED BY THE APPLICANT

Additional Applicant-Provided Information Regarding Construction Phasing and Schedule:

In addition to the information provided in the DEIR and under Topical Response 12, Construction Phasing for the Office Park, the following additional description of project construction and phasing is provided by the applicant, as follows:

Phase 1: Construct rough grading (for whole site), install main utilities (for whole site), construct the visual and sound barriers (native trees and irrigation system for the whole site. If required the additional flexible sound barrier will be installed during each Office Park building permit. Conventional farming will start the transition to organic farming. Construct Phase I of the Wellness Center (Eight one story breezeway units). Construct the sewer connection to GSD for the initial 8 units. Construct the water recycling and water systems for the wellness center, construct the parking lot and initiate phased wetlands restoration for the Wellness Center. Construct the site access and encroachments (including sidewalk) for the Wellness Center.

Phase 2: Construct the remainder of the Wellness Center under a separate building permit.

Phase 3: Construct the commercial buildings and the Communications Building on the Wellness Center Parcel under a separate building permit.

Phase 4: Construct the site access and encroachments (including sidewalk) to Airport Street and other offsite street improvements required by the County TMD's for the Office Park. Construct the first building for the Office Park when the local economy can support the project. Office park construction on the northern parcel will be done with separate building permits for each building (or building groups) that includes the necessary parking, water and wastewater, storm drainage systems and complies with all the CCRs and CCC permit conditions for each permit. Since all of the buried utilities and the rough grading will be done in Phase 1, the construction of each building will take only 12 months. The size of the crew will be proportionally smaller than the crew size for building all of the buildings simultaneously. The mitigated project requires drilled instead of driven piers. Drilling the piers for one building will take a proportional smaller amount of time relative to the square footage of the buildings. The pier concrete will be placed with the grade beam concrete.

Phase 5: Construct the improvements to Cypress Street, Capistrano or other intersection if required by the traffic study required for the first 60,000 square feet of commercial space permitted to maintain all intersection at LOS level C or better. .

Phase 6: Repeat same process for the remainder of the Commercial Building on the northern parcel.

Impacts of Additional Information to Phasing and Schedule:

- The project phases are essentially the same as those that are listed in the DEIR the only differences is that the construction effort is less concentrated and spread over a longer time.

- The majority of the impacts will be accomplished the initial phased including the site grading and the impacts to Airport Street
- The vegetative sound and visual barrier will be mature while the office buildings are constructed. This will shield the site construction from view and construction noise.
- The size of the construction crew will be smaller at any particular time and the delivery of construction material will be a fraction of the total at any particular time. This will have a lower impact on traffic and the smaller crews and operation will have a lower maximum noise impact.
- The use of water for the development will increase gradually over time and the impacts can be monitored and additional requirements can be incorporated by the County in the building permit process.
- The vegetative sound and visual barrier is the primary use for recycled water. This strip will be mature by the time the individual recycling systems) will come on line.
- There will be adequate time and data to demonstrate the effectiveness of the water recycling on a smaller scale before the full project is developed.
- There is considerable lower risk to the environment with the gradual development of the project. The wetlands restoration will be phased along with the development and the design can be modified if appropriate for each permit to maximize its effectiveness.
- The current farming practice will be modified from conventional to organic during phase 1, this will immediately reduce the impacts of farming on the marsh.
- The phasing allows for the phased construction of the wetlands restoration. Each phase of the construction will include a phase of the wetlands restoration. The wetlands will not be restored if the project is not built. If the project is not built the site will continue to be farmed.
- If the first phase includes the underground work, the rough site grading and the planting of the visual screening and sound barrier, the impacts of the site work will be the same. If each subsequent phase involves the construction of a fraction of the buildings, the building construction impacts will be related to the fractional amount constructed. If the first phase for the office park constructs the northerly building and plants the associated wetlands and visual and noise shielding, the adjoining residential section will be shielded from the construction noise and impacts associated with the following phases. Phasing the project over a 20 year period does not increase the project impacts and as long as the same mitigations apply to the phased project, the impacts of construction over a 20 year phased period of time are