



APPENDIX A

2021 MITIGATION MONITORING AND REPORTING PLAN

Attachment A. Mitigation Monitoring and Reporting Program

Attachments

This page intentionally left blank.

**CITY OF PLACENTIA
207-208 WEST CROWTHER AVENUE (PACKING HOUSE DISTRICT TOD PROJECT)
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule		Verification
<p><i>Air Quality</i></p> <p>III-1 For each future project implemented within the TOD project area, the development shall identify project construction related emissions and specific best available control measures (BACMs) identified in Rule 403 required to ensure that fugitive dust or construction equipment exhaust emissions will not exceed SCAQMD construction thresholds of significance or emission concentrations at the nearest receptors identified by local significance thresholds. The specific BACMs identified shall be made conditions of approval to ensure implementation.</p>	<p>The construction emission report shall be submitted to the City and approved prior to approval of the project. The BACMs identified in the report shall be implemented as project conditions of approval during construction.</p>		<p>The City shall review the report of findings submitted by the applicant and document the measures required (if any) to reduce construction emission to a less than significant level. This report shall be approved by the City and a copy of the approved report shall be retained in the project file. The BACMs to reduced construction emissions shall be implemented during construction and verified by City inspectors.</p>
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

CITY OF PLACENTIA
207-208 WEST CROWTHER AVENUE (PACKING HOUSE DISTRICT TOD PROJECT)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification	
<p>Air Quality</p> <p>III-2 Only “Low-Volatile Organic Compounds” paints (no more than 100 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications consistent with South Coast Air Quality Management District Rule 1113 shall be used.</p>	<p>This measure shall be included as a condition of approval and implemented during construction.</p>	<p>A copy of this condition of approval shall be retained in the project file. The use of Low-Volatile Organic Compounds shall be verified by City inspectors.</p>	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

Mitigation Measure	Implementation Schedule	Verification	
<p>Air Quality</p> <p>III-3 Prior to approval of a specific development project within the new TOD project area, as part of the required air quality study, a health risk assessment (HRA) shall be provided to the City indicating what measures will need to be implemented to reduce exposure to any toxics to less than significant impact. Also, as part of the mitigation, the City shall require that a permanent funding source be identified to ensure that the mitigation systems are maintained and do not degrade to the point of being ineffective at controlling exposure to potential toxics to a less than significant exposure level.</p>	<p>This measure shall be submitted to the City and prior to approval of the final site plan.</p>	<p>The City shall review the findings and include the recommendations as part of conditions of approval.</p>	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

**CITY OF PLACENTIA
207-208 WEST CROWTHER AVENUE (PACKING HOUSE DISTRICT TOD PROJECT)
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule		Verification
<p><i>Cultural Resources</i></p> <p>V-2 During ground disturbing activities (including but not limited to pavement removal, pot-holing, grading, excavation, trenching and initial well site disturbance) at least one Native American Monitor will be present at the project site to monitor subsurface areas as they are exposed. The monitors shall compile a monitoring log on a daily basis that will provide descriptions of daily activities, including construction activities, locations, soil characteristics and any cultural materials exposed and identified. The monitors shall photodocument the ground disturbing activities on a daily basis. If any cultural materials are exposed, the monitors shall have the authority to redirect construction activities until the extent and importance of the materials are assessed. Subsequent management of any Native American cultural materials shall be determined through consultation between the City, property owner and the Native American Band supplying the monitor. Any human remains encountered shall be handled through the County Coroner's office and if necessary, in conjunction with the Native American Heritage Commission and Native American Band supplying the monitor.</p>	<p>A Native American Monitor shall be provided during ground disturbing activities beyond artificial fill materials based on the geotechnical report. Where applicable, the monitors shall compile a monitoring log on a daily basis that will provide descriptions of daily activities.</p>		<p>A copy of the monitoring log shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel.</p>
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

**CITY OF PLACENTIA
207-208 WEST CROWTHER AVENUE (PACKING HOUSE DISTRICT TOD PROJECT)
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule		Verification
<p><i>Hazards and Hazardous Materials</i></p> <p>VIII-1 All spills or leakage of petroleum products or other hazardous materials during construction activities will be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste will be collected and disposed of at an appropriately licensed disposal or treatment facility. This measure will be incorporated into the SWPPP or erosion control plan prepared for site specific development within the project area.</p>	<p>These measures shall be identified in the project Stormwater Pollution Prevention Plan (SWPPP) and implemented during construction.</p>		<p>A copy of the SWPPP shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the SWPPP BMPs have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
	Initial Study	City of Placentia	

**CITY OF PLACENTIA
207-208 WEST CROWTHER AVENUE (PACKING HOUSE DISTRICT TOD PROJECT)
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule		Verification
<p><i>Hazards and Hazardous Materials</i></p> <p>VIII-2 Prior to approval of any project under the TOD designation, a Phase I and/or Phase II Environmental Site Assessment shall be prepared to document the potential for any residual contamination at a site being developed within the TOD area. Any identified residual contamination shall be remediated to a level that will permit residential use prior to approval of any project proposed under the TOD designation.</p>	<p>A copy of the ESA's shall be submitted to the City prior to approval. Proof of remediation to a level that will support the type of use proposed shall be submitted to the City prior to occupancy.</p>		<p>A copy of the ESA's shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify that any recognized environmental conditions have been remediated as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
	Initial Study	City of Placentia	

CITY OF PLACENTIA
207-208 WEST CROWTHER AVENUE (PACKING HOUSE DISTRICT TOD PROJECT)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule		Verification
<p><i>Hydrology and Water Quality</i></p> <p>IX-1 Concurrent with individual project applications in the future, the applicant for a project in the TOD area shall submit a review of existing water consumption on the property, and a forecast of future water consumption by the proposed development. If water consumption by the new project is less than currently occurs on the property, no further action is required. If water consumption is forecast to increase by more 25% than current water demand or 5,000 gallons per day per acre, the project applicant shall fund sufficient water conservation measures within the project area (including the proposed project) to offset the increase in demand on the local water purveyor. Specific conservation measures that can be funded include, but are not limited to: use of recycled water for exterior landscaping, ultra low flush toilets; interior water fixtures that reduce water consumption, such as ondemand water heaters; replacement of existing high water demand landscaping with xeric landscaping; installation of smart landscape/irrigation management/control systems (such as drip systems); and use of onsite low water demand landscaping. To verify adequate water demand offset, the City shall consult with the local water purveyor and verify the adequacy of the offset.</p>	<p>A copy of the water use report shall be provided to the City with recommendations on the need for offsets. If required, the recommended water consumption reduction measures shall be installed during construction and implemented during operations/occupancy.</p>		<p>A copy of the approved water use report shall be retained in the project file. If offset measures must be implemented, City inspectors shall verify and document that they are installed and operational.</p>
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

CITY OF PLACENTIA
207-208 WEST CROWTHER AVENUE (PACKING HOUSE DISTRICT TOD PROJECT)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification	
<p>Noise</p> <p>XII-3 Future projects that may adversely impact noise sensitive uses shall use noise reducing barriers and other devices to reduce exterior noise levels at the nearest sensitive receptor to 65 CNEL or less during the daytime construction hours. This shall include installation of a temporary construction barrier around the source of construction noise.</p>	<p>This measure shall be included as a condition of approval and implemented during construction.</p>	<p>City inspectors shall verify and document that the noise attenuation measures are implemented during construction where required.</p>	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

Mitigation Measure	Implementation Schedule	Verification	
<p>Noise</p> <p>XII-4 No construction activities shall occur during the hours of 7 PM through 7 AM, Monday through Saturday and at no time shall construction activities occur on Sundays or holidays, unless a declared emergency exists. Stated differently, construction activities shall be limited to 7 AM to 7 PM on weekdays; and no construction activities on Sunday or federal holidays.</p>	<p>This measure shall be included as a condition of approval and implemented during construction.</p>	<p>City inspectors shall verify and document that construction noise measures are implemented during construction.</p>	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

CITY OF PLACENTIA
207-208 WEST CROWTHER AVENUE (PACKING HOUSE DISTRICT TOD PROJECT)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification	
<p>Noise</p> <p>XII-5 Stationary construction equipment that generates noise above the 65 dB threshold at the nearest sensitive receptor shall be placed behind a temporary noise construction barrier while in use.</p>	This measure shall be included as a condition of approval and implemented during construction.	City inspectors shall verify and document that construction noise measures are implemented during construction.	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

Mitigation Measure	Implementation Schedule	Verification	
<p>Noise</p> <p>XII-6 The project developer shall establish a noise complaint response program and shall respond to any noise complaints received for future specific project by measuring noise levels at the affected receptor site. If the noise level exceeds an CNEL of 60 dBA exterior or an CNEL of 45 dBA interior at the sensitive receptor, the applicant will implement adequate measures (which may include portable sound attenuation walls, use of quieter equipment, shift of construction schedule to avoid the presence of sensitive receptors, etc.) to reduce noise levels to the greatest extent feasible.</p>	This measure shall be included as a condition of approval and implemented during construction.	City inspectors shall verify and document that construction noise measures are implemented during construction.	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

CITY OF PLACENTIA
207-208 WEST CROWTHER AVENUE (PACKING HOUSE DISTRICT TOD PROJECT)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification	
<p>Noise</p> <p>XII-7 Project developer will require that all construction equipment be operated with mandated noise control equipment (mufflers or silencers). Enforcement will be accomplished by random field inspections by applicant personnel during construction activities.</p>	<p>This measure shall be included as a condition of approval and implemented during construction.</p>	<p>City inspectors shall verify and document that construction noise measures are implemented during construction.</p>	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

Mitigation Measure	Implementation Schedule	Verification	
<p>Noise</p> <p>XII-8 Equipment not in use for five minutes shall be shut off.</p>	<p>This measure shall be included as a condition of approval and implemented during construction.</p>	<p>City inspectors shall verify and document that construction noise measures are implemented during construction.</p>	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

CITY OF PLACENTIA
207-208 WEST CROWTHER AVENUE (PACKING HOUSE DISTRICT TOD PROJECT)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification	
<p>Noise</p> <p>XII-9 Equipment shall be maintained and operated such that loads are secured from rattling or banging.</p>	<p>This measure shall be included as a condition of approval and implemented during construction.</p>	<p>City inspectors shall verify and document that construction noise measures are implemented during construction.</p>	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

Mitigation Measure	Implementation Schedule	Verification	
<p>Noise</p> <p>XII-10 Where available, electric-powered equipment shall be used rather than diesel equipment and hydraulic-powered equipment shall be used instead of pneumatic power.</p>	<p>This measure shall be included as a condition of approval and implemented during construction.</p>	<p>City inspectors shall verify and document that construction noise measures are implemented during construction.</p>	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

**CITY OF PLACENTIA
207-208 WEST CROWTHER AVENUE (PACKING HOUSE DISTRICT TOD PROJECT)
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification	
<p>Noise</p> <p>XII-11 Construction employees shall be trained in the proper operation and use of equipment consistent with these mitigation measures, including no unnecessary revving of equipment.</p>	<p>This measure shall be included as a condition of approval and implemented during construction.</p>	<p>City inspectors shall verify and document that construction noise measures are implemented during construction.</p>	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

Mitigation Measure	Implementation Schedule	Verification	
<p>Noise</p> <p>XII-12 No radios or other sound equipment shall be used at this site unless required for emergency response by the contractor.</p>	<p>This measure shall be included as a condition of approval and implemented during construction.</p>	<p>City inspectors shall verify and document that construction noise measures are implemented during construction.</p>	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

CITY OF PLACENTIA
207-208 WEST CROWTHER AVENUE (PACKING HOUSE DISTRICT TOD PROJECT)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule		Verification
<p>Noise</p> <p>XII-13 Public notice shall be given 10 days prior to initiating construction. This notice shall be provided to all property owners and residents within 300 feet of the project site and shall be provided to property owners/residents at least one week prior to initiating construction. The notice shall identify the dates of construction and the name and phone number of a construction supervisor (contact person) in case of complaints. One contact person shall be assigned to the project. The public notice shall encourage the adjacent residents to contact the supervisor in the case of a complaint. Resident's would be informed if there is a change in the construction schedule. The supervisor shall be available 24/7 throughout construction by mobile phone. If a complaint is received, the contact person shall take all feasible steps to remove or attenuate the sound source causing the complaint.</p>	<p>This measure shall be included as a condition of approval and implemented during construction.</p>		<p>City inspectors shall verify and document that construction noise measures are implemented during construction.</p>
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

CITY OF PLACENTIA
207-208 WEST CROWTHER AVENUE (PACKING HOUSE DISTRICT TOD PROJECT)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
<p><i>Transportation / Traffic</i></p> <p>XVI-1 Each future TOD project shall pay fair share fees for the intersection improvement costs at the time of entitlement based on the percentage of trips contributed at each intersection. A high level “order of magnitude” cost estimate is also provided in subsequent mitigation identified in the Traffic Impact Study. These are rough estimate costs for engineering and construction and will need to be refined during future preliminary engineering phase. The mitigation measures should be re-evaluated for any refinement of the Draft General Plan Update and/or additional development of the TOD project over and beyond 5,000 trips. All significantly impacted intersections require mitigation prior to Future Buildout. Mitigation for each intersection and estimated costs are listed below:</p> <ul style="list-style-type: none"> • Placentia/Crowther Avenue: Upgrade left turn signal phasing for all movements from permissive left turns to protected/permissive left turn phasing. Estimated Cost - \$100,000; • Orangethorpe Avenue/Placentia Avenue: Provide eastbound/westbound dual left-turn Lanes at Orangethorpe Avenue/Placentia Avenue. Estimated Cost - \$450,000; • Orangethorpe Avenue/SR-57 Northbound Ramps: Restripe • Northbound Off-Ramp middle lane as shared LeftTurn/Thru/Right-Turn Lane. Estimated Cost - \$50,000; • Orangethorpe Avenue/SR-57 Northbound Ramps: The westbound right turn movement is expected to 	<p>Fair share circulation system fees shall be paid when entitlements are issued, or prior to occupancy.</p>	<p>Fees imposed and paid shall be documented in the project file.</p>

CITY OF PLACENTIA
207-208 WEST CROWTHER AVENUE (PACKING HOUSE DISTRICT TOD PROJECT)
MITIGATION MONITORING AND REPORTING PROGRAM

<p>increase from 550 vehicles per hour (vph) to 800 vph during the PM period for year 2035. This movement should be closely monitored and may require additional improvements to reduce congestion and queuing. An additional improvement would be to modify the existing median on Orangethorpe Avenue to add an exclusive Westbound Right-Turn Lane. Estimated Cost - \$200,000;</p> <ul style="list-style-type: none"> • Orangethorpe Avenue/Melrose Street: Provide an exclusive southbound right-turn lane without overlap signal phasing and northbound dual left-turn lanes at Orangethorpe Avenue/Melrose Street. Estimated Cost - \$100,000; <p>Kraemer Boulevard/Orangethorpe Avenue: Restripe Orangethorpe Avenue to provide eastbound dual left-turn lanes. Add additional north/south thru lane (three lanes each) by restriping the northbound and southbound right turn lanes to thru lanes. Consider modifying the north/south leftturn movements from protected-only left-turn phasing to protected- permissive left-turn phasing. Restripe the southbound left-turn approach to provide a positive offset for better sight distance between the north/south left turn movements. Estimated Cost - \$100,000.</p>			
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

**CITY OF PLACENTIA
207-208 WEST CROWTHER AVENUE (PACKING HOUSE DISTRICT TOD PROJECT)
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification	
<p><i>Transportation / Traffic</i></p> <p>XVI-2 Truck access for the parcel on the southwest corner of Melrose Street and Crowther Avenue must be maintained to and from this site.</p>	When applicable, this measure shall be included as a condition of approval and implemented during construction.	City inspectors shall verify and document that construction traffic measures are implemented during construction.	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

Mitigation Measure	Implementation Schedule	Verification	
<p><i>Transportation / Traffic</i></p> <p>XVI-3 Construction hours should be five days a week, and in accordance with the City of Placentia Municipal Code, limited to the hours of 7 AM and 7 PM on working days (Monday through Friday).</p>	When applicable, this measure shall be included as a condition of approval and implemented during construction.	City inspectors shall verify and document that construction traffic measures are implemented during construction.	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

CITY OF PLACENTIA
207-208 WEST CROWTHER AVENUE (PACKING HOUSE DISTRICT TOD PROJECT)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification	
<p><i>Transportation / Traffic</i></p> <p>XVI-4 Construction truck and worker automobile traffic will utilize the proposed driveways along Melrose Street and Crowther Avenue for access to and from the project site.</p>	When applicable, this measure shall be included as a condition of approval and implemented during construction.	City inspectors shall verify and document that construction traffic measures are implemented during construction.	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

Mitigation Measure	Implementation Schedule	Verification	
<p><i>Transportation / Traffic</i></p> <p>XVI-5 Trucks transporting materials to and from the project site must utilize the designated truck routes along Placentia Avenue, Crowther Avenue, Melrose Street, and Orangethorpe Avenue.</p>	When applicable, this measure shall be included as a condition of approval and implemented during construction.	City inspectors shall verify and document that construction traffic measures are implemented during construction.	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

CITY OF PLACENTIA
207-208 WEST CROWTHER AVENUE (PACKING HOUSE DISTRICT TOD PROJECT)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification	
<p>Transportation / Traffic</p> <p>XVI-6 Trucks entering or exiting the construction site will need to yield to public traffic at all times.</p>	When applicable, this measure shall be included as a condition of approval and implemented during construction.	City inspectors shall verify and document that construction traffic measures are implemented during construction.	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

Mitigation Measure	Implementation Schedule	Verification	
<p>Transportation / Traffic</p> <p>XVI-7 It is unlikely that street traffic will be impacted by on-site construction activities; however, should it be necessary for temporary lane closures and/or detour routes for utility work or other such work in the public right-of-way those temporary traffic control activities are to be conducted in compliance with the requirements and guidelines outlined in the California Manual of Uniform Traffic Control Devices (MUTCD).</p>	When applicable, his measure shall be included as a condition of approval and implemented during construction.	City inspectors shall verify and document that construction traffic measures are implemented during construction.	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

CITY OF PLACENTIA
207-208 WEST CROWTHER AVENUE (PACKING HOUSE DISTRICT TOD PROJECT)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification	
<p><i>Transportation / Traffic</i></p> <p>XVI-8 Construction staging should be conducted on-site and under no circumstances will be allowed on local or residential streets.</p>	When applicable, this measure shall be included as a condition of approval and implemented during construction.	City inspectors shall verify and document that construction traffic measures are implemented during construction.	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

Mitigation Measure	Implementation Schedule	Verification	
<p><i>Transportation / Traffic</i></p> <p>XVI-9 Construction work within the public right-of-way needs to be in compliance with City standards and the construction site shall be posted with the name, company and a phone number of a person to call for complaints.</p>	When applicable, this measure shall be included as a condition of approval and implemented during construction.	City inspectors shall verify and document that construction traffic measures are implemented during construction.	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

CITY OF PLACENTIA
207-208 WEST CROWTHER AVENUE (PACKING HOUSE DISTRICT TOD PROJECT)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification	
<p><i>Transportation / Traffic</i> XVI-10 The applicant will be fully responsible for the repair of damages to any public facility due to the hauling or transporting of construction related materials.</p>	When applicable, this measure shall be included as a condition of approval and implemented during construction.	City inspectors shall verify and document that construction traffic measures are implemented during construction.	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

Mitigation Measure	Implementation Schedule	Verification	
<p><i>Transportation / Traffic</i> XVI-11 Parking for the construction trucks and worker trucks will be on-site, away from the adjacent public roadways and existing active businesses.</p>	When applicable, this measure shall be included as a condition of approval and implemented during construction.	City inspectors shall verify and document that construction traffic measures are implemented during construction.	
	Source	Responsible Party	Status / Date / Initials
	Initial Study	City of Placentia	

CITY OF PLACENTIA
207-208 WEST CROWTHER AVENUE (PACKING HOUSE DISTRICT TOD PROJECT)
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule		Verification
<p><i>Transportation / Traffic</i></p> <p>XVI-12 The City shall coordinate with OCTA to ensure that one or more bus routes to the future Placentia Metrolink Station will serve the TOD project area.</p>	<p>When applicable, this measure shall be included as a condition of approval and implemented during construction.</p>		<p>City inspectors shall verify and document that construction traffic measures are implemented during construction.</p>
	Initial Study	City of Placentia	

Mitigation Measure	Implementation Schedule		Verification
<p><i>Utilities and Service Systems</i></p> <p>XVII-2 Future projects implemented under the TOD district shall submit a detailed evaluation of stormwater drainage from the new project relative to the existing development. If the future project will generate stormwater runoff that exceeds the existing volume or time of accumulation, onsite stormwater detention shall be installed as part of the site development of offset any increase that would exceed the capacity of the existing stormwater collection and transport systems. In no instance shall a project be approved that would cause significant environmental effects on either the existing drainage system, unless the system incremental stormwater increase is detained onsite or the drainage system altered to accommodate any change.</p>	<p>A copy of the stormwater generation report shall be provided to the City with recommendations on the need for offsets. If required, the recommended water consumption reduction measures shall be installed during construction and implemented during operations/occupancy.</p>		<p>A copy of the approved stormwater generation report shall be retained in the project file. If offset measures must be implemented, City inspectors shall verify and document that they are installed and operational.</p>
	Initial Study	City of Placentia	

**CITY OF PLACENTIA
207-208 WEST CROWTHER AVENUE (PACKING HOUSE DISTRICT TOD PROJECT)
MITIGATION MONITORING AND REPORTING PROGRAM**

This page intentionally left blank