

MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING REQUIREMENTS

Public Resources Code (PRC) Section 21081.6 (enacted by the passage of Assembly Bill 3180) mandates that where significant effects have been identified, the following requirements shall apply to all reporting or mitigation monitoring programs:

- The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes that have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.
- The lead agency shall specify the location and custodian of the documents or other materials that constitute the record of proceedings upon which its decision is based.
- A public agency shall provide measures to mitigate or avoid significant effects on the environment that are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents that address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
- Prior to the close of the public review period for a Draft Initial Study/Mitigated Negative Declaration (IS/MND), a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either (1) submit to the lead agency complete and detailed performance objectives for mitigation measures that would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or (2) refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures that mitigate impacts to resources that are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance with that requirement by a responsible agency or agency having jurisdiction over natural resources affected by a project shall not limit the authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

MITIGATION MONITORING PROCEDURES

The mitigation monitoring and reporting program has been prepared in compliance with PRC Section 21081.6. It describes the requirements and procedures to be followed by the City of Placentia (City) to ensure that all mitigation measures adopted as part of the Packing House Transit-Oriented Development Expansion Project (proposed project) will be carried out as described in the Draft Supplemental IS/MND.

Table 1.A lists each of the mitigation measures specified in the Draft Supplemental IS/MND and identifies the party or parties responsible for implementation and monitoring of each measure.

Table 1.A: Mitigation Monitoring and Reporting Program

Draft Supplemental IS/MND Mitigation Measures		Responsible Party/ Approving Agency	Timing for Mitigation Measure
4.1: Aesthetics			
MM I-1	Prior to approval of any new TOD facilities within the [TOD Expansion Area], the applicant shall submit an evaluation of the scenic value of structures that will be replaced by the new TOD facility. Based on the findings, the following actions may be required: no further action if no resource; recordation of the scenic values of a structure if merited; and integration of existing building scenic elements into the new building design. Implementation of these measures will avoid loss of any scenic resource values due to future TOD-related development within the [TOD Expansion Area].	Project Applicant	Scenic value evaluation shall be submitted prior to approval of each proposed development project.
MM I-2	Future developers shall submit an analysis of potential glare from lighting or sunlight that may impact vehicles on adjacent roadways or structures. This analysis shall demonstrate that due to building orientation or exterior treatment of windows, no significant light or glare impacts may be caused that could adversely impact driver safety on the adjacent roadways or occupied structures in the vicinity of the new development. This analysis shall be submitted to the City for review and approval prior to issuance of the building permit(s) for new structures within the [TOD Expansion Area].	City of Placentia	Glare analysis shall be submitted to the City for review and approval prior to issuance of the building permit(s) for each proposed development.
MM I-3	Future developers shall submit an analysis that potential lighting from new structures does not create an adverse light impact on adjacent structures. This analysis shall demonstrate that based on an approved lighting plan for new structures, adjacent structures or areas are not exposed to intrusive or harmful amounts of light. This analysis shall be submitted to the City for review and approval prior to issuance of the final building permit(s) for new structures within the [TOD Expansion Area].	City of Placentia	Lighting analysis shall be submitted to the City for review and approval prior to issuance of the building permit(s) for each proposed development.
4.2: Agriculture and Forestry Resources			
The proposed project would not result in any significant adverse impacts related to agriculture and forestry resources. No mitigation is required.			
4.3: Air Quality			
MM III-1	For each future project implemented within the [TOD Expansion 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.	City of Placentia	The construction emission report shall be submitted to the City and approved prior to approval of each individual project. The BACMs identified in the report shall be implemented as project conditions of approval

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			during construction.
MM 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.	City of Placentia	This measure shall be included as a Condition of approval for each individual development project and implemented during construction.
MM III-3	As individual projects are submitted for entitlements in the future, the City will maintain a record of each individual project’s forecast trip generation and net area source emissions. When total trip generation (including the 1,247 existing trips) approaches 4,500, the City will not consider additional project entitlements within the [TOD Expansion Area], unless actual field monitoring of trips and area source verifies that actual trip generation is measured as being less than the SCAQMD thresholds when the verification is calculated. Field monitoring can consist of measuring trips and area source emissions from individual development or monitoring trips on the local roadways entering and leaving the [TOD Expansion Area]. Other verifiable measures may also be used to verify total trips, including interviews with residents or owners of businesses and verification of actual area source emissions. If the data indicate that the 5,000 trip ADT will be exceeded, the City will perform a new environmental evaluation in compliance with CEQA to assess whether continued development within the [TOD Expansion Area] will exceed the emission significance thresholds in place at the time of measurement.	City of Placentia	This measure shall be submitted to the City prior to approval of the final site plan for each individual project.
4.4: Biological Resources			
The proposed project would not result in any significant adverse impacts related to biological resources. No mitigation is required.			
4.5: Cultural Resources			
MM V-1	Prior to demolition of any structure greater than 50 years in age in support of a TOD facility, the City will require a comprehensive historical resource evaluation of the structure. If it is determined that the structure has significant historical value, specific management actions will be defined to reduce impacts to a less than significant impact level. If mitigation to a less than significant historical impact level cannot be achieved, the City will require the preparation of a second tier environmental document, most probably EIR, prior to allowing the TOD project to proceed.	City of Placentia	A Native American Monitor shall be provided during ground disturbing activities beyond artificial fill materials based on each proposed development’s geotechnical report. Where applicable, the monitors shall compile a monitoring log on a daily

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		basis that will provide descriptions of daily activities.
<p>MM 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 [TOD Expansion Area] 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>	City of Placentia	Monitor shall be present during ground disturbing activities associated with construction of each proposed development.
4.6: Energy		
The proposed project would not result in any significant adverse impacts related to energy. No mitigation is required.		
4.7: Geology and Soils		
<p>MM VI-1 Prior to approval of specific development projects within the [TOD Expansion Area] in the future, the City will require comprehensive documentation of the erosion control and water quality best management practices (BMPs) that will be implemented by a proposed site-specific project. This documentation shall demonstrate that erosion, sedimentation, and discharge of storm water from the site during construction and after development will not cause degradation of storm water runoff from the [TOD Expansion Area] that could cause or contribute to a violation of the beneficial uses and water quality standards downstream from the [TOD Expansion Area].</p>	City of Placentia	Documentation shall be submitted at the time of design review submittal for each proposed development project.
<p>MM VI-2 Concurrent with accepting an application for a residential structure within the [TOD Expansion Area], the developer shall submit a professionally prepared geotechnical report that includes geotechnical design specifications for the proposed structure at the [TOD Expansion Area]. These design specifications shall demonstrate that any site-specific sources of instability can be controlled to a less than significant impact level and these requirements shall be implemented through a condition of approval imposed by the City on the proposed structure.</p>	Project Applicant	Geotechnical report shall be submitted at the time of application submittal for each proposed development. Any requirements identified shall be included as a

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		condition of approval for each proposed development
4.8: Greenhouse Gas Emissions		
MM VII-1 As individual projects are submitted for review in the future, the City will require a GHG emission forecast for proposed construction activities. If construction-related GHG emissions exceed regionally accepted thresholds, the City will require mitigation to offset such emissions. Mitigation may be in the form of GHG emission offsets or credits obtained from other projects or mitigation banks. If the data indicate that the construction GHG emissions will exceed thresholds of significance in place at the time of construction after application of mitigation, the City will perform a new environmental evaluation in compliance with CEQA to assess whether continued development will exceed the emission significance thresholds in place at the time of measurement.	City of Placentia	Forecast shall be submitted at the time of design review submittal for each proposed development project.
MM VII-2 As individual projects are submitted for entitlements in the future, the City will require a GHG evaluation on each project and ensure that project-related GHG emissions do not exceed the 3,000 MTCO ₂ (e) threshold. Where this threshold will be exceeded, the City will require the developer to provide project-related GHG emission reductions (such as higher energy conservation), use of recycled water or other GHG reduction measures. The City will also accept verifiable GHG emission offsets from projects. However, if the data indicate that the project specific GHG threshold will be exceeded, the City will perform a new environmental evaluation in compliance with CEQA to assess whether the development within the [TOD Expansion Area] will exceed the emission significance thresholds.	City of Placentia	Forecast shall be submitted at the time of design review submittal for each proposed development project.
4.9: Hazards and Hazardous Materials		
MM 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 [TOD Expansion Area].	City of Placentia	These measures shall be identified in the each proposed project's Stormwater Pollution Prevention Plan (SWPPP) and implemented during construction.
MM VIII-2 Prior to approval of any project under the [TOD Expansion Area], 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 Expansion 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.	City of Placentia	A copy of the ESA's shall be submitted to the City prior to approval of each individual development project. Proof of

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		remediation to a level that will support the type of use proposed shall be submitted to the City prior to occupancy.
4.10: Hydrology and Water Quality		
MM IX-1 Concurrent with individual project applications in the future, the applicant for a project in the [TOD Expansion 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 [TOD Expansion Area] (including the proposed [development site]) 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 on-demand 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.	City of Placentia	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 of each proposed development and implemented during operations/occupancy.
4.11: Land Use and Planning		
The proposed project would not result in any significant adverse impacts related to land use and planning. No mitigation is required.		
4.12: Mineral Resources		
The proposed project would not result in any significant adverse impacts related to mineral resources. No mitigation is required.		
4.13: Noise		
MM XII-1 The City shall require a noise study for each future specific project that will identify whether noise attenuation features (such as dual-paned windows with specific sound transmission features, mechanical ventilation, balcony buffers, or street level buffers) must be installed to meet the City's noise standards. This noise study shall be submitted with the project design and noise attenuation features shall be incorporated and identified on design plans submitted to the City for review and approval. Specific measures shall be implemented that demonstrate compliance with City noise standards, or a follow-on CEQA environmental document must be prepared for a project that cannot meet the standards.	City of Placentia	The noise study shall be submitted during the project design phase for each future development project prior to City review and approval.
MM XII-2 The City shall require a vibration study for each future specific project that will identify	City of Placentia	The vibration study shall

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whether noise attenuation features (such as dual-paned windows, spread footings, or other vibration features) must be installed to meet the 72 VdB vibration threshold recommended for the volume of train traffic. This vibration study shall be submitted with the project design and vibration attenuation features shall be incorporated and identified on design plans submitted to the City for review and approval. Specific measures shall be implemented that demonstrate compliance with the 72 VdB threshold, or a follow-on CEQA environmental document must be prepared for a project that cannot meet the standards.		be submitted during the project design phase for each future development project prior to City review and approval.
MM 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.	City of Placentia	This measure shall be included as a condition of approval for each proposed development and implemented during construction.
MM 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.	City of Placentia	This measure shall be included as a condition of approval for each proposed development and implemented during construction.
MM 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.	City of Placentia	This measure shall be included as a condition of approval for each proposed development and implemented during construction.
MM 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.	City of Placentia	This measure shall be included as a condition of approval for each proposed development and implemented during construction.
MM 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.	City of Placentia	This measure shall be included as a condition of approval for each

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		proposed development and implemented during construction.
MM XII-8 Equipment not in use for five minutes shall be shut off.	City of Placentia	This measure shall be included as a condition of approval for each proposed development and implemented during construction.
MM XII-9 Equipment shall be maintained and operated such that loads are secured from rattling or banging.	City of Placentia	This measure shall be included as a condition of approval for each proposed development and implemented during construction.
MM 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.	City of Placentia	This measure shall be included as a condition of approval for each proposed development and implemented during construction.
MM 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.	City of Placentia	This measure shall be included as a condition of approval for each proposed development and implemented during construction.
MM XII-12 No radios or other sound equipment shall be used at this site unless required for emergency response by the contractor.	City of Placentia	This measure shall be included as a condition of approval for each proposed development and implemented during construction.
MM 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 [TOD Expansion Area]	City of Placentia	This measure shall be included as a condition of

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<p>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. Residents 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>approval for each proposed development and implemented during construction.</p>
<p>4.14: Population and Housing</p>		
<p>The proposed project would not result in any significant adverse impacts related to population and housing. No mitigation is required.</p>		
<p>4.15: Public Services</p>		
<p>The proposed project would not result in any significant adverse impacts related to public services. No mitigation is required.</p>		
<p>4.16: Recreation</p>		
<p>The proposed project would not result in any significant adverse impacts related to recreation. No mitigation is required.</p>		
<p>4.17: Transportation</p>		
<p>MM XVI-1 Each future TOD project [in the TOD Expansion Area] 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 [note: values provided in 2017 dollars]:</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 Left-Turn/Thru/Right-Turn Lane. Estimated Cost - \$50,000; • Orangethorpe Avenue/SR-57 Northbound Ramps: The westbound right-turn movement is expected to increase from 550 vehicles per hour (vph) to 800 vph during the PM period for year 2035. This movement should be closely monitored 	<p>City of Placentia</p>	<p>Fair share circulation system fees shall be paid when entitlements are Issued for each proposed development, or prior to occupancy.</p>

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<p>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; • 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 left-turn 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>MM 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>	City of Placentia	When applicable, this measure shall be included as a condition of approval for each proposed development and implemented during construction.
<p>MM 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>	City of Placentia	When applicable, this measure shall be included as a condition of approval for each proposed development and implemented during construction.
<p>MM XVI-4 Construction truck and worker automobile traffic will utilize the proposed driveways along Melrose Street and Crowther Avenue for access to and from [a development site].</p>	City of Placentia	When applicable, this measure shall be included as a condition of approval for each proposed development and implemented during construction.
<p>MM XVI-5 Trucks transporting materials to and from [a development site] must utilize the designated</p>	City of Placentia	When applicable, this

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truck routes along Placentia Avenue, Crowther Avenue, Melrose Street, and Orangethorpe Avenue.		measure shall be included as a condition of approval for each proposed development and implemented during construction.
MM XVI-6 Trucks entering or exiting the construction site will need to yield to public traffic at all times.	City of Placentia	When applicable, this measure shall be included as a condition of approval for each proposed development and implemented during construction.
MM 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).	City of Placentia	When applicable, this measure shall be included as a condition of approval for each proposed development and implemented during construction.
MM XVI-8 Construction staging should be conducted on-site and under no circumstances will be allowed on local or residential streets.	City of Placentia	When applicable, this measure shall be included as a condition of approval for each proposed development and implemented during construction.
MM 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.	City of Placentia	When applicable, this measure shall be included as a condition of approval for each proposed development and implemented during construction.
MM XVI-10 The applicant will be fully responsible for the repair of damages to any public facility due to	City of Placentia	When applicable, this

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the hauling or transporting of construction related materials.		measure shall be included as a condition of approval for each proposed development and implemented during construction.
MM XVI-11 Parking for the construction trucks and worker trucks will be on-site, away from the adjacent public roadways and existing active businesses.	City of Placentia	When applicable, this measure shall be included as a condition of approval for each proposed development and implemented during construction.
MM 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 Expansion Area].	City of Placentia	When applicable, this measure shall be included as a condition of approval for each proposed development and implemented during construction.
4.18: Tribal Cultural Resources		
MM XVIII-1 Prior to issuance of a grading permit, the Applicant shall retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities: <ul style="list-style-type: none"> A. The project Applicant shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity. C. The monitor will complete daily monitoring logs that will provide descriptions of the 	Project Applicant	Monitor shall be retained prior to the issuance of grading permits and field inspections for each proposed development project.

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<p>relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.</p> <p>D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the TOD Expansion Area or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/ construction phase at the TOD Expansion Area possesses the potential to impact Kizh TCRs.</p> <p>E. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe’s sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.</p>		
<p>MM XVIII-2 Prior to issuance of grading permit, the following notes shall be listed on the grading plans for the proposed project: Unanticipated Discovery of Human Remains and Associated Funerary Objects</p> <p>A. Native American human remains are defined in Public Resources Code 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code, Section 5097.98, are also to be treated according to this statute.</p> <p>B. If Native American human remains and/or grave goods discovered or recognized on the TOD Expansion Area, then all construction activities shall immediately cease. Health and Safety Code, Section 7050.5, dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all</p>	Project Applicant	Notes shall be listed on the grading plans for each proposed development prior to the issuance of a grading permit.

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<p>ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code, Section 5097.98, shall be followed.</p> <ul style="list-style-type: none"> C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code, Section 5097.98(d)(1) and (2). D. Construction activities may resume in other parts of the TOD Expansion Area at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Kizh determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Kizh monitor and/or archaeologist deems necessary). (CEQA Guidelines, Section 15064.5(f)) E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance. 		
<p>MM XVIII-3 Prior to issuance of grading permit, the following notes shall be listed on the grading plans for the project:</p> <p>Procedures for Burials and Funerary Remains</p> <ul style="list-style-type: none"> A. As the Most Likely Descendant (“MLD”), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. B. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created. C. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in 	City of Placentia	Notes shall be listed on the grading plans for each proposed development prior to the issuance of a grading permit.

Table 1.A: Mitigation Monitoring and Reporting Program

Draft Supplemental IS/MND Mitigation Measures	Responsible Party/ Approving Agency	Timing for Mitigation Measure
<p>bulk or by means as necessary to ensure complete recovery of all sacred materials.</p> <p>D. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed.</p> <p>E. In the event preservation in place is not possible despite good faith efforts by the project Applicant/developer and/or landowner, before ground-disturbing activities may resume on the TOD Expansion Area, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects.</p> <p>F. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within 6 months of recovery. The site of reburial/repatriation shall be on the TOD Expansion Area but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.</p> <p>G. The Tribe will work closely with the project’s qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does not authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.</p>		
4.19: Utilities and Service Systems		
<p>MM XVII-1 Future projects implemented under the TOD district shall submit a detailed evaluation of water demand and wastewater generation based on the fixtures that will be installed. This information shall be compared to the current demand by existing development and a net impact determination made. This net impact shall be compared to available water supply</p>	<p>City of Placentia</p>	<p>The water demand and wastewater generation documentation shall be provided to the City.</p>

Table 1.A: Mitigation Monitoring and Reporting Program

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<p>capacity and wastewater treatment capacity of the serving utility systems. If the demand/generation exceeds the capacity of either utility system, the modifications to the system(s) shall be evaluated and a determination of indirect impact reached in a second-tier environmental document. The documentation shall be reviewed and approved by the City and if specific measures must be implemented, the City shall impose them as conditions of approval for the future projects. In no instance shall a project be approved that would cause significant environmental effects on either the water or wastewater system, including adequacy of water supplies and treatment capacity. Mitigation in the form of offsets, such as funding water conservation or wastewater generation reductions at other location, shall be implemented where deemed necessary.</p>		<p>If required, specific measures shall be imposed as conditions of approval for future projects.</p>
<p>MM 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>City of Placentia</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>4.20: Wildfire</p>		
<p>The proposed project would not result in any significant adverse impacts related to wildfire. No mitigation is required.</p>		