

LATITUDE RESIDENTIAL PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Zone Change No. ZC 2018-01; Development Plan Review No. DPR 2018-01; Tentative Tract Map No. TTM 19104

MM No.	Mitigation Measure	Method of Verification	Timing of Implementation	Responsibility	Status/Date/Initials
Cultural Resources					
CUL-1	<p>Unanticipated Discovery of Archaeological Resources. If an archaeological resource is encountered during ground-disturbing activities, work within 50 feet of the find must halt and a qualified archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for archaeology must be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, additional work such as data recovery excavation may be warranted.</p> <p>The on-site monitoring shall end when the project site excavation activities are completed, or sooner if the archaeologist indicates that the site has a low potential for archeological resources. During monitoring, the archaeologist shall complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. Following completion of monitoring, the archaeologist shall prepare a summary memorandum of finds, their significance under CEQA and their disposition. (*Note: The California Historical Resources Information System contains a listing of qualified archaeologists at www.chrisinfo.org.)</p>	Monitoring/ Field Inspection	Prior to Issuance of Grading Permits	Development Services	

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CUL-2	<p>Unanticipated Discovery of Human Remains. The discovery of human remains is always a possibility during ground-disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the county coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.</p>	Monitoring/ Field Inspection	Prior to Issuance of Grading Permits	Development Services	
Hazards and Hazardous Materials					
HAZ-1	<p>Radon. Prior to issuance of any building permit for the Project, the Applicant shall demonstrate that buildings have been designed with positive ventilation to reduce the potential for radon accumulation. The U.S. EPA recommends that positive ventilation and the absence of basements or subsurface parking reduces the risk of Radon accumulations and exposure.</p>	Plan Check/ Field Inspection	Prior to Issuance of Building Permits	Development Services	
HAZ-2	<p>Lead-Based Paint (LBP). Prior to issuance of any demolition permit for the Project, the Applicant shall demonstrate that the existing onsite structures have been surveyed for LBP, and that any identified LBP have been prior to activities with the potential to disturb painted surfaces, in accordance with all applicable laws.</p>	Plan Check	Prior to Issuance of Demolition Permits	Development Services	

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HAZ-3	<p>Asbestos Containing Materials (ACM). Prior to issuance of any demolition permit for the Project, the Applicant shall demonstrate that the existing onsite structures have been surveyed for ACM. The survey shall include sampling of suspect ACM which shall be collected for laboratory analysis of asbestos in order to determine the need for compliance with EPA National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations. All ACM shall be removed from the site prior to activities with the potential to disturb affected surfaces, in accordance with all applicable laws.</p>	Plan Check	Prior to Issuance of Demolition Permits	Development Services	
HAZ-4	<p>Recognized Environmental Conditions - Total petroleum hydrocarbons (TPH). Prior to issuance of any building permit for the Project, the Applicant shall demonstrate that the following measure has been completed and the site is cleared of this Recognized Environmental Conditions (RECs) subject to City Development Services Director and City Engineer review and approval: Approximately 670 cubic yards (1,000 tons) of soils will be excavated and disposed of offsite to remediate the TPH-impacted soil to levels acceptable for the residential use. Following the completion of the remedial excavations, a remedy completion report shall be prepared for DTSC review requesting a no further action letter (NFA) for the property.</p>	Plan Check	Prior to Issuance of Building Permits	Public Works	

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HAZ-5	<p>Recognized Environmental Conditions – Lead impacted soils. Prior to issuance of any building permit for the Project, the Applicant shall demonstrate that the following measure has been completed and the site is cleared of this Recognized Environmental Conditions (RECs) subject to City Development Services Director and City Engineer review and approval: Approximately 4,500 to 5,000 cubic yards (6,750 to 7,500 tons) of soils will be excavated and disposed of offsite to remediate the lead-impacted soil to levels acceptable for the residential use. Contaminated soils would be transported off site following United States Department of Transportation (DOT) requirements. Trucks transporting the soil would be required to be covered and consistent with SCAQMD dust control measures. Following the completion of the remedial excavations, a remedy completion report would be prepared for DTSC review requesting a no further action letter (NFA) for the property.</p>	Plan Check	Prior to Issuance of Building Permits	Development Services/Public Works	
HAZ-6	<p>Recognized Environmental Conditions – Oil wells. Prior to issuance of any building permit for the Project, the Applicant shall demonstrate that the following measure has been completed and the site is cleared of this Recognized Environmental Conditions (RECs) subject to City Development Services Director and City Engineer review and approval: All existing and abandoned oil wells on site have completed permitting in accordance with the current standard set forth by California Geologic Energy Management (CalGEM).</p>	Plan Check	Prior to Issuance of Building Permits	Development Services/Public Works	

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HAZ-7	<p>Recognized Environmental Conditions – Methane. Prior to issuance of any building permit for the Project, the Applicant shall demonstrate that the following measure has been completed and the site is cleared of this Recognized Environmental Conditions (RECs) subject to City Development Services Director and City Engineer review and approval: A site-wide methane survey will be conducted under City of Placentia Fire and Life Safety Department Orange County Fire Authority (OCFA) oversight and at a minimum the following will be implemented:</p> <ul style="list-style-type: none"> a. All abandoned onsite oil wells within 25 feet of any structure or within 25 feet from a continuous hardscape that covers an abandoned well will need to be vented; b. Subslab passive venting systems will need to be installed below all proposed buildings within 25 feet of any well or within 25 feet from a continuous hardscape that covers an abandoned well. 	Plan Check	Prior to Issuance of Building Permits	Development Services/Public Works/Fire and Life Safety Department	
HAZ-8	<p>Recognized Environmental Conditions – Geophysical survey. Prior to issuance of any building permit for the Project, the Applicant shall demonstrate that the following measure has been completed and the site is cleared of this Recognized Environmental Conditions (RECs) subject to City Development Services Director and City Engineer review and approval: A comprehensive site-wide geophysical survey of the site has been performed after removal of the site obstructions to identify if abandoned and/or active infrastructure is in-place on the site that could be avoided in connection with redevelopment activities.</p>	Plan Check	Prior to Issuance of Building Permits	Development Services / Public Works	

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HAZ-9	<p>Recognized Environmental Conditions – Soil Management Plan. Prior to issuance of any building permit for the Project, the Applicant shall demonstrate that the following measure has been completed and the site is cleared of this Recognized Environmental Conditions (RECs) subject to City Development Services Director and City Engineer review and approval: A Soil Management Plan has been prepared for the site that can be followed should unknown materials or contamination be encountered during redevelopment.</p>	Plan Check	Prior to Issuance of Building Permits	Development Services / Public Works	
HAZ-10	<p>Traffic Control Plan. Prior to any grading or construction activities, the Applicant shall prepare a construction traffic control plan for review and approval by the City Engineer to ensure emergency access routes are not obstructed.</p>	Plan Check	Prior to Issuance of Grading Permits	Public Works	
Noise					
NOI-1	<p>Operational Noise - Exterior. An 8-foot masonry wall shall be constructed at the northern boundary of the Project site adjacent to the existing rail lines. This wall shall reduce exterior noise levels at the common open spaces to 65 dB CNEL. The final location and design of the wall shall be subject to Development Services Director review and approval.</p>	Plan Check / Field Inspection	Prior to Issuance of Building Permit for Design Approval / Prior to Certificate of Occupancy for Construction	Development Services	

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NOI-2	<p>Operational Noise – Interior. The following upgrades shall be incorporated into the building design to reduce interior noise levels to 45 dB CNEL:</p> <ul style="list-style-type: none"> All windows throughout the Project will be dual-paned glass and all upstairs living and bedrooms of units abutting the tracks shall be equipped with supplemental ventilation supplying at least 30 CFM of fresh make-up air (Building Code requirement), and Upstairs windows of living or bedrooms in units with a line-of-site to the tracks shall be rated at STC=30 or better (single event noise nuisance reduction) with STC = 33 rated windows recommended for upstairs windows directly facing the train tracks. <p>Because window closure is a necessary condition to meet the noise standard, the code requires the provision of supplemental ventilation, including a fresh air intake that provides 30 CFM of fresh outside air. In order to not compromise acoustic protection integrity of the HVAC systems, the fresh air inlet shall be located on the building facades away from the track.</p>	Plan Check/ Field Inspection	Prior to Issuance of Building Permit for Design Approval/ Prior to Certificate of Occupancy for Construction	Development Services	
NOI-3	<p>Construction Noise. During all demolition, grading and construction activities, the Applicant shall ensure that the following measures are followed:</p> <ul style="list-style-type: none"> All construction and general maintenance activities, except in an emergency, shall be limited to the hours of 7 a.m. to 7 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. All on-site construction equipment shall have properly operating mufflers. All construction staging areas should be located as far away as practical from the nearest homes. 	Field Inspection	During demolition, grading, construction activities	Development Services	

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NOI-4	<p>Vibration. Floors of ground level areas that are used for living or sleeping shall be covered with a soft material such as carpet to reduce vibration levels.</p>	Plan Check/ Field Inspection	Prior to Issuance of Building Permit for Design Approval/ Prior to Certificate of Occupancy for Construction	Development Services	
Transportation					
TR-1	<p>Construction Traffic. As part of its Traffic Control Plan (Mitigation Measure HAZ-10), the Applicant shall direct and monitor Project construction crews to ensure the following measures are implemented. The Public Works Department will ensure implementation:</p> <ul style="list-style-type: none"> • Promote use of car-pool and can pool by the construction workers. • Reduce inbound and outbound construction trips during the weekday peak traffic periods of between 7:00 AM to 9:00 AM to maintain 52 or less (inbound and outbound combined) AM trips per hour. • Reduce inbound and outbound construction trips during the weekday peak traffic periods of between 4:00 PM to 6:00 PM to maintain 64 or less (inbound and outbound combined) PM trips per hour. • Provide unrestricted access to schools for school buses; • Avoid delays to transported students resulted by truck and construction traffic. • Avoid adverse impacts on school buses' on-time performance and passenger safety resulting from changed traffic patterns, lane adjustment, traffic light patterns, and altered bus stops during and after construction. • Construction trucks and other vehicles are required to stop when encountering school buses using red-flashing-lights must-stop-indicators per the California Vehicle 	Field Inspection	During Construction	Public Works	

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TR-1 (continued)	<ul style="list-style-type: none"> • Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure vehicular safety. • Haul routes should not pass by any school, except when school is not in session. • Barriers and/or fencing must be installed to secure construction equipment and to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances. • Contractors are required to provide security patrols (at their expense) to minimize trespassing, vandalism, and short-cut attractions. 	Field Inspection	During Construction	Public Works	
TR-2	<p>Site Access. Prior to issuance of grading plans, the Applicant shall submit for Engineering Department review and approval site access plans demonstrating that the sight distance at all Project access points is adequate and complies with City standards.</p>	Plan Check	Prior to Issuance of Grading Permits.	Public Works	
TR-3	<p>Signage and Striping. Prior to issuance of a certificate of occupancy, the Applicant shall demonstrate that appropriate signage and pavement markings at the Project site driveways, including stop bars and stop signs and restrict project access through clear signage and other means have been installed subject to Public Works Department review and approval.</p>	Plan Check / Field Inspection	Prior to Certificate of Occupancy for Construction	Public Works	

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Tribal Cultural Resources					
TCR-1	<p>Native American Monitoring. Prior to any grading or construction activities, the Applicant shall retain representative(s) of Gabrieleño heritage to perform Native American monitoring of excavation activities. If prehistoric tribal resources are recovered, all interested tribal groups shall have input in regard to treatment and all materials will be reburied on site at a location deep enough not to be disturbed in the future. If requested by the City, a qualified archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for archaeology must also be contacted immediately to evaluate the find and determine compliance with California Public Resources Code § 21080.3.1 and Assembly Bill (AB) 52. (Reference Mitigation Measure CUL-1). Native American monitoring shall cease when ground disturbance activities are completed, or sooner if the Native American monitor indicates that the site has a low potential for Native American resources. During monitoring, the tribal representative shall complete monitoring logs on a daily basis. The tribal representative document his/her findings according to accepted protocols and provide that documentation to the City Development Services Director upon completion monitoring activities.</p>	Plan Check / Field Inspection	Prior to any grading or construction activities	Development Services	
Utilities and Service Systems					
UTL-1	<p>Utilities/Wastewater. Prior to issuance of a wastewater permit, the Project Applicant shall pay applicable connection and/or user fees to the appropriate sewer service provider.</p>	Receipts verifying that applicable connection or user fees have been paid.	Prior to Issuance of Occupancy Permit.	Public Works	

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UTL-2	Utilities/Wastewater. Prior to issuance of a building permit, the Project Applicant shall prepare an engineering study to support the adequacy of the sewer collection system and submit the engineering study to the City Engineer for review and approval. Any improvements recommended in the engineering study shall be installed prior to the certificate of occupancy for the development project.	Plan Check / Field Inspection	Prior to Issuance of Building Permit for Design Approval/ Prior to Certificate of Occupancy for Construction	Public Works	
UTL-3	Utilities/Wastewater. Prior to issuance of a building permit, the Project Applicant shall provide evidence that the transmission and treatment plant capacity to accept sewage flows from buildings for which building permits are being requested.	Developers shall provide verification that there is sewage capacity to support the project.	Prior to Issuance of Building Permit	Public Works	
UTL-4	Water. Project Applicant shall pay applicable connection and/or user fees to the appropriate water service provider.	Developers shall provide receipts for funds provided to the City to reduce water consumption, and through verifying that installation of water conservation equipment has been funded.	Prior to Grading Permit Issuance	Public Works	

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UTL-5	Water. Prior to issuance of a building permit, the Project Applicant shall prepare an engineering study to support the adequacy of the water systems and submit the engineering study to the City Engineer for review and approval. Any improvements recommended in the engineering study shall be installed prior to the certificate of occupancy for the development project.	Plan Check / Field Inspection	Prior to Issuance of Building Permit for Design Approval/ Prior to Certificate of Occupancy for Construction	Public Works	
UTL-6	Water. Prior to issuance of a building permit, the Project Applicant shall provide evidence of water supply availability and transmission capacity to service buildings for which building permits are being requested.	Plan Check	Prior to Issuance of Building Permit	Public Works	