

**CITY OF PLACENTIA
GENERAL PLAN ENVIRONMENTAL IMPACT REPORT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule		Verification
<p>Air Quality</p> <p>AQ-1 The City shall confer with the SCAQMD to identify Project specific and City-wide PM2.5 emission reduction strategies beginning in 2020. The City shall implement those strategies that reduce daily emissions with the goal of achieving 55 lbs/day of reductions over the 20-year planning horizon.</p>	<p>This measure shall be implemented following the certification of the Final EIR by the City of Placentia. Once the PM2.5 emissions strategies have been drafted, those strategies shall be applied to future Projects within the City.</p>		<p>A copy of the strategies, once developed, shall be retained at the City and posted on the City's website. Verification of the inclusion of any strategies that apply to future Projects shall be implemented as part of the CEQA review process, and verification shall be included in the file for each new Project, and also retained in a separate file pertaining to the PM2.5 emission reduction strategies.</p>
	Source	Responsible Party	Status / Date / Initials
	Draft EIR	City of Placentia	

Mitigation Measure	Implementation Schedule		Verification
<p>Cultural Resources</p> <p>CR-1 Future development Projects shall continue to be evaluated for cultural resources by the City of Placentia through review by the California Historical Resources Information System (CHRIS), and through notification of and consultation with the local tribes for new entitlement Projects. The Projects shall be evaluated for compliance with the California Environmental Quality Act (CEQA), and, where feasible, avoidance of cultural resources. If, following review by the CHRIS and/or tribal consultation, it is determined that there is a potential for impacts to cultural resources, further cultural resources analysis by a qualified professional(s), as defined in Mitigation Measure CR-2, may be required by the City.</p>	<p>This measure shall be applied to future Projects within the City and shall be included in the City's requirements for future Projects, and also in the City's review process for future Projects. Additionally, once approved, all Projects shall adhere to the provisions in this measure and in CR-2 during construction.</p>		<p>City Staff shall document that this measure has been complied with as part of City review of future CEQA documents. Developers of future Projects shall provide the City with documentation verifying that these procedures have been followed during construction; further verification shall occur during normal construction site inspections. A copy of this documentation shall be retained in the Project file.</p>
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<p>Cultural Resources</p> <p>CR-2 In the event that cultural resources (archaeological, historical, paleontological) resources are inadvertently unearthed during excavation and grading activities of any future development Project, the contractor shall cease all earth-disturbing activities within a 100-foot radius of the area of discovery. If not already retained due to conditions present pursuant to Mitigation Measure CR-1, the Project proponent shall retain a qualified professional (i.e., archaeologist, historian, architect, paleontologist, Native American Tribal monitor), subject to approval by the City of Placentia to evaluate the significance of the find and appropriate course of action (refer to Mitigation Measures CR-1 and CR-3). If avoidance of the resources is not feasible, salvage operation requirements pursuant to Section.</p>	<p>This measure shall be applied to future Projects within the City and shall be included in the City's requirements for future Projects. Additionally, once approved, all Projects shall adhere to the provisions in this measure during construction.</p>	<p>City Staff shall document that this measure has been complied with as part of City review of future CEQA documents. Developers of future Projects shall provide the City with documentation verifying that these procedures have been followed during construction; further verification shall occur during normal construction site inspections. A copy of this documentation shall be retained in the Project file.</p>				
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<p>Cultural Resources</p> <p>CR-3 In the event that human remains are unearthed during excavation and grading activities of any future development Project, all activity shall cease immediately. Pursuant to State Health and Safety Code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendant of the deceased Native American, who shall serve as consultant on how to proceed with the remains.</p>	<p>This measure shall be applied to future Projects within the City and shall be included in the City's requirements for future Projects. Additionally, once approved, all Projects shall adhere to the provisions in this measure during construction.</p>	<p>City Staff shall document that this measure has been complied with as part of City review of future CEQA documents. Developers of future Projects shall provide the City with documentation verifying that these procedures have been followed during construction; further verification shall occur during normal construction site inspections. A copy of this documentation shall be retained in the Project file.</p>				
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<p>Energy ENG-1 Develop and implement a Strategic Energy Plan to increase energy efficiency in existing City buildings and set standards for any new City facilities with the intent to increase energy efficiency and ultimately reduce GHG emissions. This will include implementation of the following measures as will be detailed within the plan:</p> <ul style="list-style-type: none"> • Improve energy efficiency within existing operations through retrofit Projects, updated purchasing policies, updated maintenance/operations standards, and education. • Improve energy efficiency of new construction and major renovations by applying design criteria and participating in incentive programs. • Provide energy in a reliable and cost-effective manner and utilize renewable energy systems where feasible. • Monitor and reduce energy demand through metering, building controls, and energy monitoring systems. • Increase City fleet fuel efficiency by acquiring more hybrid vehicles, using alternative fuels, and by maintaining performance standards for all fleet vehicles. 	<p>This measure shall be implemented following the certification of the Final EIR by the City of Placentia. Once the Strategic Energy Plan has been drafted, those strategies identified therein shall be applied to future Projects within the City.</p>	<p>A copy of the strategies, once developed, shall be retained at the City and posted on the City's website. Verification of the inclusion of any strategies that apply to future Projects shall be implemented as part of the CEQA review process, and verification shall be included in the file for each new Project, and also retained in a separate file pertaining to the Strategic Energy Plan.</p>
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<p>Energy ENG-2 Provide incentives to promote the siting or use of clean air technologies where feasible. These technologies shall include, but not be limited to, fuel cell technologies, renewable energy sources, and hydrogen fuel.</p>	<p>This measure shall be implemented following the certification of the Final EIR by the City of Placentia. Once the incentives have been drafted, it shall be offered and applied to future Projects within the City.</p>	<p>A copy of the incentives, once developed, shall be retained at the City and made available to the public in an easily accessible manner (such as posted to the City's website). During the CEQA review process for future Projects, City staff shall inform developers of applicable incentives during the planning process for future Projects within the City. Documentation of verification shall be included in the file for each new Project.</p>
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<p>Energy</p> <p>ENG-3 Coordinate with the South Coast Air Quality Management District, SoCalGas, Southern California Edison, and the California Center for Sustainable Energy to research and possibly develop a mitigation credit program. Under this program, mitigation funds will be used to retrofit existing buildings for energy efficiency to reduce greenhouse gas emissions. Additionally, this program will be used to provide incentives for new construction to maximize energy efficient technologies in for new development within the City.</p>	<p>This measure shall be implemented following the certification of the Final EIR by the City of Placentia. Once the mitigation credit program has been drafted, it shall be offered and applied to future Projects within the City, as well as to existing structures that wish to be retrofitted to maximize energy efficiency.</p>	<p>A copy of the mitigation credit program, once developed, shall be retained at the City and made available to the public in an easily accessible manner (such as posted to the City's website). During the CEQA review process for future Projects, City staff shall inform developers of applicable mitigation credits during the planning process for future Projects within the City. City Staff shall inform entities within the City that would qualify for retrofitting via mailings that the mitigation fund may apply to their building. Documentation of verification shall be included in the file for each new Project.</p>
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Mitigation Measure	Implementation Schedule	Verification
<p>Hazards and Hazardous Materials</p> <p>HAZ-1 The City shall collaborate with Orange County Community Development, the Orange County Health Care Agency, and the Orange County Fire Authority to create an informational pamphlet with existing hazardous material substitutions and retailers that sell the materials. Offer the information to applicable business owners who are required to file as a hazardous waste handler in the City.</p>	<p>This measure shall be implemented following the certification of the Final EIR by the City of Placentia. Once the informational pamphlet has been drafted, it shall be distributed to existing and future applicable business owners.</p>	<p>A copy of the informational pamphlet, once developed, shall be retained at the City and made available to the public in an easily accessible manner (such as posted to the City's website). Documentation verifying that copies of the informational pamphlet are made available shall be retained in the Project file.</p>
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<p>Hazards and Hazardous Materials</p> <p>HAZ-2 The City shall collaborate with Orange County Community Development, the Orange County Health Care Agency, and the Orange County Fire Authority and the provide information on viable alternatives to household hazardous materials on the City’s website so households may use alternatives. Information will also educate the public to the health, safety, and environmental benefits of using non-hazardous substitutions.</p>	<p>This measure shall be implemented following the certification of the Final EIR by the City of Placentia. Once the information on viable alternatives to household hazardous materials has been drafted, the information shall be made public.</p>	<p>A copy of the information on viable alternatives to household hazardous materials, once developed, shall be retained at the City and posted on the City’s Website.</p>				
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Mitigation Measure	Implementation Schedule	Verification				
<p>Hazards and Hazardous Materials</p> <p>HAZ-3 Prior to development approval on a Project-by-Project basis, the Project applicant shall confirm the presence or absence of hazardous materials pertaining to the release of hazardous materials into the soil, surface water, and/or groundwater (such as a Phase I Environmental Site Assessment [ESA]). If necessary, development shall undergo site characterization and remediation on a Project-by-Project basis, per applicable Federal, State, and/or local standards and guidelines set by the applicable regulatory agency.</p>	<p>This measure shall be applied to future Projects within the City and shall be included in the City’s requirements for future Projects. Additionally, once approved, all Projects shall adhere to the provisions in this measure prior to site construction and/or as part of construction where applicable.</p>	<p>City Staff shall document that this measure has been complied with as part of City review of future CEQA documents. Developers of future Projects shall provide the City with documentation verifying that these procedures have been followed during construction; further verification shall occur during normal construction site inspections. A copy of this documentation shall be retained in the Project file. Additionally, a copy of all materials pertaining to this mitigation measure (i.e. Phase I ESA, etc.) shall be retained in the Project file.</p>				
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<p>Noise</p> <p>NOI-1 The City shall require future developments to implement the following measures to reduce the potential for human annoyance and architectural/structural damage resulting from elevated groundborne noise and vibration levels.</p> <ul style="list-style-type: none"> • Pile driving within a 50-foot radius of historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, predrilling, cast-in-place systems, resonance-free vibratory pile drivers). • The preexisting condition of all designated historic buildings within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition. • Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated vibration levels in accordance with Caltrans recommendations¹ during pile driving and impact activities in the vicinity of the historic structures. 	<p>This measure shall be applied to future Projects within the City and shall be included in the City's requirements for future Projects. Additionally, once approved, all Projects shall adhere to the provisions in this measure prior to site construction and/or as part of construction and/or as part of operation, where applicable.</p>	<p>City Staff shall document that this measure has been complied with as part of City review of future CEQA documents. Developers of future Projects shall provide the City with documentation verifying that these procedures have been followed during construction and/or operation; further verification shall occur during normal construction site inspections. A copy of this documentation shall be retained in the Project file.</p>	
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<p>Public Services</p> <p>PS-1 Prior to the issuance of certificate of occupancy, individual project applicants shall submit evidence to the City of Placentia that legally required school impact mitigation fees have been paid per the mitigation established by the Placentia Yorba Linda School District.</p>	<p>This measure shall be applied to future Projects within the City and shall be included in the City's requirements for future Projects. All Projects shall adhere to the provisions in this measure prior to project occupancy.</p>	<p>City Staff shall document that this measure has been complied with as part of City review of future CEQA documents. Developers of future Projects shall provide the City with documentation (receipts) verifying that the mitigation fees have been paid. A copy of this documentation shall be retained in the Project file.</p>	
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¹ http://www.dot.ca.gov/hq/env/noise/pub/TCVGM_Sep13_FINAL.pdf

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<p>Transportation / Traffic</p> <p>Under the Current General Plan scenario, the effects of regional traffic growth are forecast to result in declines in levels of service to below acceptable levels on one roadway segment and at six specific roadway intersections. Recommendations for changes to the roadway segment and intersections to improve operating conditions are presented below.</p> <p><i>Roadway Improvements for the Current General Plan Scenario</i> Changes in roadway configuration are recommended for one roadway segment under the Current General Plan scenario:</p> <p style="padding-left: 40px;">Rose Drive, from Alta Vista Street to Palm Drive</p> <p>The roadway segment of Rose Drive is currently operating at a LOS value of D. However, with the regional traffic growth applied to the existing roadway configurations, it would operate at a LOS value of E. The roadway segment is currently a 4-lane divided primary arterial. The narrowest point of the segment is approximately 84 feet wide curb-to-curb. The roadway width provides adequate curb-to-curb width to be restriped as a 6-lane Major Arterial with a raised median. This improvement is consistent with its 6-lane divided Major Arterial configuration under the 2017 OCTA MPAH classification.</p> <p style="text-align: center;">Table 4.18-19 CHANGE IN LEVEL-OF-SERVICE WITH IMPROVEMENTS, ROADWAY SEGMENT, CURRENT GENERAL PLAN SCENARIO</p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr style="background-color: #add8e6;"> <th rowspan="2">Roadway Segment</th> <th rowspan="2">From</th> <th rowspan="2">To</th> <th rowspan="2">Volume</th> <th colspan="3">Existing Configuration</th> <th colspan="3">MPAH Configuration</th> </tr> <tr style="background-color: #add8e6;"> <th>Capacity</th> <th>V/C*</th> <th>LOS</th> <th>Capacity</th> <th>V/C*</th> <th>LOS</th> </tr> </thead> <tbody> <tr> <td>Rose Drive</td> <td>Alta Vista Street</td> <td>Palm Drive</td> <td style="text-align: center;">34,630</td> <td style="text-align: center;">37,500</td> <td style="text-align: center;">0.923</td> <td style="text-align: center;">E</td> <td style="text-align: center;">56,300</td> <td style="text-align: center;">0.615</td> <td style="text-align: center;">B</td> </tr> </tbody> </table> <p>Note: volume to capacity ratio</p> <p><i>Intersection Improvements for Current General Plan Scenario</i> Recommended measures to improve operating conditions at six specific intersections under the Current General Plan Scenario are presented below. The proposed improvements are expected to mitigate the negative effects of increased traffic through incorporation of various traffic control and intersection capacity improvement measures.</p> <p><i>Rose Drive at Imperial Highway</i> This intersection is managed by Caltrans while the City of Placentia has limited right-of-way. The increase in traffic volumes will require improvements to this</p>	Roadway Segment	From	To	Volume	Existing Configuration			MPAH Configuration			Capacity	V/C*	LOS	Capacity	V/C*	LOS	Rose Drive	Alta Vista Street	Palm Drive	34,630	37,500	0.923	E	56,300	0.615	B	<p>The City shall implement these measures to improve circulation when the City determines that the acceptable LOS at each roadway segment or intersection has been exceeded.</p>	<p>The City shall use its own traffic data to determine when each segment should be improved to minimize roadway deficiencies. Traffic data pertaining to these roadway segments and intersections shall be retained in the Project file. Verification that these segments have been improved (once completed) shall be retained in the Project file.</p>
Roadway Segment					From	To	Volume	Existing Configuration			MPAH Configuration																	
	Capacity	V/C*	LOS	Capacity				V/C*	LOS																			
Rose Drive	Alta Vista Street	Palm Drive	34,630	37,500	0.923	E	56,300	0.615	B																			

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<p>intersection by 2040. The following improvements are recommended to improve operating conditions:</p> <p style="padding-left: 40px;">Install westbound right-turn overlap traffic signal phasing Optimize signal timing</p> <p>These changes will improve operating conditions at the intersection of Imperial Highway and Rose Drive to a LOS value of E, considered acceptable for State Highway intersections.</p> <p><i>Kraemer Boulevard at Morse Avenue</i> This intersection is currently operating at a LOS value of F during the AM peak hour. The intersection would continue to operate at a LOS value of F during the AM peak hour under the Current General Plan scenario. The following improvement is therefore recommended to improve operating conditions:</p> <p style="padding-left: 40px;">Restripe the westbound left –through lane to left-turn only lane Restripe the westbound right-turn only lane to through-right turn lane</p> <p>This change will improve operating conditions at the intersection of Kraemer Boulevard and Morse Avenue to a LOS value of B during the AM peak hour. This intersection is part of the Regional TSSP. The traffic operation at this intersection is expected to be improved after the implementation of TSSP is completed.</p> <p><i>Rose Drive at Palm Drive</i> The regional traffic growth will result in traffic volume increases on Rose Drive which will require improvements to this intersection by 2040. Additional southbound through capacity will be required to improve operating conditions during the AM peak hour. This will be consistent with the MPAH. The southbound approaches at the intersection currently include one left-turn only lane, one through lane and one through-right turn lane. The through-right turn lane is approximately 21 feet wide. Therefore, we considered a defacto right-turn lane under the existing conditions for LOS analysis.</p> <p>The following improvement is therefore recommended at the intersection of Rose Drive and Palm Avenue, and the proposed improvement can be done by restriping alone:</p> <p style="padding-left: 40px;">Restripe the southbound approaches to the following configuration:</p> <ul style="list-style-type: none"> ○ 1 left-turn only lane, ○ 2 through lanes ○ 1 through-right turn lane <p>This change will improve operating conditions at the intersection of Rose Drive and Palm Avenue to a LOS value of C during the AM peak hour, considered acceptable by City of Placentia.</p>		
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<p><i>Chapman Avenue at Kraemer Boulevard</i> Additional northbound left-turn capacity will be required to improve operating conditions at this intersection during the PM peak hour. The following improvements are therefore recommended at the intersection of Kraemer Boulevard and Chapman Avenue to improve operating conditions:</p> <p style="padding-left: 40px;">Northbound left-turn phasing changed from protected to protected and permissive</p> <p>This change will improve operating conditions at the intersection of Kraemer Boulevard and Chapman Avenue from a LOS value of E to a LOS value of C during the PM peak hour. This intersection is part of the Regional TSSP. The traffic operation at this intersection is expected to be improved after the implementation of TSSP is completed.</p> <p><i>Orangethorpe Avenue at SR-57 Northbound Ramps</i> Expected traffic volume increases on Orangethorpe Avenue at the SR-57 Freeway, due primarily to regional traffic growth will require capacity improvements to maintain acceptable operating conditions. The following improvements are recommended:</p> <p style="padding-left: 40px;">Restripe the Northbound Off Ramp to the following configuration:</p> <ul style="list-style-type: none"> ○ 1 left-turn only lane ○ 1 left-right shared lane ○ 1 right-turn only lane <p>This change will improve operating conditions at the intersection of Orangethorpe Avenue and SR-57 Northbound Ramps from a LOS value of E to a LOS value of C during the PM peak hour.</p> <p><i>Orangethorpe Avenue at Melrose Street</i> Additional northbound left-turn capacity will be required to improve operating conditions at this intersection during the PM peak hour. The following improvements are therefore recommended at the intersection of Orangethorpe Avenue and Melrose Street:</p> <p style="padding-left: 40px;">Northbound left-turn phasing changed from protected to protected and permissive</p> <p>This change will improve operating conditions at the intersection of Orangethorpe Avenue and Melrose Street from a LOS value of F to a LOS value of C during the PM peak hour. Table 4.18.20 summarizes the expected levels of service for the six affected intersections with the proposed improvements under the Current General Plan scenario. Appendix I of Volume 2 of the EIR contains the intersection operations analysis worksheets for the Current General Plan conditions, with improvements.</p>		
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**Table 4.18-20
CHANGE IN LEVEL-OF-SERVICE WITH IMPROVEMENTS, STUDY INTERSECTIONS,
CURRENT GENERAL PLAN SCENARIO**

Study Intersections	Peak Hour	Current General Plan				with Mitigation			
		ICU	HCM	LOS	LOS Below Acceptable Level?	ICU	HCM	LOS	LOS Below Acceptable Level?
Rose Dr at Imperial Hwy*	AM	0.921	64.8	E	Yes	0.921	60.9	E	No
	PM	0.999	82.9	F	Yes	0.912	61.4	E	No
Morse Ave at Kraemer Blvd	AM	0.690	125.4	F	Yes	0.690	13.1	B	No
	PM	0.59	48.4	D	No	0.585	8.7	A	No
Palm Dr at Rose Dr	AM	0.874	55.0	E	Yes	0.745	25.2	C	No
	PM	0.69	29.1	C	No	0.610	27.3	C	No
Kraemer Blvd at Chapman Ave	AM	0.787	44.5	D	No	0.787	30.3	C	No
	PM	0.71	71.8	E	Yes	0.711	26.9	C	No
SR-57 NB Ramps at Orange-thorpe Ave*	AM	0.752	18.7	C	No	0.569	11.5	A	No
	PM	0.93	64.8	E	Yes	0.704	19.9	C	No
Melrose St at Orange-thorpe Ave	AM	0.721	27.8	C	No	0.721	24.3	C	No
	PM	0.820	87.5	F	Yes	0.820	28.9	C	No

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<p>Utilities and Service Systems</p> <p>WW-1 Prior to issuance of a wastewater permit for any future development Project, the Project Applicant shall pay applicable connection and/or user fees to the appropriate sewer service provider.</p>	<p>This measure shall be applied to future Projects within the City and shall be included in the City's requirements for future Projects. All Projects shall adhere to the provisions in this measure prior to project occupancy.</p>	<p>City Staff shall document that this measure has been complied with as part of City review of future CEQA documents. Developers of future Projects shall provide the City with documentation (receipts) verifying that applicable connection or user fees have been paid. A copy of this documentation shall be retained in the Project file.</p>				
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<p>Utilities and Service Systems</p> <p>WW-2 Prior to issuance of a building permit for any future development Project, 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 for review and approval. Any improvements recommended in the engineering study shall be installed prior to the certificate of occupancy for the development Project.</p>	<p>This measure shall be applied to future Projects within the City and shall be included in the City's requirements for future Projects. All Projects shall adhere to the provisions in this measure prior to project implementation.</p>	<p>City Staff shall document that this measure has been complied with as part of City review of future CEQA documents. Developers of future Projects shall provide the City with an engineering study prior to project completion and a copy shall be retained in the project file. The City shall verify that the recommended improvements are implemented via field verification. Field notes verifying compliance shall be retained in the project file.</p>				
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<p>Utilities and Service Systems</p> <p>WW-3 Prior to issuance of a building permit for any future development Project, 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.</p>	<p>This measure shall be applied to future Projects within the City and shall be included in the City's requirements for future Projects. All Projects shall adhere to the provisions in this measure prior to project implementation.</p>	<p>City Staff shall document that this measure has been complied with as part of City review of future CEQA documents. Developers of future Projects shall provide the City with a verification that there is sewage capacity to support specific projects and a copy shall be retained in the project file.</p>				
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<p>Utilities and Service Systems</p> <p>WW-4 Due to various population growth forecasts over the next 20 years, it is essential that population growth that exceeds forecasts in both the water service provider's UWMPs, shall be offset by future developers providing funds to reduce water consumption within the appropriate service area by funding the installation of water conservation equipment/devices to compensate for the additional water consumption of a specific Project.</p>	<p>This measure shall be applied to future Projects within the City and shall be included in the City's requirements for future Projects. All Projects shall adhere to the provisions in this measure prior project implementation.</p>		<p>City Staff shall document that this measure has been complied with as part of City review of future CEQA documents. Developers of future Projects shall provide the City with documentation in the form of receipts to the City for funds provided to the City to reduce water consumption, and also through verifying that installation of water conservation equipment has been funded. The Water Agency shall verify that the required funding has been received.</p>
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