

MITIGATION MONITORING PROGRAM

PROJECT NAME: One Valley One Vision **FILE NUMBERS:** _____

APPROVAL DATE: _____ **ENVIRONMENTAL IMPACT REPORT No.:** SCH#2008071133

The following environmental mitigation measures were incorporated into the approval for this project in order to mitigate potentially significant environmental impacts. A completed and signed checklist for each mitigation measure indicates that this mitigation measure has been complied with and implemented and fulfills the City of Santa Clarita's monitoring requirements with respect to Assembly Bill 3180 (Public Resources Code Section 21081.6). The mitigation measures are numbered consistently with the project's Environmental Impact Report.

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Transportation and Circulation					
Traffic and circulation	3.2.1 The City of Santa Clarita shall work with Caltrans as they add additional lanes to the I-5 freeway between the SR-14 interchange and the Parker Road interchange. This improvement includes extending the existing HOV lanes from the SR-14 interchange to just south of the Parker Road interchange, incorporating truck climbing lanes from the Pico Canyon Road/Lyons Avenue interchange to the SR-14 interchange and constructing or extending auxiliary lanes between interchanges at six locations.	Verify construction of roadways	City of Santa Clarita Public Works Department, Traffic and Transportation Planning Division	Ongoing	
Traffic and circulation	3.2.2 The City of Santa Clarita shall continue to participate in implementing short-term measures of the North County Combined Highway Corridors Study including additional lanes to a minimum of 3-lanes in each direction of the SR-14. Participation for long-term measures includes the completion of the mainline to four lanes in each direction between the Newhall Avenue interchange and the Sand Canyon Interchange and to add a dedicated truck lane between the I-5 freeway and the Placerita Canyon Road interchange.	Verify construction of roadways	City of Santa Clarita Public Works Department, Traffic and Transportation Planning Division	Ongoing	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Transportation and Circulation (continued)					
Traffic and circulation patterns related to cumulative impacts	3.2.3 The City will continue to monitor potential impacts on roadway segments and intersections on a project-by-project basis as buildout occurs by requiring traffic studies for all projects that could significantly impact traffic and circulation patterns.	Require traffic studies for all projects that could significantly impact traffic and circulation patterns	City of Santa Clarita Community Development Department, Planning Division and Public Works Department, Traffic and Transportation Planning Division	Ongoing	
Air Quality					
Air pollution during grading and construction	3.3-1 Prior to implementing project approval, applicants for implementing projects shall develop a Construction Traffic Emission Management Plan to minimize emissions from vehicles including, but not limited to, scheduling truck deliveries to avoid peak hour traffic conditions, consolidating truck deliveries, and prohibiting truck idling in excess of 5 minutes.	Check Construction Traffic Emission Management Plan (Plan) to ensure effective emissions controls are included. Conduct field inspections to ensure proper compliance with approved Plan.	City of Santa Clarita Public Works Department, Development Services Division	Prior to issuance of Grading Permits for each grading and construction project/phase.	
Air pollution during grading and construction	3.3-2 Prior to grading permit issuance, applicants for implementing projects shall develop a Construction Emission Management Plan to minimize construction-related emissions. The Construction Emission Management Plan shall require the use of Best Available Control Measures, as specified in Table 1 of SCAQMD's Rule 403. If potentially significant impacts are identified after the implementation of the SCAQMD recommended Best Available Control Measures, the Construction Emission Management Plan shall include the following additional elements:	Check Construction Emission Management Plan (Plan) to ensure effective emissions controls are included. Conduct field inspections to ensure proper compliance with approved Plan.	City of Santa Clarita Public Works Department, Development Services Division	Prior to issuance of Grading Permits for each grading and construction project/phase.	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Air Quality (continued)					
	3.3-2 (continued) <ul style="list-style-type: none"> • Application of non-toxic chemical soil stabilizers or apply water to form and maintain a crust on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days). • Application of non-toxic binders to exposed areas after cut and fill operations and hydroseeded areas. • Cover or application of water or non-toxic chemical suppressants to form and maintain a crust on inactive storage piles. • Planting of vegetative ground cover in disturbed areas as soon as possible and where feasible. • Operate street sweepers that comply with SCAQMD Rules 1186 and 1186.1 on roads adjacent to the construction site so as to minimize dust emissions. Paved parking and staging areas shall be swept daily. • Scheduling truck deliveries to avoid peak hour traffic conditions, consolidating truck deliveries, and prohibiting truck idling in excess of 5 minutes. • Reduce traffic speeds on all unpaved roads to 15 miles per hour or less. • Pave or apply gravel on roads used to access the construction sites when possible. • Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 7:00 PM and 6:00 AM, and between 10:00 AM and 3:00 PM). • Use of diesel-powered construction equipment shall use ultra-low sulfur diesel fuel. • Use electric welders to avoid emissions from gas or diesel welders when such equipment is commercially available. • Use electricity or alternate fuels for on-site mobile equipment instead of diesel equipment when such equipment is commercially available. • Use on-site electricity or alternative fuels rather than diesel-powered or gasoline-powered generators when such equipment is commercially available. • Maintain construction equipment by conducting regular tune-ups according to the manufacturers' recommendations. 				

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Air Quality (continued)					
	3.3-2 (continued) <ul style="list-style-type: none"> In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. A copy of each unit's certified tier specification, BACT documentations, and CARB, SCAQMD, or ICAPCD operating permit shall be provided at the time of mobilization of each applicable unit of equipment. Designate personnel to monitor dust control measures to ensure effectiveness in minimizing fugitive dust emissions. An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt. The contractor shall utilize low-VOC content coatings and solvents that are consistent with applicable SCAQMD and ICAPCD rules and regulations. Consideration shall be given to use of other transportation methods to deliver materials to the construction sites (for example, trains or conveyors) if it would result in a reduction of criteria pollutant emissions. 				
Air pollution impacts to sensitive land uses	3.3-3 Prior to implementing project approval, applicants for implementing projects shall be required to conduct an LST analysis.	Conduct a localized significance threshold (LST) analysis	City of Santa Clarita Community Development Department, Planning Division	Prior to implementing project approval	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Air Quality (continued)					
Long-term stationary emissions due to energy loss would contribute to cumulative air quality impacts	3.3-4 Prior to the issuance of Building Permits, the applicant shall submit building plans to the City and/or County Building Department to demonstrate that all residential buildings are designed to achieve energy efficiency in accordance with applicable state, City, and/or County green building or equivalent standards.	Review of Building Plans	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to issuance of Building Permits	
Long-term stationary emissions due to energy loss would contribute to cumulative air quality impacts	3.3-5 Prior to the issuance of Building Permits, the applicant shall submit building plans to the City and/or County Building Department to demonstrate that all commercial buildings shall be designed to achieve energy efficiency in accordance with state, City, and/or County green building or equivalent standards.	Review of Building Plans	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to issuance of Building Permits	
Long term mobile source emissions from vehicles	3.3-6 Prior to final building inspection, the applicant shall provide preferential parking spaces for carpools and vanpools at major commercial and office locations. The spaces shall be clearly identified in plot plans and may not be pooled in one location.	Review of Building Plans	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to final building inspection	
Long-term stationary emissions due to wood burning hearths and stoves, would contribute to cumulative air quality impacts	3.3-7 New residential developments shall allow only natural gas-fired hearths and shall prohibit the installation of wood-burning hearths and wood-burning stoves.	Check Building Plans; and Check CC&Rs; and Conduct field inspection	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to issuance of Building Permits and Occupancy Permits	
Air pollution impacts to sensitive land uses	3.3-8 Prior to implementing project approval for tract maps and other new sensitive uses located within 500 feet from the closest right of way of Interstate 5 and State Route 14 shall be required to conduct a health risk assessment.	Conduct a health risk assessment	City of Santa Clarita Community Development Department, Planning Division	Prior to implementing project approval	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Air Quality (continued)					
Air pollution impacts to sensitive land uses due to odors	3.3-9 Prior to implementing project approval, new tract maps and other new sensitive uses located within the screening level distances of potential sources of odors or new sources of odors located within the screening level distances of existing or reasonably foreseeable sensitive uses, as defined by the SCAQMD, shall be required to conduct an odors assessment.	Conduct an odors assessment	City of Santa Clarita Community Development Department, Planning Division Public Works Department	Prior to implementing project approval	
Global Climate Change					
Impacts on climate change due to GHG emissions	3.4-1 Prior to the issuance of Building Permits for each new tract, the applicant shall provide evidence of green building practices and design elements that reduce GHG emissions to the appropriate City and/or County Planning Department. (See, e.g., California Department of Housing and Community Development's Green Building & Sustainability Resources handbook at www.hcd.ca.gov/hpd/green_build.pdf ; e.g., the American Institute of Architects at http://www.wiki.aia.org/Wiki%20Pages/Home.aspx)	Review Building Plans	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to the issuance of Building Permits	
Impacts on climate change due to energy loss	3.4-2 Prior to the issuance of Building Permits for each new tract, the applicant shall provide evidence of energy-efficient designs to the appropriate City and/or County Planning Department such as those found in the Leadership in Energy and Environmental Design (LEED) Green Building Ratings and/or comply with Title 24, Part 11, the California Green Building Standards Code.	Review Building Plans	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to the issuance of Building Permits	
Impacts on climate change due to energy loss	3.4-3 Prior to the issuance of Building Permits for each tract, the applicant shall provide evidence to the appropriate City and/or County Planning Department of energy efficient lighting, heating and cooling systems, appliances, equipment, and control systems. (Information about ENERGY STAR-certified products are available at http://www.energystar.gov/index.cfm?fuseaction=find_a_product ; see also the California Energy Commission's database of appliances meeting federal or state energy standards at http://www.appliances.energy.ca.gov ; see the Electronic Product Environmental Assessment Tool for ranking of energy efficient computer equipment at http://www.epeat.net/AboutEPEAT.aspx ; see the Online Guide to Energy Efficient Commercial Equipment at http://www.aceee.org/ogeece/ch1_index.htm)	Review Building Plans	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to the issuance of Building Permits	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Global Climate Change (continued)					
Impacts on climate change due to energy loss	3.4-4 Prior to the issuance of Building Permits for each new tract, the applicant shall provide evidence to the appropriate City and/or County Planning Department of light colored “cool” roofs and cool pavements. (See Consumer Energy Center, Cool Roofs at http://www.consumerenergycenter.org/coolroof/)	Review Building Plans	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to the issuance of Building Permits	
Impacts on climate change due to energy loss	3.4-5 Prior to the issuance of Building Permits for each new tract, the applicant shall provide evidence to the appropriate City and/or County Planning Department of efficient lighting (including LEDs) for traffic, street, and other outdoor lighting purposes. (See http://www.energy.ca.gov/efficiency/partnership/case_studies/Tech AsstCity.pdf).	Review Building Plans and Lighting Plans	City of Santa Clarita Public Works Department, Building and Safety Division and Community Development Department, Planning Division	Prior to the issuance of Building Permits	
Impacts on climate change due to energy loss	3.4-6 Prior to the issuance of Building Permits for each new tract, the applicant shall provide evidence to the appropriate City and/or County Planning Department of efficient pumps and motors, for pools and spas. (See http://www.consumerenergycenter.org/home/outside/pools_spas.html).	Review Building Plans	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to the issuance of Building Permits	
Impacts on climate change due to energy loss	3.4-7 Prior to the issuance of Building Permits for each new tract, the applicant shall provide evidence to the appropriate City and/or County Planning Department of the ability to install solar energy, and solar hot water heaters. (See http://www.gosolarcalifornia.org/builders/index.html ; see also the California Public Utility Commission’s website for solar water heating incentives at http://www.cpuc.ca.gov/puc/energy/solar/swh.htm).	Review Building Plans	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to the issuance of Building Permits	
Impacts on climate change due to excessive water use	3.4-8 Prior to the issuance of Building Permits for each new tract, the applicant shall provide evidence to the appropriate City and/or County Planning Department of water-efficient landscapes, which exceed the requirements of applicable City and/or County ordinances (See http://www.water.ca.gov/wateruseefficiency/landscapeordinance/technical.cfm ; see also http://www.ciwmb.ca.gov/organics/Xeriscaping).	Review of Landscape Plans	City of Santa Clarita Community Development Department, Planning Division	Prior to the issuance of Building Permits	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Global Climate Change (continued)					
Impacts on climate change due to excessive water use	3.4-9 Prior to the issuance of Building Permits for each new tract, the applicant shall provide evidence to the appropriate City and/or County Planning Department of water efficient irrigation systems and devices, such as soil-based irrigation controls and use water-efficient irrigation methods. (See http://www1.eere.energy.gov/femp/program/waterefficiency_bmp5.html ; see also http://www.water.ca.gov/wateruseefficiency/landscape/).	Review of Landscape Plans	City of Santa Clarita community Development Department, Planning Division	Prior to the issuance of Building Permits	
Impacts on climate change due to excessive generation of solid waste	3.4-10 Prior to the issuance of Building Permits for each implementing project, the applicant or their contractor shall submit to the appropriate City and/or County Public Works department for review and approval a site construction management plan for the reuse and recycling of construction and demolition waste (including soil, vegetation, concrete, lumber, metal, and cardboard). (See http://www.ciwmb.ca.gov/condemo/).	Review site construction management plan. Conduct on-site inspections.	City of Santa Clarita Public Works Department, Environmental Services Division and Building and Safety Division	Prior to the issuance of Construction Permits. During grading and construction activities.	
Impacts on climate change due to excessive generation of solid waste	3.4-11 Prior to the issuance of Building Permits for each new tract, the applicant shall provide evidence to the appropriate City and/or County Planning Department of reuse and recycling receptacles into residential, industrial, and commercial projects. (See http://zerowaste.ca.gov ; see also http://www.ca-ilg.org/wastereduction).	Review evidence of provision of recycling receptacles	City of Santa Clarita Public Works Department, Environmental Services Division	Prior to the issuance of Building Permits	
Impacts on climate change due to vehicular air pollution	3.4-12 Prior to the issuance of Building Permits for each new tract, the applicant shall provide evidence to the appropriate City and/or County Planning Department of consistency with “smart growth” principles to reduce GHG emissions (i.e., ensure mixed-use, infill and higher density projects provide alternatives to individual vehicle travel and promote efficient delivery of goods and services). (See http://www.epa.gov/smartgrowth/index.htm)	Review of Plans	City of Santa Clarita Community Development Department, Planning Division	Prior to the issuance of Planning Approval	
Impacts on climate change	3.4-13 Prior to implementing project approval for each new tract map, the applicant shall preserve existing trees, to the extent feasible and consistent with mitigation measures, encourage the planting of new trees consistent with the final landscape palettes, and create open space where feasible. (See http://www.epa.gov/dced/brownfields.htm)	Review of Landscape Plans	City of Santa Clarita Community development Department, Planning Division Public Works Department	Prior to implementing project approval	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Global Climate Change (continued)					
Impacts on climate change due to energy loss	3.4-14 All residential buildings within the OVOV planning area that are enabled by approval of the OVOV General Plan and Area Plan shall be designed to provide improved insulation and ducting, low E glass, high efficiency air conditioning units, and radiant barriers in attic spaces, as needed, or equivalent to ensure that all residential buildings operate at levels 15 percent better than the standards required by the version of Title 24 applicable at the time the building permit applications are filed.	Review of Building Plans	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to issuance of Building Permits	
Impacts on climate change due to energy loss	3.4-15 All commercial and public buildings within the OVOV planning area that are enabled by approval of the OVOV General Plan and Area Plan shall be designed to provide improved insulation and ducting, low E glass, high efficiency HVAC equipment, and energy efficient lighting design with occupancy sensors or equivalent to ensure that all commercial and public buildings operate at levels 15 percent better than the standards required by the version of Title 24 applicable at the time the building permit applications are filed.	Review of Building Plans	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to issuance of Building Permits	
Impacts on climate change due to energy loss	3.4-16 Consistent with the Governor's Million Solar Roofs Plan, the project applicant or designee, acting as the seller of any single-family residence constructed as part of the development of at least 50 homes that are intended or offered for sale, shall offer a solar energy system option to all customers that enter negotiations to purchase a new production home constructed within the OVOV planning area on land for which an application for a tentative subdivision map has been deemed complete. The seller shall disclose the total installed cost of the solar energy system option, and the estimated cost savings.	Seller shall offer a solar energy system option, and disclose the total installed cost of the solar energy system option and the estimated cost savings	City of Santa Clarita Public Works Department, Building and Safety Division	Check CC&Rs prior to issuance of Occupancy Permits	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Biological Resources					
Loss of special-status species, habitat, and habitat connectivity.	<p>3.7-1 When required, biological site survey reports shall include an analysis of the potential for a proposed project to: (1) result in direct or indirect mortality of special status species; (2) interfere with breeding, feeding, and/or sheltering behaviors of such species; (3) adversely individuals of listed, proposed, or candidate species, losses of affect habitats occupied by such species, and (4) reduce wildlife movement and/ losses of opportunity for habitat connectivity.</p> <ul style="list-style-type: none"> • Reports must be prepared by qualified biological consultants. • Reports must include specific information regarding site location, on-site and surrounding biological resources, observed and detected species, site photographs, vegetation map, literature sources, timing of surveys, project footprint, anticipated project impacts, proposed mitigation measures, and additional recommended surveys. Such reports must be submitted to City staff for review and oversight as part of the project-level CEQA compliance process, 	Conduct field investigation by qualified biologist. Preparation of biological site survey reports.	ACOE and CDFG	Prior to issuance of Grading Permits	
Impacts to special status species during construction activities	<p>3.7-2 If construction activities have the potential to significantly affect special-status species, and the biological site survey report shall propose mitigation measures that: (1) require pre-construction surveys for special-status species surveys; and (2) ensure avoidance, relocation, or sage escape of special-status species from construction activity, whichever action is most appropriate. If special status species are found to be brooding, denning, nesting etc. on-site during the preconstruction survey, construction activity shall be halted until offspring are weaned, fledged, etc. and are able to escape the site or be safely relocated to appropriate off-site habitats. A qualified biologist shall be on-site to conduct surveys, to perform or oversee implementation of protective measures, and to determine when construction activity may resume.</p>	Conduct field investigation by qualified biologist Preparation of biological site survey reports. On-site monitoring by a qualified biologist	ACOE and CDFG	Prior to issuance of Grading Permits	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Biological Resources (continued)					
Impacts to sensitive habitats	3.7-3 Impacts on sensitive habitats resulting from implementation of the General Plan shall be compensated for through the acquisition of lands described in Policies CO 10.1.3, CO 10.1.11, and CO 10.1.12 . Said acquisition shall prioritize habitat types that are particularly at risk in the region. At risk habitats include but are not limited to waterways, wetlands and vernal pools; alluvial scrub; native grasslands; savannas, woodlands and forests; holly-leaf cherry and Great basin sagebrush associations; and rocklands.	Acquisition of lands described in Policies CO 10.1.3, CO 10.1.11, and CO 10.1.12	ACOE and CDFG	Prior to issuance of Grading Permits	
Cultural Resources					
Impacts to cultural resources	3.8-1 Avoidance is the preferred treatment for cultural resources. Where feasible, project plans shall be developed to allow avoidance of cultural resources. Where avoidance of construction impacts is possible, covering of the cultural resource site with a layer of chemically stable soil and avoidance planting (e.g., planting of prickly pear cactus) shall be employed to ensure that indirect impacts from increased public availability to the site are avoided. Where avoidance is selected, cultural resource sites shall be deeded into permanent conservation easements or dedicated open space.	Review of Grading and Site Plans	City of Santa Clarita Public Works Department, Development Services Division	Prior to issuance of Grading Permits	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Cultural Resources (continued)					
Impacts to cultural resources	<p>3.8-2 If avoidance and/or preservation of in place cultural resources is not possible, the following mitigation measures shall be initiated for each impacted site:</p> <ul style="list-style-type: none"> • A participant-observer as determined by the appropriate Indian Band or Tribe shall be used during archaeological testing or excavation in the project site. • Prior to the issuance of a grading permit for the project, the project proponent shall develop a test level research design detailing how the cultural resource investigation shall be executed and providing specific research questions that shall be addressed through the excavation program. In particular, the testing program shall characterize the site constituents, horizontal and vertical extent, and, if possible, period of use. The testing program shall also address the California Register and National Register eligibility of the cultural resource and make recommendations as to the suitability of the resource for listing on either Register. The research design shall be submitted to the designated agency for review and comment. For sites determined, through the Testing Program, to be ineligible for listing on either the California or National Register, execution of the Testing Program will suffice as mitigation of project impacts to this resource. 	Retention of participant observer as determined by the appropriate Indian Band or Tribe during archaeological testing or excavation in the project site. Develop a Testing Program.	City of Santa Clarita Public Works Department, Development Services Division	Prior to issuance of Grading Permits and during archaeological testing or excavation in the project sites	
Impacts to cultural resources	<p>3.8-3 In the unlikely event that artifacts are found during grading within the City's Planning Area or future roadway extensions, an archaeologist will be notified to stabilize, recover, and evaluate such finds.</p>	Check plan and contractor specifications	City of Santa Clarita Public Works Department, Development Services Division	Prior to issuance of Grading Permits and during grading activities	
Impacts to paleontological resources	<p>3.8-4 Where determined as part of a CEQA review, prior to grading, as part of an inspection testing program, a Los Angeles County Natural History Museum-approved inspector is to be on site to salvage scientifically significant fossil remains. The duration of these inspections depends on the potential for the discovery of fossils, the rate of excavation, and the abundance of fossils. Geological formations (like the Saugus Formation) with a high potential will initially require full time monitoring during grading activities. Geologic formations (like the Quaternary terrace deposits) with a moderate potential will initially require half-time monitoring. If fossil production is lower than expected, the duration of monitoring efforts should be reduced.</p>	Preparation of an inspection testing program and report. Retention of a Los Angeles County Natural History Museum-approved inspector.	City of Santa Clarita Public Works Department, Development Services Division	Prior to issuance of Grading Permits and during grading activities	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Cultural Resources (continued)					
	3.8-4 (continued) Should the excavations yield significant paleontological resources, excavation is to be stopped or redirected until the extent of the find is established and the resources are salvaged. A report of the inspection testing program shall include an itemized inventory of the fossils, pertinent geologic and stratigraphic data, and field notes of the collectors and include recommendations for future monitoring efforts in the County's Planning Area. Prior to grading, an agreement shall be reached with a suitable public, non-profit scientific repository, such as the Los Angeles County Museum of Natural History or similar institution, regarding acceptance of fossil collections.				
Impacts to cultural resources	3.8-5 For archeological sites accidentally discovered during future construction, there shall be an immediate evaluation of the find by a qualified archeologist. If the find is determined to be a historical or unique archeological resource, as defined under CEQA, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation shall be provided. Construction work may continue on other parts of the construction site while historical/archeological mitigation takes place, pursuant to Public Resources Code Section 21083.2(i).	Check plan and contractor specifications	City of Santa Clarita Public Works Department, Development Services Division	During grading activities	
Impacts to paleontological resources	3.8-6 During grading activities, in the unlikely event that artifacts are found during grading within the planning area or future roadway extensions, a paleontologist will be notified to stabilize, recover and evaluate such finds.	Check plan and contractor specifications	Public Works Department	During grading activities	
Impacts to human remains	3.8-7 If human remains are encountered during a public or private construction activity, other than at a cemetery, State Health and Safety Code 7050.5 states that no further disturbance shall occur until the Los Angeles County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The Los Angeles County Coroner must be notified within 24 hours. <ul style="list-style-type: none"> If the coroner determines that the burial is not historic, but prehistoric, the Native American Heritage Commission (NAHC) must be contacted to determine the most likely descendent (MLD) for this area. The MLD may become involved with the disposition of the burial following scientific analysis. 	Check plan and contractor specifications	City of Santa Clarita Public Works Department, Development Services Division	During grading activities	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Geology, Soils, and Seismicity					
Impacts from seismic hazards	<p>3.9-1 Before a project is approved or otherwise permitted within an Alquist-Priolo Zone as identified within the City of Santa Clarita, or within 150 feet of any other active or potentially active fault mapped in a published United States Geologic Survey (USGS) or within other potential earthquake hazard area (as determined by the City Engineer), a site-specific geologic investigation shall be prepared to assess potential seismic hazards resulting from development of an individual project site within the City's Planning Area. Where and when required, the geotechnical investigation shall address the issue(s), hazard(s), and geographic area(s) determined by the City Engineer to be relevant to each individual development project. The site-specific geotechnical investigation shall incorporate up-to-date data from government and non-government sources.</p> <p>Based on the site-specific geotechnical investigation, no structures intended for human occupancy shall be constructed across active faults. This site-specific evaluation and written report shall be prepared by a licensed geologist and shall be submitted to the City Engineer for review and approval prior to the issuance of building occupancy permits. If an active fault is discovered, that has not previously been recorded, any structure intended for human occupancy shall be set back at least 50 feet from the fault. A larger or smaller setback may be established if such a setback is supported by adequate evidence as presented to and accepted by the City Engineer.</p>	<p>Prepare a geologic investigation to assess potential seismic hazards.</p> <p>Review of development/building plans.</p>	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to project approval	
Impacts from seismic hazards	<p>3.9-2 The design and construction of structures and facilities shall adhere to the standards and requirements detailed in the California Building Code (California Code of Regulations, Title 24), City of Santa Clarita Building Code, and/or professional engineering standards appropriate for the seismic zone in which such construction within the City would occur. Conformance with these design standards shall be enforced through building plan review and approval by the City of Santa Clarita Department of Building and Safety prior to the issuance of building permits for any structure or facility.</p>	Review of building plans.	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to issuance of Building Permits.	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Geology, Soils, and Seismicity (continued)					
Impacts from ground-shaking hazards	3.9-3 As determined by the City Engineer, a site-specific assessment shall be prepared to ascertain ground-shaking impacts resulting from development. The site-specific ground shaking assessment shall incorporate up-to-date data regarding ground shaking probabilities and strengths from government and non-government sources and may be included as part of any site-specific geotechnical investigation as required in MM 3.9-1 . The site-specific ground shaking assessment shall include specific measures to reduce the significance of potential ground shaking hazards to the individual development. The site-specific ground shaking assessment shall be prepared by a licensed geologist and shall be submitted to the City Engineer for review and approval prior to the issuance of building permits.	Prepare a site-specific assessment to assess potential ground-shaking hazards. Review of building plans.	City of Santa Clarita Public Works Department, Building and Safety Division and Development Services Division	Prior to issuance of Building Permits.	
Impacts from liquefaction hazards	3.9-4 As determined by the City Engineer, a site-specific assessment shall be prepared to ascertain potential liquefaction impacts resulting from development. The site-specific liquefaction assessment shall incorporate up-to-date data regarding liquefaction potential of site specific projects from government and non-government sources and may be included as part of any site-specific geotechnical investigation. This site-specific liquefaction shall be prepared by a licensed geologist and shall be submitted to the City Engineer for review and approval prior to the issuance of building occupancy permits.	Prepare a site-specific assessment to assess potential liquefaction hazards. Review of building plans.	Public Works Department, Development Services Division and Building and Safety Division	Prior to issuance of Building Occupancy Permits.	
Impacts from liquefaction hazards	3.9-5 Where development is proposed within an identified or potential liquefaction hazard area or as defined by the City Engineer, adequate and appropriate measures such as design foundations in a manner that limits the effects of liquefaction, the placement of an engineered fill with low liquefaction potential, and the alternative siting of structures in areas with a lower liquefaction risk, shall be implemented to reduce potential liquefaction hazards. Any and all such measures shall be submitted to the City Engineer and the City of Santa Clarita Department of Building and Safety for review prior to the approval of the building permits.	Review of building plans.	City of Santa Clarita Public Works Department, Building and Safety Division and Development Services Division	Prior to issuance of Building Permits.	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Geology, Soils, and Seismicity (continued)					
Seismically induced slope failure.	3.9-6 Requirements shall be issued that all engineered slopes be designed to resist seismically induced failure. For lower risk projects, slope design shall be based on pseudo-static stability analysis using soil-engineering parameters established on a site-specific basis. For higher risk projects, the stability analyses that will be required shall factor in the intensity of expected ground shaking, prior to the issuance of building occupancy permits for the proposed developments.	Prepare a site-specific assessment to assess potential liquefaction hazards. Review of building plans.	City of Santa Clarita Public Works Department, Building and Safety Division and Development Services Division	Prior to issuance of Building Permits.	
Impacts to water quality during grading and construction	3.9-7 The City of Santa Clarita, where required, and in accordance with issuance of a National Pollutant Discharge Elimination System (NPDES) permit, shall require the construction and/or grading contractor for individual developments to establish and implement specific Best Management Practices (BMPs) at time of project implementation.	Establish and implement specific Best Management Practices (BMPs)	City of Santa Clarita Public Works Department, Development Services Division	During grading and construction activities	
Impacts to water quality related to soil erosion and sediment during grading	3.9-8 Prior to any development within the City of Santa Clarita, a Grading Plan shall be submitted to the City of Santa Clarita Development Services Division for review and approval. As required by the City, the grading plan shall include soil erosion and sediment control plans. Measures included in individual erosion control plans may include, but shall not be limited to the following:	Prepare Grading Plan, which shall include soil erosion and sediment control plans. Monitoring during grading and construction	City of Santa Clarita Public Works Department, Development Services Division	Prior to approval of Grading Permits and Construction Permits. During grading and construction activities	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Geology, Soils, and Seismicity (continued)					
	<ul style="list-style-type: none"> a. Grading and development plans shall be designed in a manner that minimizes the amount of terrain modification. b. Surface water shall be controlled and diverted around potential landslide areas to prevent erosion and saturation of slopes. c. Structures shall not be sited on or below identified landslides unless slides are stabilized. d. The extent and duration of ground disturbing activities during and immediately following periods of rain shall be limited, to avoid the potential for erosion, which may be accelerated by rainfall on exposed soils. e. To the extent possible, the amount of cut and fill shall be balanced. f. The amount of water entering and exiting a graded site shall be limited though the placement of interceptor trenches or other erosion control devices. g. Erosion and sediment control plans shall be submitted to the City for review and approval prior to the issuance of grading permits. 				
Impacts to water quality related to soil erosion and sediment during grading	<p>3.9-9 Where required, drainage design measures shall be incorporated into the final design of individual projects on site. These measures shall include, but will not be limited to:</p> <ul style="list-style-type: none"> a. Runoff entering developing areas shall be collected into surface and subsurface drains for removal to nearby drainages. b. Runoff generated above steep slopes or poorly vegetated areas shall be captured and conveyed to nearby drainages. c. Runoff generated on paved or covered areas shall be conveyed via swales and drains to natural drainage courses. d. Disturbed areas that have been identified as highly erosive shall be (re)vegetated. e. Irrigation systems shall be designed, installed, and maintained in a manner that minimizes runoff. f. The landscape scheme for projects within the project site shall utilize drought-tolerant plants. g. Erosion control devices such as rip-rap, gabions, small check dams, etc., may be utilized in gullies and active stream channels to reduce erosion. 	Review of final design for individual projects. Monitoring during grading and construction	City of Santa Clarita Public Works Department, Development Services Division	Prior to approval of Grading Permits and Construction Permits. During grading and construction activities	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Hydrology and Water Quality					
Impacts related to alteration of floodways and channelization	3.12-1 The City shall prohibit alteration of floodways and channelization unless alternative methods of flood control are found to be technically, economically, and practicably infeasible.	Review of Building Plans and Drainage Control Plans	City of Santa Clarita Public Works Department, Development Services Division	Prior to issuance of Grading and/or Building Permits	
Impacts related to hydrology and water quality	3.12-2 The City shall not require all land uses to withstand flooding. These may include land uses such as agricultural, golf courses, and trails. For these land uses, water flows shall not be obstructed, and upstream and downstream properties, shall not be adversely affected by increased velocities, erosion backwater effects, concentration of flows, and adverse impacts to water quality from point and nonpoint sources of pollution.	Review of Building Plans and Drainage Control Plans	City of Santa Clarita Public Works Department, Development Services Division	Prior to issuance of Building Permits	
Impacts related to flooding	3.12-3 The City shall require that all structures (residential, commercial, and industrial) be flood-proofed from the 100-year storm flows. All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE and A1 through A30 as delineated on the Flood Insurance Rate Maps for the City of Santa Clarita, Map revised September 29, 1989), must be elevated so that the lowest floor is at or above the Base Flood Elevation in accordance with the effective Flood Insurance Rate Map.	Review of Building Plans and Drainage Control Plans	City of Santa Clarita Public Works Department, Development Services Division	Prior to issuance of Building Permits	
Impacts related to flooding	3.12-4 The City shall require that for agricultural, recreation, or other low-density uses, flows are not obstructed and that upstream and downstream properties are not adversely affected by increased velocities, erosion backwater effects, or concentration of flows.	Review of Building Plans and Drainage Control Plans	City of Santa Clarita Public Works Department, Development Services Division	Prior to issuance of Building Permits	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Hydrology and Water Quality (continued)					
Impacts related to flooding	3.12-5 Any development that is located within a Regulatory Floodway as delineated on the Flood Insurance Rate Map for the City of Santa Clarita must not increase base flood elevations. (Development means any man-made change improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials). A hydrologic and hydraulic analysis shall be performed prior to the start of development, and must demonstrate that the development would not cause any rise in base flood levels and additionally would not allow any rise within regulatory floodways.	Review of Drainage Control Plans	City of Santa Clarita Public Works Department and LACDPW Flood Control Division	Prior to issuance of Grading Permits	
Water Service					
Water supply demand and groundwater supply within the Castaic Lake Water Agency (CLWA) service area and East Subbasin	3.13-1 (Policy LU 4.2.6) Require that all new development proposals demonstrate a sufficient and sustainable water supply prior to approval.	Preparation of water supply assessment or demonstration of consistency with UWMP	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to issuance of Building Permits	
Impacts to water supply demand and groundwater supply within the CLWA service area and East Subbasin	3.13-2 (Policy LU 4.5.2) Encourage the provision of usable open space that is accessible to employees and visitors, and discourage the provision of large areas of water-consuming landscaping that are not usable or accessible.	Review of Site Plans and Building Plans	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to issuance of Building Permits	
Impacts to water supply demand and groundwater supply within the CLWA service area and East Subbasin	3.13-3 (Policy LU 4.5.3) Promote the inclusion of state-of-the-art technology within business complexes for telecommunications, heating and cooling, water and energy conservation, and other similar design features.	Review of Building Plans	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to issuance of Building Permits	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Water Service (continued)					
Impacts to water supply demand and groundwater supply within the CLWA service area and East Subbasin	3.13-4 (Policy LU 7.2.1) Monitor growth, and coordinate with water districts as needed to ensure that long-range needs for potable and reclaimed water will be met.	Coordinate with water districts	City of Santa Clarita Community Development Department, Planning Division	As needed	
Impacts to water supply demand and groundwater supply within the CLWA service area and East Subbasin	3.13-5 (Policy LU 7.2.2) If water supplies are reduced from projected levels due to drought, emergency, or other unanticipated events, take appropriate steps to limit, reduce, or otherwise modify growth permitted by the General Plan in consultation with water districts to ensure adequate long-term supply for existing businesses and residents.	Limit, reduce, or otherwise modify growth permitted by the General Plan in consultation with water districts is water supplies are reduced	City of Santa Clarita Community Development Department, Planning Division	As needed	
Impacts to water supply demand and groundwater supply within the CLWA service area and East Subbasin	3.13-6 (Policy LU 7.2.3) Require that all new development proposals demonstrate a sufficient and sustainable water supply prior to approval.	Preparation of water supply assessment or demonstration of consistency with UWMP	City of Santa Clarita Community Development Department, Planning Division	Prior to approval of development proposals	
Impacts to water supply demand and groundwater supply within the CLWA service area and East Subbasin	3.13-7 (Policy LU 7.4.1) Require the use of drought tolerant landscaping, native California plant materials, and evapotranspiration (smart) irrigation systems.	Review of Landscape Plans. Site Monitoring.	City of Santa Clarita Community Development Department	Prior to issuance of Building Permits Prior to issuance of Occupancy Permits	
Impacts to water supply demand and groundwater supply within the CLWA service area and East Subbasin	3.13-8 (Policy LU 7.4.2) Require the use of low-flow fixtures in all non-residential development and residential development with five or more dwelling units, which may include but are not limited to water conserving shower heads, toilets, waterless urinals and motion-sensor faucets, and encourage use of such fixtures in building retrofits as appropriate.	Review of Building Plans	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to issuance of Building Permits	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Water Service (continued)					
Impacts to water supply demand and groundwater supply within the CLWA service area and East Subbasin	3.13-9 (Policy CO 1.1.1) In making land use decisions, consider the complex, dynamic, and interrelated ways that natural and human systems interact, such as the interactions between energy demand, water demand, air and water quality, and waste management.	During review of development proposals, consider the interactions between energy demand, water demand, air and water quality, and waste management.	City of Santa Clarita Community Development Department, Planning Division	Ongoing	
Impacts to water supply demand and groundwater supply within the CLWA service area and East Subbasin	3.13-10 (Policy CO 4.1.1) In coordination with applicable water suppliers, adopt and implement a water conservation strategy for public and private development.	Adopt and implement a water conservation strategy for public and private development	City of Santa Clarita Community Development Department, Planning Division	Ongoing	
Impacts to water supply demand and groundwater supply within the CLWA service area and East Subbasin	3.13-11 (Policy CO 4.1.2) Provide examples of water conservation in landscaping through use of low water use landscaping in public spaces such as parks, landscaped medians and parkways, plazas, and around public buildings.	Utilize water conservation in landscaping in public areas.	City of Santa Clarita Parks, Recreation and Community Services Department and Landscape Maintenance Districts	Ongoing	
Impacts to water supply demand and groundwater supply within the CLWA service area and East Subbasin	3.13-12 (Policy CO 4.1.3) Require low water use landscaping in new residential subdivisions and other private development projects, including a reduction in the amount of turf-grass.	Review Landscape Plans	City of Santa Clarita Community Development Department, Planning Division	Prior to issuance of Occupancy Permits	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Water Service (continued)					
Impacts to water supply demand and groundwater supply within the CLWA service area and East Subbasin	3.13-13 (Policy CO 4.1.4) Provide informational materials to applicants and contractors on the Castaic Lake Water Agency's Landscape Education Program, and/or other information on xeriscape, native California plants, and water-conserving irrigation techniques as materials become available.	Provide informational materials regarding water-conserving irrigation techniques	City of Santa Clarita Public Works Department, Building and Safety Division	Ongoing	
Impacts to water supply demand and groundwater supply within the CLWA service area and East Subbasin	3.13-14 (Policy CO 4.1.5) Promote the use of low-flow and/or waterless plumbing fixtures and appliances in all new non-residential development and residential development of five or more dwelling units.	Review building plans	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to issuance of Building Permits	
Impacts to water supply demand and groundwater supply within the CLWA service area and East Subbasin	3.13-15 (Policy CO 4.1.6) Support amendments to the building code that would promote upgrades to water and energy efficiency when issuing permits for renovations or additions to existing buildings.	Prepare amendment to update building code to promote water and energy efficiency for remodeling and renovations	City of Santa Clarita Public Works Department, Building and Safety Division	Ongoing	
Impacts to water supply demand and groundwater supply within the CLWA service area and East Subbasin	3.13-16 (Policy CO 4.1.7) Apply water conservation policies to all pending development projects, including approved tentative subdivision maps to the extent permitted by law. Where precluded from adding requirements by vested entitlements, encourage water conservation in construction and landscape design.	Review building and landscape site plans	City of Santa Clarita Public Works Department, Building and Safety Division and Community Development Department, Planning Division	Prior to issuance of Building Permits, as permitted by law	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Water Service (continued)					
Impacts to water supply demand and groundwater supply within the CLWA service area and East Subbasin	3.13-17 (Policy CO 4.1.8) Upon the availability of non-potable water services, discourage and consider restrictions on the use of potable water for washing outdoor surfaces.	Upon the availability of non-potable water services, during site plan review, discourage and consider restrictions on the use of potable water for washing outdoor surfaces	City of Santa Clarita Public Works Department, Environmental Services Division	Review of CC&Rs prior to issuance of Occupancy Permits; ongoing	
Impacts to water supply demand and groundwater supply within the CLWA service area and East Subbasin	3.13-18 (Policy CO 4.2.1) In cooperation with the Sanitation District and other affected agencies, expand opportunities for use of recycled water for the purposes of landscape maintenance, construction, water recharge, and other uses as appropriate.	Increase opportunities for the use of recycled water	City of Santa Clarita Public Works Department, Environmental Services Division, Sanitation District and other affected agencies	Ongoing	
Impacts to water supply demand and groundwater supply within the CLWA service area and East Subbasin	3.13-19 (Policy CO 4.2.2) Require new development to provide the infrastructure needed for delivery of recycled water to the property for use in irrigation, even if the recycled water main delivery lines have not yet reached the site, where deemed appropriate by the reviewing authority.	Review site plans	City of Santa Clarita Public Works Department, Development Services Division	Prior to approval of Building Permits	
Impacts to water supply demand and groundwater supply within the CLWA service area and East Subbasin	3.13-20 (Policy CO 4.2.3) Promote the installation of rainwater capture and gray water systems in new development for irrigation, where feasible and practicable.	Review site plans	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to approval of Building Permits	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Water Service (continued)					
Impacts to water supply demand and groundwater supply within the CLWA service area and East Subbasin	3.13-21 (Policy CO 4.2.5) Participate and cooperate with other agencies to complete, adopt, and implement an Integrated Regional Water Management Plan to build a diversified portfolio of water supply, water quality, and resource stewardship priorities for the Santa Clarita Valley.	Complete, adopt, and implement an Integrated Regional Water Management Plan	City of Santa Clarita Community Development Department, Planning Division and Public Works Department, Environmental Services Division	Ongoing	
Impacts to water supply demand and groundwater supply within the CLWA service area and East Subbasin	3.13-22 (Policy CO 8.3.3) Promote energy efficiency and water conservation upgrades to existing non-residential buildings at the time of major remodel or additions.	Review building plans	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to approval of Building Permits	
Impacts to groundwater recharge within the CLWA service area and East Subbasin	3.13-23 (Policy LU 7.3.1) Promote the use of permeable paving materials to allow infiltration of surface water into the water table.	Review building plans	City of Santa Clarita Public Works Department, Development Services Division	Prior to approval of Building Permits	
Impacts to groundwater recharge within the CLWA service area and East Subbasin	3.13-24 (Policy LU 7.3.2) Maintain stormwater runoff on site by directing drainage into rain gardens, natural landscaped swales, rain barrels, permeable areas, and use of drainage areas as design elements, where feasible and reasonable.	Review building plans	City of Santa Clarita Public Works Department, Development Services Division	Prior to approval of Building Permits	
Impacts to groundwater recharge within the CLWA service area and East Subbasin	3.13-25 (Policy LU 7.3.3) Seek methods to decrease impermeable site area where reasonable and feasible, in order to reduce stormwater runoff and increase groundwater infiltration, including use of shared parking and other means as appropriate.	Review building plans	City of Santa Clarita Community Development Department, Planning Division	Prior to approval of Building Permits	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Water Service (continued)					
Impacts to groundwater recharge within the CLWA service area and East Subbasin	3.13-26 (Policy CO 2.3.5) Promote remediation and restoration of mined land to a condition that supports beneficial uses, which may include but are not limited to recreational open space, habitat enhancement, groundwater recharge, or urban development.	Promote remediation and restoration of mined land to a condition that supports beneficial uses	City of Santa Clarita Community Development Department, Planning Division	Ongoing	
Groundwater recharge within the CLWA service area and East Subbasin	3.13-27 (Policy CO 3.6.2) <ul style="list-style-type: none"> a. Reduce impervious surfaces and provide more natural vegetation to enhance microclimates and provide habitat. In implementing this policy, consider the following design concepts: b. Increased use of vegetated areas around parking lot perimeters; such areas should be designed as bioswales or as otherwise determined appropriate to allow surface water infiltration; c. Use of connected open space areas as drainage infiltration areas in lieu of curbed landscape islands, minimizing the separation of natural and landscaped areas into isolated "islands" 	Review landscaping and site plans	City of Santa Clarita Community Development Department, Planning Division and Public Works Department, Development Services Division	Prior to approval of Building Permits	
Impacts to groundwater recharge within the CLWA service area and East Subbasin	3.13-28 (Policy CO 4.2.4) Identify and protect areas with substantial potential for groundwater recharge, and promote recharge of groundwater basins throughout the watershed (excluding the river bed).	Identify and protect areas with substantial potential for groundwater recharge, and promote recharge of groundwater basins throughout the watershed (excluding the river bed)	City of Santa Clarita Public Works Department, Environmental Services Division	Ongoing	
Impacts to groundwater recharge within the CLWA service area and East Subbasin	3.13-29 (Policy CO 4.3.1) On undeveloped sites proposed for development, promote on-site stormwater infiltration through design techniques such as pervious paving, draining runoff into bioswales or properly designed landscaped areas, preservation of natural soils and vegetation, and limiting impervious surfaces.	Review proposed development projects	City of Santa Clarita Public Works Department, Development Services Division	Prior to approval of development projects	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Water Service (continued)					
Impacts to groundwater recharge within the CLWA service area and East Subbasin	3.13-30 (Policy CO 4.3.2) On previously developed sites proposed for major alteration, provide stormwater management improvements to restore natural infiltration, as required by the reviewing authority.	Review site plans	City of Santa Clarita Public Works Department, Development Services Division	Prior to approval of Building Permits	
Impacts to groundwater recharge within the CLWA service area and East Subbasin	3.13-31 (Policy CO 4.3.3) Provide flexibility for design standards for street width, sidewalk width, parking, and other impervious surfaces when it can be shown that such reductions will not have negative impacts and will provide the benefits of stormwater retention, groundwater infiltration, reduction of heat islands, enhancement of habitat and biodiversity, saving of significant trees or planting of new trees, or other environmental benefit.	Review site plans	City of Santa Clarita Public Works Department, Development Services Division	Prior to approval of Building Permits	
Impacts to groundwater recharge within the CLWA service area and East Subbasin	3.13-32 (Policy CO 4.3.4) Encourage and promote the use of new materials and technology for improved stormwater management, such as pervious paving, green roofs, rain gardens, and vegetated swales.	Review proposed development projects	City of Santa Clarita Community development Department, Planning Division	Prior to approval of development projects	
Groundwater recharge within the CLWA service area and East Subbasin	3.13-33 (Policy CO 4.3.5) Where detention and retention basins or ponds are required, seek methods to integrate these areas into the landscaping design of the site as amenity 3.12.150 areas, such as a network of small ephemeral swales treated with attractive planting.	Review of Landscape Plans	City of Santa Clarita Community development Division and Public Works Department, Development Services Division	Prior to approval of Landscape Plans	
Impacts to groundwater recharge within the CLWA service area and East Subbasin	3.13-34 (Policy CO 4.3.6) Discourage the use of mounded turf and lawn areas that drain onto adjacent sidewalks and parking lots, replacing these areas with landscape designs that retain runoff and allow infiltration.	Review of Landscape Plans	City of Santa Clarita Community Development Department, Planning Division	Prior to approval of Landscape Plans	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Water Service (continued)					
Impacts to groundwater recharge within the CLWA service area and East Subbasin	3.13-35 (Policy CO 4.3.7) Reduce the amount of pollutants entering the Santa Clara River and its tributaries by capturing and treating stormwater runoff at the source, to the extent possible.	Prepare Grading Plan, which shall include soil erosion and sediment control plans for individual developments. Monitoring during grading and construction	City of Santa Clarita Public Works Department, Development Services Division and Environmental Services Division	Prior to approval of Grading Permits and Construction Permits. During grading and construction activities	
Impacts to groundwater recharge within the CLWA service area and East Subbasin	3.13-36 (Policy CO 8.3.1) Evaluate site plans proposed for new development based on energy efficiency pursuant to LEED (Leadership in Energy and Environmental Design) standards for New Construction and Neighborhood Development, including the following: a) location efficiency; b) environmental preservation; c) compact, complete, and connected neighborhoods; and d) resource efficiency, including use of recycled materials and water.	Review of Development and Building Plans	City of Santa Clarita Community Development, Planning Division and Public Works Department, Building and Safety Division	Prior to issuance of Building Permits	
Impacts to groundwater recharge within the CLWA service area and East Subbasin	3.13-37 (Policy CO 10.1.9) Preserve forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, groundwater recharge areas, and other open space that provides natural carbon sequestration benefits.	Review Development Plans	City of Santa Clarita Community Development Department, Planning Division	Ongoing	
Impacts to groundwater recharge within the CLWA service area and East Subbasin	3.13-38 (Policy S 2.1.2) Promote Low Impact Development standards on development sites, including but not limited to minimizing impervious surface area and promoting infiltration, in order to reduce the flow and velocity of stormwater runoff throughout the watershed.	Review of Building Plans	City of Santa Clarita Public Works Department, Development Services Division	Ongoing	
Perchlorate impacts on groundwater supply within the CLWA service area and East Subbasin	3.13-39 (Policy CO 1.4.1) In cooperation with other appropriate agencies, identify pollution sources and adopt strategies to reduce emissions into air and water bodies.	Prepare plan to identify pollution sources and adopt strategies to reduce emissions into air and water bodies	City of Santa Clarita Public Works Department, Environmental Division and other appropriate agencies	Ongoing	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Water Service (continued)					
Perchlorate impacts on groundwater supply within the CLWA service area and East Subbasin	3.13-40 (Policy CO 1.4.2) In cooperation with other appropriate agencies, abate or remediate known areas of contamination, and limit the effects of any such areas on public health.	Prepare plan to abate or remediate known areas of contamination, and limit the effects of any such areas on public health	City of Santa Clarita Public Works Department, Environmental Services Division and other appropriate agencies	Ongoing	
Perchlorate impacts on groundwater supply within the CLWA service area and East Subbasin	3.13-41 (Policy CO 4.4.2) Support the cooperative efforts of property owners and appropriate agencies to eliminate perchlorate contamination on the Whittaker-Bermite property and eliminate the use of any industrial chemicals or wastes in a manner that threatens groundwater quality.	Monitor plans to eliminate perchlorate contamination on the Whittaker-Bermite property and eliminate the use of any industrial chemicals or wastes in a manner that threatens groundwater quality	City of Santa Clarita Community Development Department, Planning Division and other appropriate agencies	Ongoing	
Perchlorate impacts on groundwater supply within the CLWA service area and East Subbasin	3.13-42 (Policy S 4.1.2) Coordinate with other agencies to address contamination of soil and groundwater from hazardous materials on various sites, and require that contamination be cleaned up to the satisfaction of the City and other responsible agencies prior to issuance of any permits for new development.	Review Development Plans	City of Santa Clarita Community Development Department, Planning Division and other responsible agencies	Ongoing, and prior to issuance of permits for new development	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Water Service (continued)					
Impacts to water resources and groundwater supply outside the CLWA service area and East Subbasin	3.13-43 Small Project (1 to 4 Dwelling Units), including Parcel Maps Required Evidence A. Piped Water: 1. Will-serve letter from purveyor B. Well Water, On-site (BOTH required): 1. Well Test (by state-authorized tester, showing 3 gal/min for 24 hours) 2. Water Quality Test (US EPA spec, showing no bacterial contamination) C. Well Water, Shared (ALL 3 required): 1. Copy of valid Shared Water Well CUP 2. Well Test (as above) 3. Water Quality Test (as above)	Review of evidence identified in Mitigation Measure 3.13-43	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to issuance of Building Permits	
Impacts to water resources and groundwater supply outside the CLWA service area and East Subbasin	3.13-44 Multi-Unit Project (5 DU or more), including Tract Maps Required Evidence A. Piped Water (BOTH required): 1. Will-serve letter from purveyor B. Well, On-site (BOTH required): 1. Well Test (as above) 2. Water Quality Test (as above) C. Well, Shared (ALL 3 required): 1. Copy of valid Shared Water Well CUP 2. Well Test (as above) 3. Water Quality Test (as above)	Review of evidence identified in Mitigation Measure 3.13-44	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to issuance of Building Permits	
Impacts to water resources and groundwater supply outside the CLWA service area and East Subbasin	3.13-45 Commercial/Industrial/Institutional Project (less than 3,000 square feet) Required Evidence A. Piped Water: 1. Will-serve letter from purveyor B. Well Water, On-site (BOTH required): 1. Well Test (by state-authorized tester, showing 3 gal/min for 24 hours) 2. Water Quality Test (US EPA spec, showing no bacterial contamination) C. Well Water, Shared (ALL 3 required): 1. Copy of valid Shared Water Well CUP 2. Well Test (as above) 3. Water Quality Test (as above)	Review of evidence identified in Mitigation Measure 3.13-45	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to issuance of Building Permits	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Water Service (continued)					
Impacts to water resources and groundwater supply outside the CLWA service area and East Subbasin	3.13-46 Commercial/Industrial/Institutional Project (more than 3,000 square feet) Required Evidence A. Piped Water (BOTH required): 1. Will-serve letter from purveyor B. Well, On-site (BOTH required): 1. Well Test (as above) 2. Water Quality Test (as above) C. Well, Shared (ALL 3 required): 1. Copy of valid Shared Water Well CUP 2. Well Test (as above) 3. Water Quality Test (as above)	Review of evidence identified in Mitigation Measure 3.13-46	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to issuance of Building Permits	
Public Services - Libraries					
Impacts on library facilities/lack of library facilities	3.15-1 The applicant shall pay the current library fee (\$790.00 per residential unit as of August 2008) to the City of Santa Clarita to offset the demand for library items and building square footage generated by the proposed project or whatever fee is established by the City at the time of building permit issuance, whichever is higher. The library mitigation payment shall be made on a building permit by building permit basis.	Collect library fees	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to issuance of Building Permits for each phase	
Public Services - Fire Protection					
Inadequate level of fire facilities	3.15-2 Concurrent with the issuance of building permits, the project applicant shall participate in the Developer Fee Program with payment to the satisfaction of the County of Los Angeles Fire Department. A special tax was approved in 1997 to pay for essential fire suppression and emergency medical services and is billed on the Joint Consolidated Annual Tax Bill under Detail of Taxes, Due, Direct Assessments with the common rates being \$56.17 per single family residence; \$70.95 + &0.0072 per square foot for multiple family residence; and \$67.98 + \$0.0458 per square foot for commercial/industrial buildings.	Collect fees to the satisfaction of the County Fire Department Applicant shall provide proof of payment to the City Public Works Department	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to issuance of Building Permits for each phase	
Inadequate fire facilities and water availability during construction	3.15-3 Adequate water availability shall be provided to service construction activities of any project to the satisfaction of the County of Los Angeles Fire Department.	On-site inspections	City of Santa Clarita Public Works Department, Building and Safety Division, and Los Angeles County Fire Department	During construction process	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Public Services - Police Protection					
Inadequate police protection facilities	3.15-4 The development applicant(s) to the related projects shall be required to pay the Los Angeles County Sheriff's established law enforcement facility fees for North Los Angeles County prior to issuance of a certificate of occupancy on any structure as they are developed. The fees are for the acquisition and construction of public facilities to provide adequate service to the residents of the Planning Area.	Collect fees to the satisfaction of the County Sheriff Department	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to issuance of Building Permits for each phase	
Utilities and Infrastructure - Solid Waste.					
Excessive disposal of wastes at landfills	3.17-1 The City of Santa Clarita shall follow state regulations in implementing the goals, policies, and programs identified in the Los Angeles County Integrated Waste Management Plan in order to achieve and maintain a minimum of 50 percent reduction in solid waste disposal through source reduction, reuse, recycling, and composting.	Conduct field inspections	City of Santa Clarita Public Works Department, Environmental Services Division	Check construction specifications prior to issuance of Grading Permits and Building Permits	
Excessive disposal of wastes at landfills	3.17-2 The City shall require all future commercial, industrial and multifamily residential development to provide adequate areas for the collection and loading of recyclable materials (i.e., paper products, glass, and other recyclables) in compliance with the State Model Ordinance, implemented on September 1, 1994, in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991.	Review Site Plans and Conduct field inspections	City of Santa Clarita Public Works Department, Environmental Services Division	Check construction specifications prior to issuance of Building Permits	
Excessive disposal of wastes at landfills	3.17-3 The City shall require all development projects to coordinate with appropriate City/County departments and/or agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the City's Planning Area, and the City shall recommend that all development projects incorporate measures to promote waste reduction, reuse, recycling, and composting.	Conduct on-site inspections	City of Santa Clarita Public Works Department, Environmental Services Division	During grading and construction activities	
Excessive disposal of wastes at landfills	3.17-4 All new development in the City's Planning Area will be required to implement existing and future waste reduction programs in conformance with the City's Planning Area SRRE program.	Conduct on-site inspections	City of Santa Clarita Public Works Department, Environmental Services Department	During grading and construction activities	

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Utilities and Infrastructure - Solid Waste. (continued)					
Excessive disposal of hazardous wastes at landfills	3.17-5 Any hazardous waste that is generated on-site, or is found on site during demolition, rehabilitation, or new construction activities shall be remediated, stored, handled, and transported in compliance per appropriate local, state, and federal laws, as well as with the City's Source Reduction and Recycling Element.	Conduct on-site inspections	City of Santa Clarita Public Works Department, Environmental Services Division	During grading and construction activities	
Excessive disposal of construction wastes at landfills	3.17-6 On a project by project basis and prior to approval of individual projects, each applicant for any covered project shall complete and submit to the Building & Safety Division a Construction and Demolition Materials Management Plan (C&DMMP), approved by the City's Director of Field Services, or the Director's Designee, on a C&DMMP form approved by the City. The completed C&DMMP, at a minimum, shall indicate all of the following: (1) The estimated weight of project C&D materials, by materials type, to be generated. (2) The maximum weight of C&D materials that it is feasible to divert, considering cost, energy consumption and delays, via reuse or recycling; (3) The vendor or facility that the applicant proposes to use to collect, divert, market, reuse, or receive the C&D materials; (4) The estimated weight of residual C&D materials that would be transported for disposal in a landfill or transformation facility; (5) The estimated weight of inert waste to be removed from the waste stream and not disposed of in a solid waste landfill.	Prepare a Construction and Demolition Materials Management Plan (C&DMMP) indicating items in Mitigation Measure 3.17-6	City of Santa Clarita Public Works Department, Environmental Services Division	Prior to issuance of Grading Permits and Construction Permits	
Utilities and Infrastructure - Electricity and Natural Gas					
Excessive use of energy	3.17-7 The City shall review all development proposals prior to the approval of development plans to guarantee that sufficient energy resources and facilities are available to supply adequate energy to the proposed project and associated uses.	Review development proposals for availability of energy resources and facilities	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to approval of development plans	

Mitigation Monitoring Program

Potential Significant Impact	Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Utilities and Infrastructure - Electricity and Natural Gas (continued)					
Excessive use of energy	3.17-8 The City shall review all development plans prior to approval to guarantee that energy conservation and efficiency standards of Title 24 are met and are incorporated into the design of the future proposed projects.	Review development plans for consistency with Title 24 energy conservation and efficiency standards	City of Santa Clarita Public Works Department, Building and Safety Division	Prior to approval of development plan	
Noise					
Construction and vibration impacts	3.18-1 To reduce construction vibration impacts, to the extent feasible, cast-in-drilled-hole piles shall be used in lieu of pile driving.	Check contractor specifications to ensure that they include restrictions cast-in-drilled-hole piles shall be used in lieu of pile driving Conduct field inspections to ensure compliance with these restrictions	City of Santa Clarita Public Works Department, Building and Safety Division and Development Services Division	Check specifications prior to issuance of Grading Permits and Building Permits for each grading and construction phase	