

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

4.1 PURPOSE

The Mitigation Monitoring and Reporting Program (MMRP) has been prepared in conformance with Section 21081.6 of the California Environmental Quality Act (CEQA). It is the intent of this program to: (1) verify satisfaction of the required mitigation measures of the EIR; (2) provide a methodology to document implementation of the required mitigation measures; (3) provide a record of the Monitoring Program; (4) identify monitoring responsibility; (5) establish administrative procedures for the clearance of mitigation measures; (6) establish the frequency and duration of monitoring; and (7) utilize existing review processes wherever feasible.

4.2 INTRODUCTION

This Mitigation Monitoring and Reporting Program describes the procedures that will be used to implement the mitigation measures adopted in connection with the approval of the project and the methods of monitoring such actions. This MMRP takes the form of a table that identifies the responsible entity for monitoring each mitigation measure and the timing of each measure (see **Table 4.0-1**).

**Table 4.0-1
Mitigation Monitoring and Reporting Program Matrix**

Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Impact – Air Quality				
<p>MM 4.1-1: Prior to grading permit issuance, the project applicant and/or contractor shall develop a Construction Emission Management Plan to minimize construction-related emissions. At a minimum, the Plan shall require the following:</p> <ul style="list-style-type: none"> • Suspend the use of all construction equipment during first-stage smog alerts. • Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph. • Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet Tier 4 off-road emissions standards. In addition, all construction equipment shall be outfitted with the Best Available Control Technology (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 determination, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment. • Use electric welders to avoid emissions from gas or diesel welders, to the extent feasible. Equipment that is commercially available shall be considered to be feasible. Equipment that is in the development, testing, or demonstration stage shall be considered not feasible. • Use electricity or alternate fuels for on-site mobile equipment instead of diesel equipment, to the extent feasible. Equipment that is commercially available shall be considered to be feasible. Equipment that is in the development, testing, or demonstration stage shall be considered not feasible. 	<p>Check Construction Emission Management Plan (Plan) to ensure effective emissions controls are included. Conduct field inspections to ensure proper compliance with approved Plan.</p>	<p>Public Works Department, Development Services Division</p>	<p>Prior to issuance of Grading Permits for each grading and construction project/phase.</p>	

Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Impact – Air Quality (continued)				
<p>MM 4.1-1: (continued)</p> <ul style="list-style-type: none"> • Use on-site electricity or alternative fuels rather than diesel-Equipment that is commercially available shall be considered to be feasible. Equipment that is in the development, testing, or demonstration stage shall be considered not feasible. • Maintain construction equipment by conducting regular tune-ups according to the manufacturers' recommendations. • Minimize idling time either by shutting equipment when not in use or reducing the time of idling to 5 minutes as a maximum. • Minimize the hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time. • Apply water three times daily, or non-toxic soil stabilizers according to manufacturers' specifications, to all unpaved parking or staging areas, unpaved road surfaces, and active construction areas. • Apply non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for four days or more). • Install wheel washers or shaker plates to minimize dirt track out and dust generation where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip. • Traffic speeds on all unpaved roads to be reduced to 15 mph or less. • All trucks hauling dirt, sand, soil, or other loose materials are to be covered. • Sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads (recommend water sweepers with reclaimed water). 				

Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Impact – Biological Resources				
<p>MM 4.2-1: Vegetation types temporarily impacted by the proposed project, including those within CDFG and USACE jurisdictional areas, shall be revegetated with the same vegetation type except for the California annual grassland. To facilitate restoration, mulch, or native topsoil (the top 6 to 12 inch deep layer containing organic material), may be salvaged from the work area prior to construction. Following construction, salvaged topsoil shall be returned to the work area and placed in the restoration site. Within one year, the project biologist will evaluate the progress of restoration activities in the temporary impact areas to determine if natural recruitment has been sufficient for the site to reach performance goals. In the event that native plant recruitment is determined by the project biologist to be inadequate for successful habitat establishment, the site shall be revegetated through seeding or container plants, and a temporary irrigation system may be recommended.</p> <p>In conjunction with the development of mitigation plans for CDFG 1602 and USACE 404 permits, the above-described revegetation plan shall be developed so as to be consistent with CDFG and USACE requirements.</p>	<p>A qualified biologist to confirm that habitat restoration is completed and that the revegetation plan is consistent with CDFG and USACE requirements.</p>	<p>Community Development Department/Planning Division</p>	<p>Prior to issuance of operating permit</p>	
<p>MM 4.2-2: The revegetation site will be considered “complete” upon meeting all of the following success criteria:</p> <ol style="list-style-type: none"> 1. Regardless of the date of initial planting, any restoration site must have been without active manipulation by irrigation, planting, or seeding for a minimum of three years prior to Agency consideration of successful completion. 2. The percent cover and species richness of native vegetation type shall be evaluated based on local reference sites established by CDFG and the USACE for the plant communities in the impacted areas. 3. Native shrubs and trees shall have at least 80 percent survivorship after two years beyond the beginning of the success evaluation start date. This may include natural recruitment. 4. Non-native species cover will be no more than 5 percent absolute cover through the term of the restoration. 5. Giant reed (<i>Arundo donax</i>), tamarisk (<i>Tamarix ramosissima</i>), perennial pepperweed (<i>Lepidium latifolium</i>), tree of heaven 	<p>Confirm that the applicant has implemented the criteria listed under MM 4.2-2.</p>	<p>Community Development Department/Planning Division</p>	<p>Prior to issuance of Operating Permit</p>	

Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Impact – Biological Resources (continued)				
<p>MM 4.2-2: (continued) (<i>Ailanthus altissima</i>), pampas grass (<i>Cortaderia selloana</i>) and any other species listed on the California State Agricultural list, or Cal-IPC list of noxious weeds will not be present on the revegetation site as of the date of completion approval.</p>				
<p>MM 4.2-3: An annual mitigation status report shall be submitted to the USACE and CDFG by April 1 of each year until satisfaction of success criteria identified in MM 4.2-2. This report shall include any required plans for plant spacing, locations of candidate restoration and weed control sites or proposed “in-lieu fees,” restoration methods, and vegetation type restoration performance standards. For active vegetation type creation sites, the report shall include the survival, percent cover, and height of planted species; the number by species of plants replaced; an overview of the revegetation type effort and its success in meeting performance criteria; the method used to assess these parameters; and photographs. For active exotics control sites, the report shall include an assessment of weed control; a description of the relative cover of native vegetation type, bare areas, and exotic vegetation type; an accounting of colonization by native plants; and photographs.</p>	<p>Continuous submission of annual mitigation status report until criteria identified in MM 4.2-2 are met.</p>	<p>Community Development Department/Planning Division/USACE/CDFG</p>	<p>Annually by April 1 of each year.</p>	
<p>MM 4.2-4 Replacement vegetation types shall be designed to replace the functions and values of the vegetation types being removed. The replacement vegetation types shall have similar dominant trees and understory shrubs and herbs (excluding exotic species) to those of the affected vegetation types (see Table 4.2-6, Potential Plant Species for use in Site Restoration for example of recommended plant species). In addition, the replacement vegetation types shall be designed to replicate the density and structure of the affected vegetation types once the replacement vegetation types have met the mitigation success criteria.</p>	<p>Qualified biologist to ensure replacement vegetation (such as those listed in Table 4.2-6) is similar to vegetation which was removed during grading activities</p>	<p>Community Development Department/Planning Division</p>	<p>Prior to issuance of Operating Permit</p>	

Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Impact – Biological Resources (continued)				
MM 4.2-4: (continued)				
Table 4.2-6				
Potential Plant Species for use in Site Restoration				
Trees				
blue elderberry	<i>Sambucus nigra</i> ssp. <i>caerulea</i>			
coast live oak	<i>Quercus agrifolia</i> var. <i>agrifolia</i>			
hollyleaf cherry	<i>Prunus ilicifolia</i> ssp. <i>ilicifolia</i>			
Fremont cottonwood	<i>Populus fremontii</i> ssp. <i>fremontii</i>			
arroyo willow	<i>Salix lasiolepis</i>			
Shrubs				
skunk bush	<i>Rhus aromatica</i>			
poison-oak	<i>Toxicodendron diversilobum</i>			
California sagebrush	<i>Artemisia californica</i>			
big sagebrush	<i>Artemisia tridentata</i> ssp. <i>tridentata</i>			
mulefat	<i>Baccharis salicifolia</i>			
pine-leaf goldenbush	<i>Ericameria pinifolia</i>			
spineless horsebrush	<i>Tetradymia canescens</i>			
thick-leaved yerba santa	<i>Eriodictyon crassifolium</i>			
beavertail cactus	<i>Opuntia basilaris</i> var. <i>basilaris</i>			
golden currant	<i>Ribes aureum</i>			
chaparral currant	<i>Ribes malvaceum</i>			
purple sage	<i>Salvia leucophylla</i>			
black sage	<i>Salvia mellifera</i>			
California buckwheat	<i>Eriogonum fasciculatum</i>			
hoaryleaf ceanothus	<i>Ceanothus crassifolius</i>			
buckbrush	<i>Ceanothus cuneatus</i>			
redberry	<i>Rhamnus crocea</i>			
chamise	<i>Adenostoma fasciculatum</i>			
mountain mahogany	<i>Cercocarpus betuloides</i> var. <i>betuloides</i>			
toyon	<i>Heteromeles arbutifolia</i>			
Whipple's yucca	<i>Yucca whipplei</i>			

Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Impact – Biological Resources (continued)				
Herbs				
California goosefoot	<i>Chenopodium californicum</i>			
California biscuitroot	<i>Lomatium californicum</i>			
common lomatium	<i>Lomatium utriculatum</i>			
scapellote	<i>Acourtia microcephala</i>			
California thistle	<i>Cirsium occidentale</i> var. <i>californicum</i>			
California aster	<i>Corethrogyne filaginifolia</i>			
clustered tarplant	<i>Deinandra fasciculata</i>			
fleabane aster	<i>Erigeron foliosus</i> var. <i>foliosus</i>			
golden yarrow	<i>Eriophyllum confertiflorum</i> var. <i>confertiflorum</i>			
slender sunflower	<i>Helianthus gracilentus</i>			
coast goldfields	<i>Lasthenia californica</i>			
California cottonrose	<i>Logfia filaginoides</i>			
small wirelettuce	<i>Stephanomeria exigua</i>			
wire-lettuce	<i>Stephanomeria pauciflora</i>			
twiggy wreathplant	<i>Stephanomeria virgata</i>			
everlasting nest-straw	<i>Stylocline gnaphaloides</i>			
rancher's fireweed	<i>Amsinckia menziesii</i> var. <i>intermedia</i>			
slender combseed	<i>Pectocarya linearis</i> ssp. <i>ferocula</i>			
valley popcorn-flower	<i>Plagiobothrys canescens</i>			
coastal chaparral morning-glory	<i>Calystegia macrostegia</i> ssp. <i>cyclostegia</i>			
Peirson's morning-glory	<i>Calystegia peirsonii</i>			
manroot	<i>Marah macrocarpus</i>			
Santa Barbara milkvetch	<i>Astragalus trichopodus</i>			
miniature lupine	<i>Lupinus bicolor</i>			
stinging lupine	<i>Lupinus hirsutissimus</i>			
blunt-leaved lupine	<i>Lupinus truncatus</i>			
chia	<i>Salvia columbariae</i> var. <i>columbariae</i>			
California wishbone bush	<i>Mirabilis laevis</i> var. <i>crassifolia</i>			
California suncups	<i>Camissonia californica</i>			
miniature suncup	<i>Camissonia micrantha</i>			
winecup clarkia	<i>Clarkia purpurea</i> ssp. <i>quadrivulnera</i>			

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<p>California poppy <i>Eschscholzia californica</i></p> <p>Turkish rugging <i>Chorizanthe staticoides</i></p> <p>wavy-leaf soap plant <i>Chlorogalum pomeridianum</i> var. <i>pomeridianum</i></p> <p>blue-eyed-grass <i>Sisyrinchium bellum</i></p> <p>giant wildrye <i>Leymus condensatus</i></p> <p>Coast Range melic <i>Melica imperfecta</i></p> <p>foothill needlegrass <i>Nassella lepida</i></p> <p>purple needlegrass <i>Nassella pulchra</i></p> <p>one-sided bluegrass <i>Poa secunda</i> ssp. <i>secunda</i></p> <p><i>Note: This is a list of potential recommended plants based on on-site floristic composition. Other species may be found suitable based on site conditions and state and federal permits.</i></p>				
<p>MM 4.2-5: Temporary irrigation shall be installed as necessary for plant establishment. Irrigation shall continue as needed until the restoration site becomes self-sustaining regarding survivorship and growth. Irrigation shall be terminated in the fall to provide the least stress to plants.</p>	<p>Confirm that irrigation infrastructure is installed</p>	<p>Community Development Department/Planning Division</p>	<p>Prior to issuance of Building Permit</p>	
<p>MM 4.2-6: All native riparian trees with a 3 inch dbh or greater in temporary construction areas shall be replaced using 1 or 5 gallon container plants, containered trees, or pole cuttings in the temporary construction areas in the winter following the construction disturbance. The growth and survival of the replacement trees shall meet the performance standards specified in MM 4.2-1. In addition, the growth and survival of the planted trees shall be monitored until they meet the self-sustaining success criteria in accordance with the methods and reporting procedures specified in MM 4.2-1, and MM 4.2-1.</p>	<p>Confirm that all riparian trees removed during the construction period are replaced with vegetation included in MM 4.2-6 and be monitored until they are self-sufficient.</p>	<p>Community Development Department/Planning Division</p>	<p>Prior to issuance of Operating Permit</p>	
<p>MM 4.2-7: In order to reduce impacts to biological resources from grading and construction activities, all related activities will be conducted to facilitate the escape of animals to natural areas. Construction and grading activities will begin in disturbed areas in order to avoid stranding animals in isolated patches of vegetation type. Trenches will be covered at night to prevent animals from falling into and being trapped in trenches.</p>	<p>Site visits to confirm that animal escape routes are provided in graded areas and trenches are covered at night. Review of grading plans to identify disturbed areas and where grading activities will begin.</p>	<p>Community Development Department/Planning Division</p>	<p>Prior to issuance of Grading Permits/During grading activities</p>	

Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Impact – Biological Resources (continued)				
<p>MM 4.2-8: Efforts shall be made to avoid initiating construction or other site preparation during the active nesting season (typically March 1 through August 30). If such timing is not feasible, within 30 days of ground-disturbing activities associated with construction or grading that would occur during the nesting/breeding season of native bird species potentially nesting on the site the applicant shall have weekly surveys conducted by a qualified biologist to determine if active nests of bird species protected by the Migratory Bird Treaty Act or the California Fish and Game Code are present in the disturbance zone or within 300 feet (500 feet for raptors) of the disturbance zone. The surveys shall continue on a weekly basis, with the last survey being conducted no more than three days prior to initiation of disturbance work. If ground-disturbing activities are delayed, then additional pre-disturbance surveys shall be conducted so that no more than three days will have elapsed between the survey and ground-disturbing activities.</p> <p>If active nests are found, clearing and construction within 300 feet of the nest (500 feet for raptors) shall be postponed or halted, at the discretion of the biologist in consultation with CDFG, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers, and construction personnel shall be instructed on the sensitivity of nest areas. The biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts to these nests occur. CDFG may change the buffer radii at their discretion.</p>	<p>Qualified biologist to consult with CDFG regarding timing of pre-construction surveys</p> <p>Qualified biologist to conduct surveys</p>	<p>Community Development Department/Planning Division</p>	<p>Prior to construction activities</p>	
<p>MM 4.2-9: To fully determine whether or not California gnatcatcher is present on site, focused surveys following USFWS protocol methodology shall be conducted within one year of proposed project implementation or other related site preparation activities. If no California gnatcatchers are observed or detected, no further actions would be required. However, if this species is recorded on site, project impacts could be significant. As such consultation with USFWS would be required. This may be necessary through Section 7 or as an incidental take permit in association with a Habitat Conservation Plan.</p>	<p>Qualified biologist to conduct California gnatcatcher surveys/Consultation with USFWS if California gnatcatchers are found onsite.</p>	<p>Community Development Department/Planning Division</p>	<p>One year prior to site preparation activities</p>	

Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Impact – Biological Resources (continued)				
<p>MM 4.2-10: Within one year of permitted site preparation activities or other actions that may disturb the ground or existing vegetation, a qualified biologist(s), approved by CDFG, shall conduct focused surveys for special-status plant species throughout the proposed project site. Surveys shall be timed such that the blooming period for each of the target species are covered.</p> <p>For each special-status plant species identified during the focused survey effort, a detailed Rare Plant Mitigation and Monitoring plan shall be submitted to CDFG for review and approval prior to ground disturbance to occupied habitat. Upon approval, each plan will be implemented by the applicant or its designee under the direction of a qualified biologist. Each plan will demonstrate the feasibility of enhancing or restoring habitat appropriate for that species in selected areas to be managed as natural open space without conflicting with other resource management objectives. Habitat enhancement or replacement will be at a 1:1 ratio (acres enhanced or restored: acres impacted). If multiple special status plant species are found and occur in similar habitat, the same mitigation areas may be utilized for multiple species.</p> <p>Each plan will specify methods to collect seeds, bulbs or propagules, as appropriate, and introduce each species into the approved mitigation site(s). Introductions will use source material (seeds, bulbs or propagules) from each species that would otherwise be lost. The applicant or its designee will have a qualified biologist monitor the reintroduction sites for no fewer than five years from the time of planting to estimate each species’ survivorship or seedling establishment(for seeded sites).</p> <p>Annual monitoring reports will be prepared and submitted to CDFG and will be made available to the public to guide future mitigation planning for each species relocated. Monitoring reports will describe all enhancement, maintenance or restoration measures taken in the preceding year; describe success and completion of those efforts and other pertinent site conditions (erosion, trespass, animal damage) in qualitative terms; and describe plant survival or establishment in quantitative terms for each species included in the mitigation effort. The plan shall also include success criteria satisfactory to CDFG and contingency actions should the success criteria not be met.</p>	<p>Qualified biologist to conduct special-status plant species surveys/Submission of detailed Rare Plant Mitigation and Monitoring plan to the CDFG prior to ground disturbance activities.</p>	<p>Community Development Department/Planning Division</p>	<p>Within one year of permitted site preparation activities/ground disturbing activities.</p> <p>Submission of annual monitoring reports to CDFG and will be made available to the public to guide future mitigation planning for each species relocated.</p>	

Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Impact – Biological Resources (continued)				
<p>MM 4.2-11: Prior to issuance of a grading permit, an Oak tree report shall be prepared and approved by the City of Santa Clarita. All oaks that will not be removed that are regulated under the City of Santa Clarita’s Oak Tree Preservation and Protection Guidelines with driplines within 50 feet of land clearing (including brush clearing) or areas to be graded shall be enclosed in a temporary fenced zone for the duration of the clearing or grading activities. Fencing shall extend to the root protection zone (<i>i.e.</i>, the area at least 15 feet from the trunk or 5 feet beyond the drip line, whichever distance is greater). No parking or storage of equipment, solvents, or chemicals that could adversely affect the trees shall be allowed within 25 feet of the trunk at any time. Removal of the fence shall occur only after the project arborist or qualified biologist confirms the health of preserved trees.</p>	<p>Qualified biologist to prepare an Oak tree report</p>	<p>Community Development Department/Planning Division</p>	<p>Prior to issuance of Grading Permits</p>	
<p>MM 4.2-12: Prior to the issuance of a grading permit for ground disturbance, construction, or site preparation activities, the applicant shall retain the services of a qualified biologist to conduct pre-construction surveys for western spadefoot and vernal pool fairy shrimp within the vernal pool and all other portions of the project site containing suitable breeding habitat. Surveys shall be conducted during a time of year when the species can be detected (<i>i.e.</i>, when the vernal pool is inundated).</p>	<p>Qualified biologist to conduct pre-construction surveys for western spadefoot and vernal pool fairy shrimp within the vernal pool and all other portions of the project site</p>	<p>Community Development Department/Planning Division</p>	<p>Prior to issuance of Grading Permits</p>	

Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Impact – Biological Resources (continued)				
<p>MM 4.2-12: (continued) Utilization of the vernal pool substrate in the mitigation pond is done in an effort to include cysts from the exiting fairy shrimp population and seed base for the sensitive spreading navarretia.</p> <p>Terrestrial habitat surrounding the proposed relocation site shall be as similar in type, aspect, and density to the location of the existing ponds as feasible. No site preparation or construction activities shall be permitted in the vicinity of the currently occupied ponds until the design and construction of the pool habitat in preserved areas of the site has been completed and all western spadefoot adult, tadpoles, and egg masses detected are moved to the created pool habitat.</p> <p>2. Surveys will include evaluation of all previously documented occupied areas and a reconnaissance-level survey of the remaining natural areas of the site. All western spadefoot adults, tadpoles, and egg masses encountered shall be collected and released in identified or created relocation ponds described above.</p> <p>3. The qualified biologist shall monitor the created vernal pool site for five years, involving annual monitoring during and immediately following peak breeding season so that surveys can be conducted for adults as well as for egg masses and larval and post-larval toads. Further, survey data will be provided to CDFG by the monitoring biologist following each monitoring period and a written report summarizing the monitoring results will be provided to CDFG at the end of the monitoring effort. Success criteria for the monitoring program shall include verifiable evidence of toad reproduction at the relocation site.</p>				
<p>MM 4.2-13: Prior to project construction, the applicant shall develop a relocation plan for coast horned lizard, silvery legless lizard, coastal whiptail, rosy boa, San Bernardino ringneck snake, and coast patch-nosed snake. The Plan shall include but not be limited to the timing and location of the surveys that would be conducted for each species; identify the locations where more intensive efforts should be conducted; identify the habitat and conditions in the proposed</p>	<p>Confirmation of relocation plan for coast horned lizard, silvery legless lizard, coastal whiptail, rosy boa, San Bernardino ringneck snake, and coast-patch-nosed snake.</p>	<p>Community Development Department/Planning Division</p>	<p>Prior to project construction</p>	

Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Impact – Biological Resources (continued)				
<p>MM 4.2-13: (continued) relocation site(s); the methods that would be utilized for trapping and relocating the individual species; and provide for the documentation /recordation of the species and number of the animals relocated.</p> <p>The Plan shall be submitted to CDFG for approval 60 days prior to any ground disturbing activities within potentially occupied habitat.</p> <p>The Plan shall include the specific survey and relocation efforts that would occur for construction activities that occur both during the activity period of the special-status species (generally March to November) and for periods when the species may be present in the work area but difficult to detect due to weather conditions (generally December through February). Thirty days prior to construction activities in coastal scrub, chaparral, riparian habitats, or other areas supporting these species, qualified biologists shall conduct surveys to capture and relocate individual coast horned lizard, silvery legless lizard, coastal whiptail, rosy boa, San Bernardino ringneck snake, and coast patch-nosed snake in order to avoid or minimize take of these special-status species. The plan shall require a minimum of three surveys conducted during the time of year/day when each species is most likely to be observed. Individuals shall be relocated to nearby undisturbed areas with suitable habitat. If construction is scheduled to occur during the low activity period (generally December through February) the surveys shall be conducted prior to this period if possible and exclusion fencing shall be placed to limit the potential for re-colonization of the site prior to construction. The qualified biologist will be present during ground-disturbing activities immediately adjacent to or within habitat that supports populations of these species. Clearance surveys for special-status reptiles shall be conducted by a qualified biologist prior to the initiation of construction each day.</p>				
<p>MM 4.2-14: Thirty days prior to construction activities, a qualified biologist shall conduct CDFG protocol surveys to determine whether burrowing owl is present at the site. The surveys shall consist of three site visits and shall be conducted in areas dominated by disturbed habitat and grasslands, or if such habitats occur within 500 feet of a construction zone. If located, occupied burrows shall not be disturbed during the</p>	<p>Qualified biologist shall conduct CDFG protocol surveys to determine the presence of burrowing owls</p>	<p>Community Development Department/Planning Division</p>	<p>30 days prior to construction activities</p>	

Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Impact – Biological Resources (continued)				
<p>MM 4.2-15: (continued) nesting season (February 1 through August 31) unless a qualified biologist approved by CDFG verifies through non invasive methods that either the birds have not begun egg-laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If burrowing owls are detected but nesting is not occurring, construction work can proceed after any owls have been evacuated from the site using CDFG-approved burrow closure procedures and after alternative nest sites have been provided in accordance with the CDFG Staff Report on Burrowing Owl Mitigation (10 17-95).</p> <p>Unless otherwise authorized by CDFG, a 500-foot buffer, within which no activity will be permissible, will be maintained between project activities and nesting burrowing owls during the nesting season. This protected area will remain in effect until August 31 or at CDFG’s discretion and based upon monitoring evidence, until the young owls are foraging independently.</p>				
<p>MM 4.2-15: No earlier than 30 days prior to the commencement of construction activities, a pre-construction survey shall be conducted by a qualified biologist to determine if active roosts of special-status bats are present on or within 300 feet of the project disturbance boundaries.</p> <p>Should an active maternity roost be identified (in California, the breeding season of native bat species is generally from April 1 through August 31), the roost shall not be disturbed and construction within 300 feet shall be postponed or halted, until the roost is vacated and juveniles have fledged. Surveys shall include rocky outcrops, caves, structures, and large trees (particularly trees 12 inches in diameter or greater at 4.5 feet above grade with loose bark or other cavities). Trees and rocky outcrops shall be surveyed by a qualified bat biologist (<i>i.e.</i>, a biologist holding a CDFG collection permit and a Memorandum of Understanding with CDFG allowing the biologist to handle bats). If active maternity roosts or hibernacula are found, the rock outcrop or tree occupied by the roost shall be avoided (<i>i.e.</i>, not removed) by the project. If avoidance of the maternity roost must occur, the bat biologist shall survey (through the use of radio telemetry or other CDFG</p>	<p>Qualified biologist shall conduct a pre-construction survey to determine if active roost of special-status bats are present (or within 300 feet of the project disturbance boundaries).</p>	<p>Community Development Department/Planning Division</p>	<p>No earlier than 30 days prior to commencement of construction activities</p>	

Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Impact – Biological Resources (continued)				
<p>MM 4.2-15: (continued) approved methods) for nearby alternative maternity colony sites. If the bat biologist determines in consultation with and with the approval of CDFG that there are alternative roost sites used by the maternity colony and young are not present then no further action is required.</p> <p>If a maternity roost will be impacted by the project, and no alternative maternity roosts are in use near the site, substitute roosting habitat for the maternity colony shall be provided on, or in close proximity to, the project site no less than three months prior to the eviction of the colony. Large concrete walls (<i>e.g.</i>, on bridges) on south or southwestern slopes that are retrofitted with slots and cavities are an example of structures that may provide alternative potential roosting habitat appropriate for maternity colonies. Alternative roost sites must be of comparable size and proximal in location to the impacted colony. CDFG shall also be notified of any hibernacula or active nurseries within the construction zone.</p> <p>If non-breeding bat hibernacula are found in trees scheduled to be removed or in crevices in rock outcrops within the grading footprint, the individuals shall be safely evicted, under the direction of a qualified bat biologist, by opening the roosting area to allow airflow through the cavity or other means determined appropriate by the bat biologist (<i>e.g.</i>, installation of one-way doors). In situations requiring one-way doors, a minimum of one week shall pass after doors are installed and temperatures should be sufficiently warm for bats to exit the roost because bats do not typically leave their roost daily during winter months in southern coastal California. This action should allow all bats to leave during the course of one week. Roosts that need to be removed in situations where the use of one-way doors is not necessary in the judgment of the qualified bat biologist in consultation with CDFG shall first be disturbed by various means at the direction of the bat biologist at dusk to allow bats to escape during the darker hours, and the roost tree shall be removed or the grading shall occur the next day (<i>i.e.</i>, there shall be no less or more than one night between initial disturbance and the grading or tree removal). These actions should allow bats to leave during nighttime</p>				

Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Impact – Biological Resources (continued)				
<p>MM 4.2-15: (continued) hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight.</p> <p>If an active maternity roost is located on the project site, and alternative roosting habitat is available, the demolition of the roost site must commence before maternity colonies form (i.e., prior to March 1) or after young are flying (i.e., after July 31) using the exclusion techniques described above.</p>				
<p>MM 4.2-16: Any special-status species bat day roost sites found by a qualified biologist during pre-construction surveys conducted per MM 4.2-15, to be directly (within project disturbance footprint) or indirectly (within 300 feet of project disturbance footprint) impacted are to be mitigated with creation of artificial roost sites.</p>	<p>Review of pre-construction special-status species bat day roost sites surveys. Implement mitigation if necessary.</p>	<p>Community Development Department/Planning Division</p>	<p>Review of the pre-construction special-status species bat day roost sites surveys but prior to commencement of construction activities</p>	
<p>MM 4.2-17: Thirty days prior to construction activities in grassland, scrub, chaparral, oak woodland, riverbank, and agriculture habitats, or other suitable habitat a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for San Diego black-tailed jackrabbit and San Diego desert woodrat.</p> <p>If San Diego black-tailed jackrabbits are present, non-breeding rabbits shall be flushed from areas to be disturbed. Dens, depressions, nests, or burrows occupied by pups shall be flagged and ground-disturbing activities avoided within a minimum of 200 feet during the pup-rearing season (February 15 through July 1). This buffer may be reduced based on the location of the den upon consultation with CDFG. Occupied maternity dens, depressions, nests, or burrows shall be flagged for avoidance, and a biological monitor shall be present during construction. If unattended young are discovered, they shall be relocated to suitable habitat by a qualified biologist. The applicant shall document all San Diego black-tailed jackrabbit identified, avoided, or moved and provide a written report to CDFG within 72 hours. Collection and relocation of animals shall only occur with the proper scientific collection and</p>	<p>A qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for San Diego black-tailed jackrabbit and San Diego desert woodrat.</p>	<p>Community Development Department/Planning Division</p>	<p>30 days prior to construction activities</p>	

Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Impact – Biological Resources (continued)				
<p>MM 4.2-17: (continued) handling permits.</p> <p>If active San Diego desert woodrat nests (stick houses) are identified within the disturbance zone or within 100 feet of the disturbance zone, a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of the qualified biologist in consultation with CDFG. Clearing and construction within the fenced area will be postponed or halted until young have left the nest. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts to these nests will occur. If avoidance is not possible, the applicant will take the following sequential steps: (1) All understory vegetation type will be cleared in the area immediately surrounding active nests followed by a period of one night without further disturbance to allow woodrats to vacate the nest, (2) Each occupied nest will then be disturbed by a qualified wildlife biologist until all woodrats leave the nest and seek refuge off site, and (3) The nest sticks shall be removed from the project site and piled at the base of a nearby hardwood tree (preferably a coast live oak or California walnut). Relocated nests shall not be spaced closer than 100 feet apart, unless a qualified wildlife biologist has determined that a specific habitat can support a higher density of nests. The applicant shall document all woodrat nests moved and provide a written report to CDFG.</p> <p>All woodrat relocation shall be conducted by a qualified biologist in possession of a scientific collecting permit.</p>				
<p>MM 4.2-18: Thirty days prior to construction activities in suitable habitat, a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for American badger. If American badgers are present, occupied habitat shall be flagged and ground-disturbing activities avoided within 50 feet of the occupied den. Maternity dens shall be avoided during the pup-rearing season (February 15 through July 1) and a minimum 200 foot buffer established. This buffer may be reduced based on the location of the den upon consultation with CDFG.</p>	<p>A qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for American badger.</p>	<p>Community Development Department/Planning Division</p>	<p>30 days prior to construction activities</p>	

Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Impact – Biological Resources (continued)				
<p>MM 4.2-18: (continued) Maternity dens shall be flagged for avoidance, identified on construction maps, and a qualified biologist shall be present during construction. If avoidance of a non-maternity den is not feasible, badgers shall be relocated either by trapping or by slowly excavating the burrow (either by hand or mechanized equipment under the direct supervision of the biologist, removing no more than 4 inches at a time) before or after the rearing season (February 15 through July 1). Any relocation of badgers shall occur only after consultation with CDFG. A written report documenting the badger removal shall be provided to CDFG within 30 days of relocation.</p> <p>Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.</p>				
<p>MM 4.2-19: All lighting along the perimeter of natural areas shall be downcast luminaries with light patterns directed away from natural areas.</p>	Conduct field inspections Check Street and Trail Lighting Plan/Program and subsequent Building Plan specifications	Community Development Department/Planning Division	Prior to permit issuance for applicable phase	
<p>MM 4.2-20: Plant palettes proposed for use on landscaped slopes, street medians, park sites, and other public landscaped and Fuel Modification Zone areas within 100 feet of native vegetation types shall be reviewed by a qualified restoration specialist to ensure that the proposed landscape plants will not naturalize and require maintenance or cause vegetation type degradation in the open space areas (River Corridor SMA, High Country SMA, Salt Creek area, and natural portions of the Open Area). Container plants to be installed within public areas within 100 feet of the open space areas shall be inspected by a qualified restoration specialist for the presence of disease, weeds, and pests, including Argentine ants. Plants with pests, weeds, or diseases shall be rejected. In addition, landscape plants within 100 feet of native vegetation types shall not be on the Cal-IPC California Invasive Plant Inventory (most recent version) or on the list of Invasive Ornamental Plants listed in Appendix B of the SCP. The current Cal-IPC list can be obtained from the Cal-IPC web site (http://www.cal-ipc.org/ip/inventory/index.php). Landscape plans will include a plant palette composed of native or non-native, non-invasive species that do not require high irrigation rates. Except as required for fuel modification, irrigation of perimeter landscaping shall be limited to temporary irrigation (<i>i.e.</i>, until plants become established).</p>	Review of plant palettes within 100 feet of native vegetation types by a qualified restoration specialist	Community Development Department/Planning Division	Prior to issuances of grading permits.	

Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Impact – Cultural Resources				
MM 4.3-1: In the event that cultural resources are found during construction, activity shall stop and a qualified archaeologist shall be contacted to evaluate the resources. If the find is determined to be a historical or unique archaeological resource, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation will be made available. Construction on other parts of the project site may proceed in accordance with Public Resources Code section 21083.2(i).	Inspection during grading activities	Community Development Department/Planning Division	During project development	
MM 4.3-2: 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. 1. If the coroner determines that the burial is not historic, but prehistoric, the Native American Heritage Commission (NAHC) or other represented ethnic groups, 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.	Inspections during grading activities	Community Development Department/Planning Division	During project development	
MM 4.3-3: During grading activities, in the unlikely event that paleontological resources are found, a paleontologist will be notified to stabilize, recover, include laboratory preparation, analysis, cataloging, curation, and final acceptance to a legal repository will be required. Those findings shall be included in a Report of Findings, which documents the results of monitoring service activities, to the Department of Community Development Planning Division. If isolated artifacts, archaeological sites (prehistoric and/or historic), or features are located; laboratory preparation, analysis, cataloging, curation, and final acceptance to a legal repository will be required, and those findings shall be included in the aforementioned Report of Findings, in order to fulfill the federal and state regulations and requirements.	Inspections during grading activities	Community Development Department/Planning Division	During project development	
MM 4.3-4: Prior to grading activities, a paleontologist shall be retained to monitor construction activities.	Inspections during construction activities	Community Development Department/Planning Division	Prior to issuance of Grading Permit	

Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Impact – Geology and Soils				
MM 4.4-1: The potential for seismic settlement (dynamic densification) during future seismic events shall be evaluated during the planning and design stages in the alluvial, slopewash, and landslides area of the project site.	Review of geotechnical site plans	Public Works Department/Development Services Division	Prior to issuance of Grading Permits	
MM 4.4-2: All mapped landslides shall be confirmed by subsurface exploration during the planning and design stages. All confirmed landslides shall be evaluated with respect to the proposed road alignment and specific mitigation measures shall be provided where necessary. Possible mitigation would include complete or partial removal, adding shear keyways, buttressing, or avoidance. Restricted Use Areas shall be established around any unmitigated landslide in open space areas.	Review of mapped landslides and implementation of mitigation where necessary	Public Works Department/Development Services Division	Prior to issuance of Grading Permits	
MM 4.4-3: During the planning and design stages, additional geologic and geotechnical investigations shall be performed to refine the three dimensional geometry and geotechnical characteristics of the various landslides within the landslide complex.	Review of geotechnical investigations and three dimensional geometry and geotechnical characteristics	Public Works Department/Development Services Division	Prior to issuance of Grading Permits	
MM 4.4-4: See MM 4.4-2.	Review of mapped landslides and implementation of mitigation where necessary	Public Works Department/Development Services Division	Prior to issuance of Grading Permits	
MM 4.4-5: Prior to issuance of a grading permit, additional hydro-compression or consolidation testing shall be conducted to aid in evaluation of settlement within identified geologic units during future geotechnical investigations for grading plans. Possible mitigation of settlement of project soils would include removal and recompaction of loose or soft material.	Conduct hydro-compression or consolidation testing.	Public Works Department/Development Services Division	Prior to issuance of Grading Permits	
MM 4.4-6: Expansive materials at the site shall be evaluated by the project Geotechnical Engineer during the grading plan stage of development. Expansion potential of site soils can be mitigated by controlling the water content and density of fill soils, by specifying embedment and reinforcement of structures, and by removing the expansive materials and replacing them with compacted material with low expansion potential.	Monitor expansive materials at the site by Project Geotechnical Engineer during grading and site preparation activities Mitigate expansion potential of site soils.	Public Works Department/Development Services Division	During grading and construction activities	
MM 4.4-7: The expansion index of the site materials shall be verified with laboratory testing at the grading plan stage. If	Laboratory testing of site materials. Implement	Public Works Department/	During grading and construction	

Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Impact – Geology and Soils (continued)				
MM 4.4-7: (continued) expansive materials are encountered, options to mitigate potential adverse effects include special foundation designs and reinforcement, removal and replacement with soil with low to non-expansive characteristics, or treatment with additives to lower the expansion potential.	mitigation measures if expansion materials are found.	Development Services Division	activities.	
Impact – Global Climate Change				
MM 4.5-1: The proposed project shall use energy-efficient lighting, such as light-emitting diodes, on all streetlights and traffic signals.	Review of Building Plans and Lighting Plans	Public Works Department Building and Safety Division and Community Development Department, Planning Division	Prior to issuance of Building Permits	
MM 4.5-2: The proposed project shall replace trees removed during construction. Replacement trees shall be native and drought-tolerant.	Review of Landscape Plans	Community Development Department, Planning Division Public Works Department	Prior to implementing project approval	
MM 4.5-3: The proposed project shall prohibit idling of diesel-fueled vehicles during construction in accordance with CARB's Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling.	Check Construction Emission Management Plan (Plan) to ensure effective emissions controls are included. Conduct field inspections to ensure proper compliance with approved Plan.	Public Works Department, Development Services Division	Prior to issuance of Grading Permits for each grading and construction project/phase.	
MM 4.5-4: The proposed project shall divert construction debris to the maximum extent.	Review site construction management plan. Conduct on-site inspections.	Public Works Department, Environmental Services Division and Building and Safety Division	Prior to the issuance of Construction Permits. During grading and construction activities.	
Impact – Human-Made Hazards				
MM-4.6-1: Absent staff locating information which dispositively establishes that UXO does not exist within the construction footprint, prior to commencing construction, the City will	Conduct tests to determine no UXOs are present	Public Works Department	Prior to Issuance of Grading Permits	

Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Impact – Human-Made Hazards (continued)				
MM-4.6-1: (continued) retain an expert who will 1) conduct a survey/search for UXO on the NTS property within the construction footprint, 2) eliminate any identified UXO, and 3) recommend safety protocols to be followed during construction of the roadway.				
Impact – Hydrology and Water Quality				
MM 4.7-1: Final design plans for the inlet structures shall be submitted to, and reviewed and approved by, the City of Santa Clarita Public Works Department.	Review final design plans	Public Works Department	Prior to issuance of Construction Permits	
Impact – Noise				
MM 4.9-1: The construction contractor shall construct a 10-foot-tall temporary noise barrier on the northeastern perimeter of the proposed project site, separating the existing single-family residential units from the existing western terminus of Via Princessa. The installation of the noise barrier shall occur prior to commencement of Phase 1 construction and left in place through the end of Phase 4 to reduce the noise levels at the effected residential homes. The noise barrier shall be constructed in a manner such that the line-of-sight is blocked between construction activities on the proposed project site and the adjacent single-family residential units to the northeast of the project site. The noise barrier shall be made out of any outdoor weather-resistant solid material that meets a minimum sound transmission loss including: 16-gauge steel, 1-inch thick plywood, and any reasonable thickness of concrete. The use of the noise barrier between construction equipment and the sensitive uses to northeast of the proposed project site would attenuate construction equipment noise levels as much as 11.8 dB(A) CNEL during each construction phase.	Check contractor specifications to ensure that they include these restrictions Conduct field inspections to ensure proper compliance with these restrictions	Public Works Department/Development Services Division	Check specifications prior to issuance of Grading and Building Permits for each grading and construction phase	
MM 4.9-2: The following specifications shall be included in the project plans approved by the City of Santa Clarita building permits: Best Management Practices (BMPs) shall be implemented by the contractor and sub-contractors to reduce construction noise as much as practicable. Two weeks prior to the commencement of construction, notification shall be provided to the residential land uses and institutional land uses near the project site disclosing an approximate construction schedule and describing the various activities that would be occurring during the construction period until completion.	Check contractor specifications to ensure that they include these restrictions Conduct field inspections to ensure proper compliance with these restrictions	Public Works Department/Development Services Division	Check specifications prior to issuance of Grading and Building Permits for each grading and construction phase	

Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Impact – Noise (continued)				
<p>MM 4.9-2: (continued)</p> <p>Such notification may be made by delivering the construction notice to each residential unit, or by posting it in a conspicuous place at the corner of Via Princessa and Sheldon Avenue and at the driveway entrance to Golden Valley High School. During the entire construction period, the contractor and sub-contractors shall comply with the following:</p> <ul style="list-style-type: none"> • Ensure that construction equipment using gasoline or diesel engines shall be properly muffled according to industry standards and in good working condition. • Locate noise-generating construction equipment and staging areas away from sensitive uses when and where feasible. • Use electric air compressors and similar power tools rather than gasoline or diesel powered equipment when and where feasible. • Construction-related gasoline or diesel-powered equipment, including heavy-duty equipment, motor vehicles, and portable equipment shall be turned off when not in use for more than 30 minutes. • Construction hours, allowable workdays, and the phone number of the project superintendent shall be clearly posted at all construction entrances to allow surrounding property owners and residents to contact the project superintendent. • If the project superintendent receives a complaint from a surrounding owner or resident, the superintendent shall investigate the complaint, and if required or practical take appropriate corrective action, and report the action to the reporting party. 				

Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Impact – Transportation and Circulation				
<p>MM 4.10-1: The City shall develop and implement a construction traffic control plan (CTCP) prior to the start of construction. The CTCP shall be completed by the City Engineer. Specific measures described in the CTCP shall conform to the Caltrans Manual on Uniform Traffic Control Devices (MUTCD) manual. Specific measures described in the MUTCD that are typically used in the CTCP are summarized below:</p> <ul style="list-style-type: none"> • All traffic control measures, construction signs, delineators, etc., and their use during the construction phase of this project shall conform to the provisions set forth in the State of California, Department of Transportation, Manual of Traffic Controls, January 1992. • Prior to approval of final site design plans, the applicant shall coordinate with Metro to obtain input of a final CTCP. • In areas where traffic control necessitates, the contractor shall provide, post, and maintain “No Parking” and “No Stopping” signs, as directed by the Director of Public Works. • The location of all signs shall be determined in the field by the City Engineer in conjunction with the contractor. • No travel lane shall be less than 10 feet wide. • Delineators shall be spaced at 50 feet maximum, or as noted on the final CTCP. • Construction personnel shall have a designated place for parking, as identified in the final CTCP. • All traffic signal facilities shall be protected during construction or relocation. • “Construction Ahead” and appurtenant signs are to be placed 1,000 feet in advance of all approaches to the project area, for the duration of construction. • Private driveway closures shall be limited to the times of the day that construction is in progress. • Cross street closures shall be limited to the times of the day that construction is in process. 	Implementation of CTCP	Public Works Department/ Development Services Division	Prior to issuance of Construction Permit	
<p>MM 4.10-2: The City of Santa Clarita shall improve segments of</p>	Verify construction of	Public Works	As funding	

Mitigation Measure	Method of Review Verification	Responsible Agency	Timing	Status of Implementation
Impact – Transportation and Circulation (continued)				
MM 4.10-2: (continued) Golden Valley Road (between Soledad Canyon Road and Sierra Highway) and Via Princessa (between Whites Canyon Road and Sierra Highway) to their planned ultimate six-lane configuration within the Interim Year horizon period, as funding becomes available.	improvements	Department/Traffic Division	becomes available (within the Interim Year)	
MM 4.10-3: Prior to the completion of construction of the proposed project, the City of Santa Clarita shall install a traffic signal at the Rainbow Glen Drive/Via Princessa intersection.	Verify installation of traffic signal	Public Works Department/Traffic Division	Prior to issuance of Operation Permit	
MM 4.10-4: Prior to the completion of construction of the proposed project, the City of Santa Clarita shall install a traffic signal at the Via Princessa and Golden Valley Road intersection.	Verify installation of traffic signal	Public Works Department/Traffic Division	Prior to issuance of Operation Permit	
MM 4.10-5: One year after completion of the Via Princessa Roadway extension, the City's traffic engineer shall evaluate future traffic patterns around Rainbow Glen Drive and Isabella Parkway through standard City practices, including but not limited to plan checks and the collection of future traffic data to determine if traffic calming measures would be needed.	Evaluation of traffic patterns	Public Works Department/Traffic Division	One year after completion of the proposed project	
Impact – Visual Resources				
MM 4.11-1: The City, or designee, shall require that the use of nighttime lighting during project construction be limited to only those features on the construction site requiring illumination.	Conduct field inspections Check Street and Trail Lighting Plan/Program and subsequent Building Plan specifications	Community Development Department/Planning Division	Prior to permit issuance for applicable phase	
MM 4.11-2: The City, or designee, shall require that all security lights be properly shielded and projected downwards during construction, such that light is directed only onto the work site.	Conduct field inspections Check Construction Plan	Community Development Department/Planning Division	Prior to permit issuance for applicable phase	
MM 4.11-3: The City, or designee, shall require that all lighting along the project site boundary consist of low-intensity downlights, or be equipped with louvers, shields, hoods, or other screening devices, in accordance with the City's Municipal Code.	Conduct field inspections Check Street and Trail Lighting Plan/Program and subsequent Building Plan specifications	Community Development Department/Planning Division	Prior to permit issuance for applicable phase	