

MITIGATION MONITORING PROGRAM

Project No. 03-386-(5)

Tract No. 47573

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.0 Geotechnical				
1.1 The applicant shall conduct all grading operations in conformance with the County Grading Code and the most current version of the Uniform Building Code (UBC).	Review and evaluation of grading plans for compliance with County grading codes and UBC.	Prior to issuance of grading permits.	Applicant	Public Works
1.2 Prior to the issuance of building permits, the applicant shall demonstrate that all structures have been designed to control the effects of seismic ground shaking and adverse soil conditions in accordance with the most recent seismic standards in the UBC and approved by the Director of Public Works.	Review and evaluation of structural design for compliance with County grading codes and UBC.	Prior to issuance of building permits.	Applicant	Public Works
1.3 The applicant shall prepare final soils engineering and geologic studies addressing soil- and geology-related constraints and hazards, related to slope stability, settlement, liquefaction and related secondary seismic hazards during preparation of final engineering and grading plans, and submit these to the Director of Public Works for review and approval, in compliance with the County Grading Code. The final engineering studies shall.	Preparation of final soils engineering and geologic studies for review and approval.	Prior to issuance of grading permit.	Applicant	Public Works

1.4 The applicant shall comply with all recommendations of the approved Geotechnical Update and Liquefaction Investigation prepared by Gorian and Associates in 2003 to the satisfaction of the Department of Public Works.	Demonstration of compliance with 2003 geotechnical report.	Prior to issuance of grading permit and during grading, and site preparation.	Applicant	Public Works
2.0 Flood				
2.1 The applicant shall comply with all requirements of the approved drainage concept to the satisfaction of the Department of Public Works.	Demonstration of compliance with approved drainage concept	Prior to issuance of grading permit and during grading and site preparation.	Applicant	Public Works
2.2 The applicant shall construct five [?] debris basins to contain storm water runoff and allow for the capture of storm water so that it slowly infiltrates into the soil, and is more efficiently channeled into the storm water system.	Construct five [?] debris basins as identified in the approved drainage concept.	Prior to issuance of building permits.	Applicant	Public Works
2.3 The applicant shall obtain all necessary permits from ACOE and RWQCB pursuant to Section 404 and 401 of the Federal Clean Water Act as well as from California Department of Fish and Game.	Obtain any necessary ACOE, RWQCB and Fish & Game permits.	Prior to issuance of grading permit.	Applicant	Public Works
3.0 Water Quality				
3.1 The applicant shall comply with all pertinent NPDES requirements of the Regional Water Quality Control Board and the Los Angeles Department of Public Works	Approval or waiver of the NPDES permit.	Prior to issuance of grading permit and during grading and site preparation.	Applicant	Public Works Regional Water Quality Control Board

3.2 The applicant shall submit a SWPPP that incorporates BMP's for minimizing construction related pollutants and construction related sediments and debris. BMP's shall be identified and instituted pursuant to recommendations from the County's Department of Public Works.	Submission and approval of SWPPP	Prior to issuance of grading permit	Applicant	Public Works
3.3 The applicant shall install source control BMP's (long-term operational) during the grading phases to ensure that urban runoff and sediment do not enter into the existing stream channels.	Installation of BMPs.	Prior to issuance of building permit.	Applicant	Building & Safety
4.0 Fire				
4.1 The applicant shall provide sprinkler systems in accordance with Los Angeles County Fire Department Standards as fire protection features for all proposed residential units.	Installation of fire sprinkler systems	Prior to issuance of certificates of occupancy.	Applicant	Building & Safety
4.2 The applicant shall submit a final fuel modification plan for the review and approval of the Fire Department and Regional Planning.	Approval of fuel modification plan.	Prior to issuance of grading permit.	Applicant	Fire Department Regional Planning
4.3 Prior to first submittal of the water improvement plans for the proposed project, the applicant shall submit a water system master plan, including a hydraulic distribution network analysis, for review and approval by the Department of Public Works. The plan shall demonstrate the adequacy of the proposed on-site water facilities to	Approval of water system master plan.	Prior to issuance of building permits.	Applicant	Public Works Santa Clarita Water Division

<p>meet the total water demand (single-family unit, common landscape areas, and fuel modification) of the project including fire flow requirements, and location and number of the points of connection. The water tank pad must be at an elevation of 2070 feet or otherwise acceptable to the Santa Clarita Water Division. A booster station must be located at the entrance to the subdivision at Sierra Highway.</p>				
<p>5.0 Noise</p>				
<p>5.1 The applicant shall comply with the County Noise Ordinance that restricts construction activities to the hours between 7 a.m. and 7 p.m weekdays and 8 a.m. to 5 p.m. on Saturdays.</p>	<p>Compliance with Noise Ordinance</p>	<p>During grading and construction.</p>	<p>Applicant and Building Contractor</p>	<p>Building & Safety Health Services</p>
<p>5.2 To mitigate the project's potential noise impacts, the applicant shall produce evidence that:</p> <p>(a) All construction vehicles or equipment, fixed or mobile, operated within 1,000' of a dwelling shall be equipped with properly operating and maintained mufflers.</p> <p>(b) All operations shall comply with all applicable provisions of the Los Angeles County Noise Ordinance.</p>	<p>Construction equipment operation and maintenance.</p>	<p>During grading and construction.</p>	<p>Applicant and Building Contractor</p>	<p>Building & Safety</p>

6.0 Air Quality				
<p>6.1 The applicant shall comply with SCAQMD Rule 402 (Nuisance) and Rule 403 (Fugitive-Dust), and shall implement the following strategies:</p> <p>(a) Moisten the soil not more than 15 minutes prior to moving soil and three times a day or four times a day under windy conditions in order to maintain soil moisture of 12 percent.</p> <p>(b) On the last day of active operations prior to a weekend, holiday, or any other period when active operations will not occur for four or more days, apply water with a chemical stabilizer diluted to not less than 1/20 of the concentration required to maintain a stabilized surface for a period of six months.</p> <p>(c) Apply chemical stabilizers to disturbed surface areas (completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface for six months.</p> <p>(d) Water excavated soil piles hourly or cover with temporary coverings.</p>	<p>Construction procedures to reduce air quality impacts</p>	<p>During grading and construction.</p>	<p>Applicant</p>	<p>Building & Safety South Coast AQMD</p>

<p>(e) Water exposed surfaces not undergoing active grading at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per hour or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.</p> <p>(f) Wash mud-covered tires and under-carriages of trucks leaving construction site.</p> <p>(g) Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud which would otherwise be carried off by trucks departing project sites.</p> <p>(h) On any truck leaving the construction sites to dispose of debris, securely cover loads with a tight fitting tarp.</p> <p>(i) Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour.</p> <p>(j) Enforce traffic speed limits of 15 miles per hour or less on all unpaved roads.</p>				
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<p>6.2 The applicant shall include the following measures to reduce air emissions: use of diesel particulate filters on all construction equipment, use aqueous diesel fuel and use lean NOx catalyst. In addition, the applicant shall cover all stockpile areas with tarps and shall agree to disturb no more than 0.311 acres per day during grading operations.</p>	<p>Construction procedures to reduce air quality impacts</p>	<p>During grading operations</p>	<p>Applicant</p>	<p>Building & Safety South Coast AQMD</p>
<p>7.0 Biology</p>				
<p>7.1 The applicant shall prepare a habitat management program for review and approval of the Planning Director prior to the issuance of a grading permit, which shall include the following components:</p> <p>(a) A plan for the relocation of any reptile species observed in the construction area to non-development areas.</p> <p>(b) A plan to ensure that fire clearance following occupation of the site shall be performed manually and to the minimum standards identified by the Fire Department to ensure fire protection safety.</p> <p>(c) A landscape plan demonstrating that no urban landscaping extends into the natural open space and that no irrigation is placed within the native vegetation.</p>	<p>Habitat management program</p>	<p>Prior to issuance of grading permits.</p>	<p>Applicant</p>	<p>Regional Planning</p>

<p>(d) As part of the CC&R's, homeowners shall be advised as to the presence of sensitive native reptiles within open space areas, and if found on their property, they shall not be disturbed.</p> <p>(e) Dogs, cats, and other pets are to be contained to houses and yards by fencing or other means and shall not be allowed to roam free. Dogs shall be leashed at all times when being walked. These pet requirements shall be memorialized in the CC&R's.</p>				
<p>7.2 The applicant shall submit a grading plan that limits grading on all lots to a residential envelope along the roadway frontage, and shall designate the remainder of the lot to deed-restricted natural open space.</p>	<p>Reduced development footprint.</p>	<p>Prior to grading.</p>	<p>Applicant</p>	<p>Regional Planning</p>
<p>7.3 The applicant shall perform all fire clearance manually, to the minimum standards acceptable to the County Fire Department and insurance carriers. The perimeter of the development areas shall be fenced or walled in such a manner so as to limit the need for extended fire clearance.</p>	<p>Minimized fire clearance; incorporation in CC&Rs.</p>	<p>Prior to occupancy certificate or final inspection</p>	<p>Applicant</p>	<p>Regional Planning Fire Department</p>

<p>7.4 The applicant shall submit a landscape plan to be reviewed and approved, which demonstrates the use of only drought-tolerant locally indigenous species, and irrigation for common areas shall not extend beyond the residential footprint to the satisfaction of the Department of Regional Planning. The landscape plan shall include areas where Riversidean Sage Scrub will be planted, and which will include four-winged saltbush (<i>Atriplex canescens</i>) and <i>Harpagonella palmeri</i>, where appropriate. The following species shall not be permitted within the planting palette: gum tree (<i>Eucalyptus</i>, all species), tree of heaven (<i>Ailanthus</i>), Australian pine (<i>Casuarina</i> species), any type of pepper tree (<i>Schinus molle</i>, <i>S. terebinthifolia</i>); any genus or species of iceplant (<i>Mesembryanthemum</i>, <i>Carpobrotus</i>, etc.); pampas grass (<i>Cortaderia</i> species), or fountain grass (<i>Pennisetum setaceum</i>). All of these species commonly escape cultivation, invading and degrading natural open space.</p>	<p>Approval of landscape plan.</p>	<p>Prior to grading.</p>	<p>Applicant</p>	<p>Regional Planning</p>
<p>7.5 The applicant shall submit a lighting plan to be reviewed and approved prior to issuance of building permits, which utilizes minimal lighting on shortened poles (to be used only as necessary) with</p>	<p>Approval of lighting plan.</p>	<p>Prior to the issuance of building permits.</p>	<p>Applicant</p>	<p>Regional Planning</p>

shielded and downward directed, nonreflective lighting, with intensity reduction during the overnight hours to the minimum amount required to ensure public safety.				
7.6 Vehicles associated with project construction and grading shall be staged within existing disturbed areas in the southern portion of the development envelope, or offsite along Sierra Highway. No vehicle or materials staging shall be situated within areas of habitat outside of the project grading footprint. Chemicals, such as gasoline, diesel fuel, solvents, and paints, shall be stored in locker or on tarps in open dirt areas or on special pads, away from drainages, or shall be stored offsite. Vehicles and equipment may not be cleaned on the site, nor may excess cement or slurry be dumped onto the site.	Staging of construction vehicles and equipment.	During grading and construction	Applicant	Building & Safety
8.0 Cultural Resources				
8.1 The applicant shall suspend all earth moving operations should buried or obscured cultural deposit become evident in the course of grading until such time as a qualified archaeologist or Native American tribal monitor may be consulted to evaluate said discovery and develop an appropriate recommendation for data recovery or preservation.	Suspend earth-moving operations	During all grading operations	Applicant or Grading Contractor	Regional Planning

9.0 Library Services				
9.1 The applicant shall pay to the County Public Library the current Planning Area 1 Developer Fee (\$677 per dwelling unit as of March, 2005) at the time of the issuance of building permits.	Payment of Applicable Developer Fees	Prior to the issuance of building permits.	Applicant	County Public Library
9.0 Mitigation Compliance				
9.1 As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting annual mitigation compliance report to the DRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.	Submittal of annual Mitigation Measure Compliance report and replenishment of Mitigation Monitoring account	Annual	Applicant	Regional Planning