

8.0 MITIGATION MONITORING PLAN

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
3.2 Transportation and Circulation			
3.2.1 Both the County of Los Angeles and 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.	County of Los Angeles and City of Santa Clarita	Field Inspection	<ol style="list-style-type: none"> 1. Caltrans 2. City of Santa Clarita and County of Los Angeles Department of Public Works (LACDPW) 3. Prior to approval of projects that would contribute traffic to I-5.
3.2.2 The County shall continue to participate in implementing short-term measures of the North County Combined Highway Corridors Study, including adding additional lanes to the SR-14 to create a minimum of three lanes in each direction. Participation for long-term measures includes the completion of SR-14 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.	County of Los Angeles	Field Inspection	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to approval of projects that would contribute traffic to I-5.
3.2.3 The County shall 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.	County of Los Angeles	Monitor impacts on project-by-project basis	<ol style="list-style-type: none"> 1. Los Angeles County Department of Regional Planning (LACDRP) 2. LACDRP 3. Prior to approval of projects that could significantly impact traffic and circulation patterns

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<p>3.2.4 In those instances in which a traffic impact analysis prepared for project-specific development within the County's Santa Clarita Valley planning area identifies significant impacts to State highway facilities within the meaning of CEQA, the County shall require that the applicant work cooperatively with Caltrans to identify and implement feasible mitigation, if any, consistent with the requirements of CEQA.</p>	County of Los Angeles	Monitor impacts on project-by-project basis	<ol style="list-style-type: none"> 1. Los Angeles County Department of Regional Planning (LACDRP) 2. LACDRP 3. Prior to approval of projects that could significantly impact traffic and circulation patterns
3.3 Air Quality			
<p>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.</p>	Project Applicant	Develop Construction Traffic Emission Management Plan	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to project approval

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<p>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:</p> <ul style="list-style-type: none"> • Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. When wind speeds exceed 15 miles per hour the operators shall increase watering frequency. • Active sites shall be watered at least three times daily during dry weather. • Increase watering frequency during construction or use non-toxic chemical stabilizers if it would provide higher control efficiencies. • Suspend grading and excavation activities during windy periods (i.e., surface winds in excess of 25 miles per hour). • Suspend the use of all construction equipment during first-stage smog alerts. • 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. 	Project Applicant	Review Construction Emission Management Plan and confirm it contains these elements if potentially significant impacts are identified	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to issuance of grading permit

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<ul style="list-style-type: none"> • 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. • Minimize idling time either by shutting equipment when not in use or reducing the time of idling to 5 minutes as a maximum. • Limit, to the extent feasible, the hours of operation of heavy duty equipment and/or the amount of equipment in use. • Retrofit large off-road construction equipment that will be operating for significant periods. Retrofit technologies such as particulate traps, selective catalytic reduction, oxidation catalysts, air enhancement technologies, etc., shall be evaluated. These technologies will be required if they are certified by CARB and/or the U.S. EPA, and are commercially available and can feasibly be retrofitted onto construction equipment. 			

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<ul style="list-style-type: none"> • The project applicant shall require all on-site construction equipment to meet U.S. EPA Tier 4 or higher emissions standards according to the following: <ul style="list-style-type: none"> – April 2010 through December 31, 2011: All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 2 off-road emissions standards. In addition, all construction equipment shall be outfitted with the 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 2 or Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. – January 1, 2012 through December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with the 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. – Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. 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. 			

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<ul style="list-style-type: none"> • 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. 			
<p>3.3-3: Prior to implementing project approval, applicants for implementing projects shall be required to conduct an LST analysis.</p>	Project Applicant	Conduct LST analysis	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to implementing project approval
<p>3.3-4: Prior to the issuance of building permits, the applicant shall submit building plans to the County Department of Public Works, Building and Safety Division to demonstrate that all residential buildings are designed to achieve energy efficiency in accordance with the requirements of the ordinances adopted pursuant to the County’s Green Building Program and other applicable State and County standards.</p>	Project Applicant with residential buildings	Submit building plans that include the required components for residential buildings	<ol style="list-style-type: none"> 1. LACDPW, Building and Safety Division 2. LACDPW, Building and Safety Division 3. Prior to issuance of building permits

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3.3-5:	Prior to the issuance of building permits, the applicant shall submit building plans to the County Department of Public Works, Building and Safety Division to demonstrate that all commercial buildings shall be designed to achieve energy efficiency in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards.	Project Applicant with commercial buildings	Submit building plans that include the required components for commercial buildings	1. LACDPW, Building and Safety Division 2. LACDPW, Building and Safety Division 3. Prior to issuance of building permits
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 on plot plans and may not be pooled in one location.	Project Applicant	Provide parking spaces	1. LACDPW, Building and Safety Division 2. LACDPW, Building and Safety Division 3. Prior to final building inspection
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.	Project Applicant	Exclude wood-burning stoves or hearths from residential developments/building plan review	1. LACDPW, Building and Safety Division 2. LACDPW, Building and Safety Division 3. Prior to issuance of building permits
3.3-8:	Prior to implementing project approval, tract maps and other 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.	Project Applicant	Conduct health risk assessment	1. LACDRP 2. LACDRP 3. Prior to implementing project approval
3.3-9:	Prior to implementing project approval, tract maps and other 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.	Project Applicant	Conduct odors assessment	1. LACDRP 2. LACDRP 3. Prior to implementing project approval

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3.3-10: Prior to implementing project approval, tract maps and other sensitive uses located within 1,000 feet of a distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units [TRUs] per day, or where TRU unit operations exceed 300 hours per week) shall be required to conduct a health risk assessment.			
3.3-11: Prior to implementing project approval, tract maps and other sensitive uses located within 1,000 feet of a chrome plater shall be required to conduct a health risk assessment.			
3.3-12: Prior to implementing project approval, tract maps and other sensitive uses located within 300 feet of any dry cleaning operation shall be required to conduct a health risk assessment.			
3.3-13: Prior to implementing project approval, tract maps and other sensitive uses located within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater) shall be required to conduct a health risk assessment.			
3.3-14: Prior to implementing project approval, tract maps and other sensitive uses located immediately downwind of petroleum refineries shall be required to conduct a health risk assessment.			

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3.4 Global Climate Change			
<p>3.4-1 Prior to the issuance of building permits, the applicant shall provide evidence of green building practices and design elements that reduce GHG emissions, in accordance with the requirements of the ordinances adopted pursuant to the County’s Green Building Program and other applicable State and County standards (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). For discretionary projects, this evidence on GHG reduction measures also shall be provided to and considered by the Regional Planning Commission or Hearing Officer concurrent with the planning and environmental review process for the applicant's proposed project.</p>	Project Applicant	Provide evidence of green building practices and design elements	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to issuance of building permits
<p>3.4-2 Prior to the issuance of building permits, the applicant shall provide evidence of energy-efficient designs, in accordance with the requirements of the ordinances adopted pursuant to the County’s Green Building Program and other applicable State and County standards, 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. For discretionary projects, this evidence on energy-efficient design shall be provided to and considered by the Regional Planning Commission or Hearing Officer concurrent with the planning and environmental review process for the applicant's proposed project</p>	Project Applicant	Provide evidence of green building practices and design elements	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to issuance of building permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
<p>3.4-3 Prior to the issuance of building permits, the applicant shall provide evidence of energy efficient lighting, heating and cooling systems, appliances, equipment, and control systems, in accordance with the requirements of the ordinances adopted pursuant to the County’s Green Building Program and other applicable State and County standards. (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). For discretionary projects, this evidence on energy efficient systems shall be provided to and considered by the Regional Planning Commission or Hearing Officer concurrent with the planning and environmental review process for the applicant's proposed project.</p>	Project Applicant	Provide evidence of energy efficiency	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to issuance of building permits
<p>3.4-4 Prior to the issuance of building permits, the applicant shall provide evidence of light colored “cool” roofs and cool pavements, in accordance with the requirements of the ordinances adopted pursuant to the County’s Green Building Program and other applicable State and County standards. (See Consumer Energy Center, Cool Roofs at http://www.consumerenergycenter.org/coolroof/). For discretionary projects, this evidence on energy efficient systems shall be provided to and considered by the Regional Planning Commission or Hearing Officer concurrent with the planning and environmental review process for the applicant's proposed project.</p>	Project Applicant	Provide evidence of light colored roofs and cool pavements	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to issuance of building permits

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<p>3.4-5 Prior to the issuance of building permits, the applicant shall provide evidence of efficient lighting (including LEDs) for traffic, street, and other outdoor lighting purposes, in accordance with the requirements of the ordinances adopted pursuant to the County’s Green Building Program and other applicable State and County standards. (See http://www.energy.ca.gov/efficiency/partnership/case_studies/TechAsstCity.pdf). For discretionary projects, this evidence on efficient lighting shall be provided to and considered by the Regional Planning Commission or Hearing Officer concurrent with the planning and environmental review process for the applicant's proposed project.</p>	Project Applicant	Provide evidence of efficient lighting	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to issuance of building permits
<p>3.4-6 Prior to the issuance of building permits, the applicant shall provide evidence of efficient pumps and motors for pools and spas, in accordance with the requirements of the ordinances adopted pursuant to the County’s Green Building Program and other applicable State and County standards. (See http://www.consumerenergycenter.org/home/outside/pools_spas.html). For discretionary projects, this evidence on pool and spa motors and pumps shall be provided to and considered by the Regional Planning Commission or Hearing Officer concurrent with the planning and environmental review process for the applicant's proposed project.</p>	Project Applicant	Provide evidence of efficient pumps and motors for pools and spas	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to issuance of building permits

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<p>3.4-7 Prior to the issuance of building permits, the applicant shall provide evidence of the ability to install solar, and solar hot water heaters, in accordance with the requirements of the ordinances adopted pursuant to the County’s Green Building Program and other applicable State and County standards. (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). For discretionary projects, this evidence on solar issues shall be provided to and considered by the Regional Planning Commission or Hearing Officer concurrent with the planning and environmental review process for the applicant’s proposed project.</p>	Project Applicant	Provide evidence of the ability to install solar, and solar hot water heaters	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to issuance of building permits
<p>3.4-8 Prior to the issuance of building permits for, the applicant shall provide evidence to of water-efficient landscapes, in accordance with the requirements of the ordinances adopted pursuant to the County’s Green Building Program and other applicable State and County standards. (See http://www.water.ca.gov/wateruseefficiency/landscapeordinance/technical.cfm; see also http://www.ciwmb.ca.gov/organics/Xeriscaping). For discretionary projects, this evidence on water efficient landscaping shall be provided to and considered by the Regional Planning Commission or Hearing Officer concurrent with the planning and environmental review process for the applicant’s proposed project.</p>	Project Applicant	Provide evidence of water-efficient landscapes	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to issuance of building permits
<p>3.4-9 Prior to the issuance of building permits, the applicant shall provide evidence of water efficient irrigation systems and devices, such as soil-based irrigation controls and use water-efficient irrigation methods, in accordance with the requirements of the ordinances adopted pursuant to the County’s Green Building Program and other applicable State and County standards. (See http://www1.eere.energy.gov/femp/program/waterefficiency_bmp5.html; see also http://www.water.ca.gov/wateruseefficiency/landscape/). For discretionary projects, this evidence on efficient irrigation methods shall be provided to and considered by the Regional Planning Commission or Hearing Officer concurrent with the planning and environmental review process for the applicant’s proposed project.</p>	Project Applicant	Provide evidence of water efficient irrigation systems and devices	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to issuance of building permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
3.4-10 Prior to the issuance of building permits, the applicant or their contractor shall submit a site construction management plan for the reuse and recycle construction and demolition waste (including soil, vegetation, concrete, lumber, metal, and cardboard) to the Department of Public Works for review and approval in accordance with the requirements of the ordinances developed pursuant to the County’s Green Building Program and other applicable State and County standards. (See http://www.ciwmb.ca.gov/condemo/).	Project Applicant or their contractor	Submit a site construction management plan for reuse and recycling of construction and demolition waste	1. LACDPW 2. LACDPW 3. Prior to issuance of building permits
3.4-11 Prior to the issuance of building permits, the applicant shall provide evidence of reuse and recycling receptacles in residential, industrial, and commercial projects, in accordance with the requirements of the ordinances developed pursuant to the County’s Green Building Program and other applicable State and County standards. (See http://zerowaste.ca.gov/ ; see also http://www.ca-ilg.org/wastereduction).	Project Applicant	Provide evidence reuse and recycling receptacles	1. LACDPW 2. LACDPW 3. Prior to issuance of building permits
3.4-12 Prior to the issuance of building permits, the applicant shall provide evidence 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). For discretionary projects, this evidence on "smart growth" consistency shall be provided to and considered by the Regional Planning Commission or Hearing Officer concurrent with the planning and environmental review process for the applicant's proposed project.	Project Applicant	Provide evidence of consistency with “smart growth” principles	1. LACDPW 2. LACDPW 3. Prior to issuance of building permits

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3.4-13 Prior to implementing project approval, 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). For discretionary projects, this evidence on tree preservation and planting shall be provided to and considered by the Regional Planning Commission or Hearing Officer concurrent with the planning and environmental review process for the applicant's proposed project.	Project Applicant	Review landscaping plan	1. LACDRP 2. LACDRP 3. Prior to implementing project approval
3.4-14 All residential buildings 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 Title 24, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards.	Project Applicant	Review of design specifications and Building Plans	1. LACDPW 2. LACDPW 3. Prior to issuance of building permits
3.4-15 All commercial and public buildings 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 Title 24, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards.	Project Applicant	Review of design specifications and Building Plans	1. LACDPW 2. LACDPW 3. Prior to issuance of building permits
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.	Project Applicant	Offer solar energy system option to customers per mitigation measure	1. LACDRP 2. LACDRP 3. Prior to building permit issuance

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3.4-17 Fire stations and public libraries that contain more than 10,000 square feet of floor area within the OVOV planning area shall be designed and constructed so as to achieve LEED silver certification, in accordance with County policy.	Los Angeles County Fire Department and County of Los Angeles Public Library	Achieve LEED silver certification if constructing new facilities	1. LACDRP 2. LACDRP 3. Prior to implementing project approval
3.4-18 The project applicant or designee, shall require new residential developments to participate in the California Energy Commission's New Solar Homes Partnership and include the option for on-site solar photovoltaic systems in at least 50% of residential units.			
3.7 Biological Resources			
3.7-1 Biological site survey reports shall include an analysis of the potential for a proposed project to: result in direct or indirect mortality of special status species; (2) interfere with the breeding, feeding, and/or sheltering behaviors of such species; (3) adversely affect habitat occupied by such species; and (4) reduce wildlife movement and/or habitat connectivity. 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 County staff for review and oversight as part of the project level CEQA compliance process.	Project Applicant (project biologists)	Prepare biological site survey reports per mitigation measure	1. LACDRP 2. LACDRP 3. Prior to project approval

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3.7-2 If construction activities have the potential to significantly affect special status species, 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 safe escape of special-status species from construction activity, whichever action is the 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 habitat areas. 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. Relocation of a federally listed species would require an incidental take permit from the U.S. Fish and Wildlife Service.	Project Applicant (project biologists)	Include measures in biological site survey reports per this mitigation measure	1. LACDRP 2. LACDRP 3. Prior to project approval
3.7-3 Impacts on sensitive habitats resulting from implementation of the Area 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.	Project Applicant	Acquire lands as necessary	1. LACDRP 2. LACDRP 3. Prior to implementing project approval
3.8 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.	Project Applicant	Incorporate avoidance of cultural resources in project plans	1. LACDRP 2. LACDRP 3. Prior to implementing project approval

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<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 County of Los Angeles Regional Park and Open-Space District 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. 	Project Applicant	Implement measures for each impacted site	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to issuance of grading permit
<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>	Project Applicant (Archaeologist)	Stabilize, recover, and evaluate finds	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. During grading activities, as appropriate

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<p>3.8-4 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. 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.</p>	<p>Project Applicant (Archeologist)</p>	<p>Los Angeles County Natural History Museum-approved inspector present during grading activities</p>	<p>1. LACDRP 2. LACDRP 3. During grading activities in the Pico Formation, Saugus Formation, Quaternary Terrace Deposits, and Quaternary Older Alluvium</p>
<p>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).</p>	<p>Project Applicant (Archaeologist)</p>	<p>Conduct evaluation of archeological site and stop construction, as necessary</p>	<p>1. LACDRP 2. LACDRP 3. During grading activities, as appropriate</p>
<p>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.</p>	<p>Project Applicant (Paleontologist)</p>	<p>Qualified paleontologist contacted</p>	<p>1. LACDRP 2. LACDRP 3. During grading activities, as appropriate</p>

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
<p>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.</p> <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. 	Project Applicant (Paleontologist)	<p>Stop construction activity</p> <p>Notify Los Angeles County Coroner</p>	<p>1. LACDRP</p> <p>2. LACDRP</p> <p>3. During construction activity; notify coroner within 24 hours</p>
3.9 Geology, Soils, Seismicity			
<p>3.9.1 Before a project is approved or otherwise permitted within an Alquist-Priolo Zone within the County’s Planning Area, 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 County Geologist), a site-specific geologic investigation shall be prepared to assess potential seismic hazards resulting from development of an individual project site within the County’s Planning Area. Where and when required, the geotechnical investigation shall address the issue(s), hazard(s), and geographic area(s) determined by the County Geologist 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 geotechnical engineer and shall be submitted to the County Geologist 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 County Geologist.</p>	Project Applicant (Geotechnical Engineer)	<p>Prepare geotechnical investigation/report</p> <p>Check building and grading plans</p>	<p>1. LACDPW, Building and Safety</p> <p>2. LACDPW, Building and Safety</p> <p>3. Prior to issuance of building permits</p>

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
<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), Los Angeles County Building Code, Title 26, and/or professional engineering standards appropriate for the seismic zone in which such construction within the County would occur. Conformance with these design standards shall be enforced through building plan review and approval by the County of Los Angeles Department of Public Works Building and Safety Division prior to the issuance of building permits for any structure or facility.</p>	Project Applicant	Check building plans	<ol style="list-style-type: none"> 1. LACDPW, and Building and Safety 2. LACDPW, Building and Safety 3. Prior to issuance of building permits
<p>3.9.3 As determined by the County Geologist, 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 geotechnical engineer and shall be submitted to the County Geologist for review and approval prior to the issuance of building permits.</p>	Project Applicant (Geotechnical Engineer)	Conduct ground shaking assessment per measure	<ol style="list-style-type: none"> 1. LACDPW, and Building and Safety 2. LACDPW, Building and Safety 3. Prior to issuance of building permits

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
3.9.4	The standards stated in MM 3.9.2 and MM 3.9.3 shall apply to any structure or facility that undergoes expansion, remodeling, renovation, refurbishment or other modification within the County's Planning Area.	Applicants for implementing modifications to structures (Geotechnical Engineer)	Implement MM 3.9.2 and 3.9.3	<ol style="list-style-type: none"> 1. LACDPW, and Building and Safety (County Geologist) 2. LACDPW, Building and Safety (County Geologist) 3. Prior to issuance of building permits
3.9.5	As determined by the County Geologist, 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 ground shaking assessment shall be prepared by a licensed geotechnical engineer and shall be submitted to the County Geologist for review and approval prior to the issuance of building occupancy permits.	Project Applicant (Geotechnical Engineer)	Conduct ground shaking assessment per measure	<ol style="list-style-type: none"> 1. LACDPW, and Building and Safety (County Geologist) 2. LACDPW, Building and Safety (County Geologist) 3. Prior to issuance of building occupancy permits
3.9.6	Where development is proposed within an identified or potential liquefaction hazard area or as defined by the County Geologist, 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 County Geologist and the County Department of Public Works, Building and Safety Division, for review prior to the approval of the building permits.	Project Applicant (Geotechnical Engineer)	Identify liquefaction hazard and review measures to reduce risk	<ol style="list-style-type: none"> 1. LACDPW, and Building and Safety 2. LACDPW, and Geology/Soils Section 3. Prior to issuance of building permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
<p>3.9.7 All engineered slopes shall be designed to reduce seismically induced failure. For lower risk projects, (projects that are not located in areas of seismically induced ground failure), slope design shall be based on pseudo-static stability analysis (a test to determine the strength of horizontal movement of retaining walls during a seismic event) using soil engineering parameters established on a site-specific basis. For higher risk projects (projects located in areas of seismically induced ground failure), 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.</p>	<p>Project Applicant (Geotechnical Engineer)</p>	<p>Confirm that stability analysis performed</p>	<ol style="list-style-type: none"> 1. LACDPW, and Building and Safety 2. LACDPW, and Geology/Soils Section 3. Prior to issuance of building occupancy permits
<p>3.9.8 The County of Los Angeles, 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.</p>	<p>Project Applicant (Construction and/or Grading Contractor)</p>	<p>Establish BMPs Field Verification</p>	<ol style="list-style-type: none"> 1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to and during grading and construction activities

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
<p>3.9.9 Prior to any development within the County’s Planning Area, a Grading Plan shall be submitted to the County of Los Angeles Department of Public Works Building and Safety Division and/or the County Geologist for review and approval. As required by the County of Los Angeles, 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:</p> <ul style="list-style-type: none"> a. Grading and development plans shall be designed in a manner which 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 County for review and approval prior to the issuance of grading permits. 	Project Applicant (Geotechnical Engineer)	Confirm submittal of Grading Plan Field Verification	<ul style="list-style-type: none"> 1. LACDPW, and Building and Safety 2. LACDPW, Building and Safety 3. Prior to issuance of grading permit and during grading activities

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
<p>3.9.10 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 which 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. 	Project Applicant (Civil Engineer)	Approval of Drainage Plans Field Verification	<ul style="list-style-type: none"> 1. LACDPW, Flood Control District 2. LACDPW, Flood Control District 3. Prior to issuance of grading permit(s)
3.10 Hydrology and Water Quality			
3.12-1 The County shall prohibit alteration of floodways and channelization unless alternative methods of flood control are found to be technically, economically, and practicably infeasible.	Project Applicant (Civil Engineer)	Approval of Drainage Plans Field Verification	<ul style="list-style-type: none"> 1. LACDPW, Flood Control District 2. LACDPW, Flood Control District 3. Prior to issuance of grading permit(s)
3.12-2 The County 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.	Project Applicant (Civil Engineer)	Approval of Drainage Plans Field Verification	<ul style="list-style-type: none"> 1. LACDPW, Flood Control District 2. LACDPW, Flood Control District 3. Prior to issuance of grading permit(s)

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
3.12-3 The County 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.	Applicants for implementing residential, commercial and industrial projects (Civil Engineer)	Approval of Drainage Plans	1. LACDPW, Flood Control District 2. LACDPW, Flood Control District 3. Prior to issuance of grading permit(s)
3.12-4 The County 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.	Applicants for implementing agricultural, recreation, or other low-density uses	Approval of Drainage Plans	1. LACDPW, Flood Control District 2. LACDPW, Flood Control District 3. Prior to issuance of grading permit(s)
3.12-5 Any development that is located within a Regulatory Floodway as delineated on the Flood Insurance Rate Map for the County’s Planning Area 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.	Project Applicant (Civil Engineer)	Perform hydrologic and hydraulic analysis	1. LACDPW, Flood Control District 2. LACDPW, Flood Control District 3. Prior to issuance of grading permit(s)
3.13 Water Service			
3.13-1 (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.	Project Applicant	Discourage water-consuming landscaping	1. LACDRP 2. LACDRP 3. Prior to project approval
3.13-2 (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.	Project Applicant	Promote technology per measure within business complexes	1. LACDRP 2. LACDRP 3. Prior to project approval

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
3.13-3 (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.	Water Districts/LACDRP	Monitor growth	1. LACDPW and LACDRP 2. LACDPW and LACDRP 3. On-going
3.13-4 (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 Area Plan in consultation with water districts to ensure adequate long-term supply for existing businesses and residents.	Water Districts/LACDRP	Take steps to ensure adequate long-term supply	1. LACDPW and LACDRP 2. LACDPW and LACDRP 3. When water supplies reduced/On-going
3.13-5 (Policy LU 7.2.3): Require that all new development proposals demonstrate a sufficient and sustainable water supply prior to approval.	Project Applicant	Demonstrate sufficient and sustainable water supply	1. LACDRP 2. LACDRP 3. Prior to implementing project approval
3.13-6 (Policy LU 7.4.1): Require the use of drought tolerant landscaping, native California plant materials, and evapotranspiration (smart) irrigation systems.	Project Applicant	Review landscape plans	1. LACDPW 2. LACDPW 3. Prior to approval of landscaping plans
3.13-7 (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.	Project Applicant	Building inspection	1. LACDPW 2. LACDPW 3. Prior to issuance of building permits
3.13-8 (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.	Project Applicant	Development Review	1. LACDRP 2. LACDRP 3. Prior to implementing project approval
3.13-9 (Policy CO 4.1.1): In coordination with applicable water suppliers, adopt and implement a water conservation strategy for public and private development.	Water Districts/LACDRP	Adopt and implement water conservation strategy	1. LACDRP 2. LACDRP 3. On-going

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
3.13-10 (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.	Applicants for implementing landscaping in public spaces	Review landscape plan	1. LACDRP 2. LACDRP 3. Prior to project approval
3.13-11 (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.	Project Applicant	Review landscape plan	1. LACDRP 2. LACDRP 3. Prior to g project approval
3.13-12 (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.	LACDRP	Provide informational materials	1. LACDRP 2. LACDRP 3. Prior to project approval
3.13-13 (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.	Project Applicant	Conduct building inspection	1. LACDPW 2. LACDPW 3. Prior to issuing building permits
3.13-14 (Policy CO 4.1.6): Support amendments to the County Building Code that would promote upgrades to water and energy efficiency when issuing permits for renovations or additions to existing buildings.	LACDRP	Amend County Building Code	1. LACDRP 2. LACDRP 3. On-going
3.13-15 (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.	Project Applicant	Apply water conservation policies	1. LACDRP 2. LACDRP 3. Prior to implementing project approval
3.13-16 (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.	Project Applicant	Restrict use of potable water	1. LACDRP 2. LACDRP 3. Prior to implementing project approval

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
3.13-17 (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.	LACDRP/Sanitation District	Expand opportunities for recycled water	1. LACDRP 2. LACDRP 3. On-going
3.13-18 (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.	Project Applicant	Plan Review	1. LACDRP 2. LACDRP 3. Prior to building permit issuance
3.13-19 (Policy CO 4.2.3): Promote the installation of rainwater capture and gray water systems in new development for irrigation, where feasible and practicable.	LACDRP	Plan Review	1. LACDRP 2. LACDRP 3. On-going
3.13-20 (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.	LACDRP/Water Agencies	Complete, adopt, and implement an Integrated Regional Water Management Plan	1. LACDRP 2. LACDRP 3. Within 3 years of adoption of OVOV Plan
3.13-21 (Policy CO 4.2.6): Require that all new development proposals demonstrate a sufficient and sustainable water supply prior to approval.	Project Applicant	Demonstrate water supply	1. LACDRP 2. LACDRP 3. Prior to project approval
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.	LACDRP	Review of Building Plans	1. LACDRP 2. LACDRP 3. Prior to issuance of permits
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.	LACDRP	Review of Building Plans	1. LACDRP 2. LACDRP 3. Prior to issuance of building permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Project Applicant	Review and approval of drainage and building plans	<ol style="list-style-type: none"> 1. LACDPW, Flood Control District 2. LACDPW, Flood Control District 3. Prior to issuance of building permit(s)
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.	Project Applicant	Review and approval of drainage and building plans	<ol style="list-style-type: none"> 1. LACDPW2. LACDPW3. Prior to issuance of building permit(s)
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.	Project Applicant	Review and approval of drainage and building plans	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to issuance of building permit(s)

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
<p>3.13-27 (Policy CO 3.6.2): Reduce impervious surfaces and provide more natural vegetation to enhance microclimates and provide habitat. In implementing this policy, consider the following design concepts:</p> <p>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;</p> <p>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.”</p>	Project Applicant	Review and approval of drainage and building plans	1. LACDPW2. LACDPW3. Prior to issuance of building permit(s)
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).	Project Applicant	Review and approval of drainage plans	1. LACDPW 2. LACDPW 3. Prior to issuance of permit(s)
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.	Project Applicant	Review and approval of drainage plans	1. LACDPW2. LACDPW3. Prior to issuance of building permit(s)
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.	Project Applicant	Review and approval of drainage plans	1. LACDPW2. LACDPW3. Prior to issuance of building permit(s)
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.	Project Applicant	Review and approval of design plans	1. LACDPW 2. LACDPW 3. Prior to issuance of building permit(s)
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.	Project Applicant	Review and approval of drainage plans	1. LACDPW2. LACDPW3. Prior to issuance of building permit(s)

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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 areas, such as a network of small ephemeral swales treated with attractive planting.	Project Applicant	Review and approval of drainage plans	1. LACDPW2. LACDPW3. Prior to issuance of building permit(s)
3.13-34 (Policy CO 4.3.6): Discourage the use of mounded turf and lawn areas which drain onto adjacent sidewalks and parking lots, replacing these areas with landscape designs that retain runoff and allow infiltration.	Project Applicant	Review and approval of drainage plans	1. LACDPW, Flood Control District 2. LACDPW, Flood Control District 3. Prior to issuance of building permit(s)
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.	Project Applicant	Review and approval of drainage plans	1. LACDPW2. LACDPW3. Prior to issuance of building permit(s)
3.13-36 (Policy CO 8.3.1): Evaluate development proposals for consistency with the ordinances developed through the County's Green Building Program.	Project Applicant	Review and approval of development proposals	1. LACDRP 2. LACDRP 3. Prior to project approval
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 nature carbon sequestration benefits.	Project Applicant	Review and approval of development proposals	1. LACDRP 2. LACDRP 3. Prior to project approval
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.	Project Applicant	Review and approval of drainage plans	1. LACDPW, Flood Control District 2. LACDPW, Flood Control District 3. Prior to issuance of building permit(s)

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	LACDRP and other agencies	Identify and adopt strategies	1. LACDRP 2. LACDRP 3. On-going
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.	LACDRP and other agencies	Abate or remediate contamination	1. LACDRP 2. LACDRP 3. On-going
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.	Property owners of the Whittaker-Bermite property and appropriate agencies	Cooperate with owners to eliminate contamination	1. LACDRP 2. LACDRP 3. Prior to project approval
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.	LACDRP and other agencies	Identify and adopt strategies	1. LACDRP 2. LACDRP 3. On-going
3.13-43: Small Project (1 to 4 Dwelling Units), including Parcel Maps <u>Required Evidence</u> A. Piped Water: 1. Will-serve letter from purveyor. B. Well Water, On-Site (BOTH required): 1. Well Capacity Test, in accordance with the requirements of the County Department of Public Health 2. Water Quality Test, in accordance with the requirements of the County Department of Public Health C. Well Water, Shared (ALL 3 required): 1. Copy of valid Shared Water Well approval 2. Well Capacity Test (as above) 3. Water Quality Test (as above)	Project Applicants for implementing small projects	Review evidence of water supply	1. LACDRP 2. LACDRP 3. Prior to project approvals

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
<p>3.13-44: Multi-Unit Project (5 Dwelling Units or more), including Tract Maps <u>Required Evidence</u> A. Piped Water (BOTH required): 1. Will-serve letter from purveyor 2. Water Supply Assessment following SB610 requirements, where required by State law B. Well, On-Site (BOTH required): 1. Well Capacity Test, in accordance with the requirements of the County Department of Public Health 2. Water Quality Test, in accordance with the requirements of the County Department of Public Health C. Well, Shared (ALL 3 required): 1. Copy of valid Shared Water Well approval 2. Well Capacity Test (as above) 3. Water Quality Test (as above)</p>	Project Applicants for implementing multi-unit projects	Review evidence of water supply	1. LACDRP 2. LACDRP 3. Prior to project approvals

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
<p>3.13-45: Commercial/Industrial/Institutional Project (less than 3,000 square feet of floor area)</p> <p><u>Required Evidence</u></p> <p>A. Piped Water:</p> <ol style="list-style-type: none"> 1. Will-serve letter from purveyor <p>B. Well Water, On-Site (BOTH required):</p> <ol style="list-style-type: none"> 1. Well Capacity Test, in accordance with the requirements of the County Department of Public Health 2. Water Quality Test, in accordance with the requirements of the County Department of Public Health <p>C. Well Water, Shared (ALL 3 required):</p> <ol style="list-style-type: none"> 1. Copy of valid Shared Water Well approval 2. Well Capacity Test (as above) 3. Water Quality Test (as above) 	Project Applicants for implementing commercial/industrial/institutional projects	Review evidence of water supply	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to project approvals

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
<p>3.13-46: Commercial/Industrial/Institutional Project (3,000 square feet of floor area or more)</p> <p><u>Required Evidence</u></p> <p>A. Piped Water (BOTH required):</p> <ol style="list-style-type: none"> 1. Will-serve letter from purveyor 2. Water Supply Assessment following SB610 requirements, where required by State law <p>B. Well, On-Site (BOTH required):</p> <ol style="list-style-type: none"> 1. Well Capacity Test, in accordance with the requirements of the County Department of Public Health 2. Water Quality Test, in accordance with the requirements of the County Department of Public Health <p>C. Well, Shared (ALL 3 required):</p> <ol style="list-style-type: none"> 1. Copy of valid Shared Water Well approval 2. Well Capacity Test (as above) 3. Water Quality Test (as above) 	Project Applicants for implementing commercial/industrial/institutional projects	Review evidence of water supply	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to project approvals
3.15 Public Services			
<p>3.15-1 Project developers shall pay the current library fee at the time of building permit issuance (\$790.00 per residential unit as of August 2008) to the County of Los Angeles to offset the demand for library items and building square footage generated by the proposed project. The library mitigation payment shall be made on a building permit by building permit basis by the developer for residential projects.</p>	Project Applicant	Fee payments	<ol style="list-style-type: none"> 1. County of Los Angeles Library 2. LACDRP 3. Prior to issuance of building permit(s)
<p>3.15-2 Concurrent with the issuance of building permits, the project applicant shall participate in the Developer Fee Program to the satisfaction of the County of Los Angeles Fire Department.</p>	Project Applicant	Fee payments	<ol style="list-style-type: none"> 1. Los Angeles County Fire Department 2. LACDRP 3. Prior to issuance of building permit(s)

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Project Applicant	Field verification	1. Los Angeles County Fire Department 2. LACDRP 3. Prior to issuance of building permit(s)
3.15-4	Development applicant(s) 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. The fees are for the acquisition and construction of public facilities to provide adequate service to the residents of the County's Planning Area.	Project Applicant	Fee payments	1. Los Angeles County Sheriff 2. LACDRP 3. Prior to issuance of building occupancy permit(s)
3.17 Utilities and Infrastructure				
3.17-1	The County of Los Angeles 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.	LACDPW	Implement goals, policies and programs	1. LACDPW, Waste Management Division 2. LACDPW, Waste Management Division 3. On-going
3.17-2	The County 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.	Project Applicant	Field verification	1. LACDPW, Waste Management Division 2. LACDPW, Waste Management Division 3. Prior to issuance of building permit(s)

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
3.17-3	The County shall require all development projects to coordinate with appropriate County agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the County's Planning Area, and the County shall recommend that all development projects incorporate measures to promote waste reduction, reuse, recycling, and composting.	Project Applicant	Field verification	1. LACDPW, Waste Management Division 2. LACDPW, Waste Management Division 3. Prior to issuance of building permit(s)
3.17-4	All new development in the County's Planning Area will be required to implement existing and future waste reduction programs in conformance with the County's Planning Area SRRE program.	Project Applicant	Verify implementation of SRRE program	1. LACDPW, Waste Management Division 2. LACDPW, Waste Management Division 3. Prior to issuance of building permit(s)
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 County's SRRE.	Project Applicant (Construction contractors)	Field verification	1. LACDPW, Waste Management Division 2. LACDPW, Waste Management Division 3. During demolition, rehabilitation, or new construction activities
3.17-6	The County shall review all development proposals to guarantee that sufficient energy resources and facilities are available to supply adequate energy to the proposed project and associated uses prior to approval.	Project Applicant	Plan check	1. LACDRP 2. LACDRP 3. Prior to issuance of permits
3.17-7	The County shall review all development plans to guarantee that energy conservation and efficiency standards of Title 24 are met and are incorporated into the design of the proposed project prior to approval.	Project Applicant	Plan check Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to issuance of occupancy permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
3.18 Noise			
<p>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.</p> <p>Pile drilling is an alternate method of pile installation where a hole is drilled into the ground up to the required elevations and concrete is then cast into it. The estimated noise level of pile drilling at 50 feet is 80 to 95 dB(A) Leq compared to 90 to 105 dB(A) Leq of conventional pile driving. Therefore, pile drilling generally produces noise levels approximately 10 to 15 dB lower than pile driving.</p>	Project Applicant (Construction contractors)	<p>Include measure in specifications</p> <p>Field verification with noise monitor</p>	<p>1. LA County Department of Health Services</p> <p>2. LACDPW, Building and Safety</p> <p>3. During Grading and Construction Activities</p>
<p>3.18-2 Maintain adequate buffer distances from nearby residences to freeways, high traffic volume roads, railroads, airports, mining centers and other existing processing plants where the public may be affected by noise and particle emissions.</p>	Project Applicant	Plan check	<p>1. LACDRP</p> <p>2. LACDRP</p> <p>3. Prior to project approvals</p>
<p>3.18-3 The construction of residential developments should be limited to buildings with special filtration units or discouraged at distances of 1,500 feet or less from freeways, depending upon traffic volume.</p>	Project Applicant	Plan check	<p>1. LACDRP</p> <p>2. LACDRP</p> <p>3. Prior to project approvals</p>
<p>3.18-4 Sound barriers should be required of the owners of the proposed sensitive land uses adjacent to high noise sources, to protect the public from significant noise impacts.</p>	Project Applicant	Plan check	<p>1. LACDRP</p> <p>2. LACDRP</p> <p>3. Prior to project approvals</p>
<p>3.18-5 The California Department of Transportation should be contacted when residential projects, schools, hospitals, convalescent homes, and other sensitive land uses are to be built so that appropriate sound barriers or sound walls are constructed along Interstate 5 and State Route 14 regardless of setbacks or other sound attenuation.</p>	Project Applicant	<p>Contact California Department of Transportation</p>	<p>1. LA County Department of Health Services, Caltrans</p> <p>2. LACDRP</p> <p>3. Prior to project approvals</p>
<p>3.18-6 The placement of telecommunication towers and antennas power boxes should comply with noise ordinances. All related equipment should be rated at 45 dB(A).</p>	Project Applicant	Field verify equipment	<p>1. LA County Department of Health Services</p> <p>2. LACDPW</p> <p>3. Prior to issuance of permits</p>

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
3.18-7 Consider engineering controls or better alternative fuels for the control of greenhouse gases, particle matter, carbon print, criteria air pollutants and non regulated emissions associated with the construction and operational phases of future projects.	Project Applicant	Plan check, field verification during construction	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to project approvals