



12.0 MITIGATION MONITORING AND REPORTING PROGRAM

Sections 2.0 and 5.0 of this EIR identify the mitigation measures that will be implemented to reduce the impacts associated with the Soledad Village project. The California Environmental Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in Section 21081.6 of the Public Resources Code,

. . . the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment.

Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final certification of the EIR.

The mitigation monitoring table below lists those mitigation measures that may be included as conditions of approval for the project. These measures correspond to those outlined in Section 2.0 and discussed in Section 5.0. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The developer will have the responsibility for implementing the measures and the various City of Santa Clarita departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.



SOLEDAD VILLAGE PROJECT						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action/Timing	Enforcing, Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
AESTHETICS						
AES1	Construction equipment staging areas shall be located a minimum of 200 feet from existing residential uses and appropriate screening (i.e., temporary fencing with opaque material), shall be used to buffer views of construction equipment and material, when feasible. Staging location shall be indicated on project Final Development Plans and Grading Plans.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Planning and Building Divisions		
AES2	All construction-related lighting shall be located and aimed away from adjacent residential areas and consist of the minimal wattage necessary to provide safety at the construction site. A construction safety lighting plan shall be submitted to the City for review concurrent with Grading Permit application.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Planning and Building Divisions		
AES3	The site plan, building elevations, number of parking spaces, landscaping and other improvements for the commercial site shall be reviewed in accordance with the City's Development Review process.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Planning and Building Divisions		
AES4	<p>Prior to plan approval, the City of Santa Clarita Planning Division shall ensure that the following elements are included in the project plans, as appropriate:</p> <ul style="list-style-type: none"> • A photometric study shall be completed indicating compliance with all lighting standards contained the City's Unified Development Code (UDC), including, but not limited to Chapter 17.15, Property Development 	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Planning and Building Divisions		



SOLEDAD VILLAGE PROJECT						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action/Timing	Enforcing, Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Standards, and Chapter 17.19, Sign Regulations (Private Property);</p> <ul style="list-style-type: none"> ◆ All exterior lighting shall be designed and located as to avoid intrusive effects on adjacent residential properties and undeveloped areas adjacent to the project site. Low-intensity street lighting and low-intensity exterior lighting shall be used throughout the development to the extent feasible. Lighting fixtures shall use shielding, if necessary to prevent spill lighting on adjacent off-site uses; ◆ Design and placement of site lighting shall minimize glare affecting adjacent properties, buildings, and roadways; ◆ Fixtures and standards shall conform to state and local safety and illumination requirements; ◆ Development projects shall use minimally reflective glass and all other materials used on exterior building and structures shall be selected with attention to minimizing reflective glare; and ◆ Automatic timers on lighting shall be designed to maximize personal safety during nighttime use while saving energy. 						



SOLEDAD VILLAGE PROJECT						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action/Timing	Enforcing, Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
TRAFFIC AND CIRCULATION						
TR1	At Project Driveway No. 2 and Soledad Canyon Road, construct a new project intersection with limited access (left-in and right-in, right-out only).	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Planning and Traffic Engineering Divisions		
TR2	Minimum 300-foot deceleration lanes shall be constructed at both westbound entrances off of Soledad Canyon Road.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Planning and Traffic Engineering Divisions		
AIR QUALITY						
AQ1	<p>During construction, the construction contractor shall be responsible for ensuring that all measures listed below in Table 5.5-8, Standard Measures for Construction-Related Emissions, are implemented. To achieve the particulate control efficiencies shown, it is assumed that finished surfaces would be stabilized with water and/or dust palliatives and isolated from traffic flows to prevent emissions of fugitive dust from these areas. In addition, the following water application rates are assumed:</p> <ul style="list-style-type: none"> ◆ Roads traveled by autos, rock trucks, water trucks, fuel trucks, and maintenance trucks: up to twice per hour; ◆ Roads traveled by scrapers and loaders in active excavation areas: up to three times per hour; and ◆ Finish grading areas: up to once every two hours. 	Construction Contractor	Prior to and during construction activities.	City of Santa Clarita Engineering Division		



SOLEDAD VILLAGE PROJECT							
MITIGATION MONITORING AND REPORTING PROGRAM							
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action/Timing	Enforcing, Monitoring Agency	Verification of Compliance			
				Initials	Date	Remarks	
AQ2	All construction equipment shall be maintained in good operating condition so as to reduce operational emissions. The construction contractor shall ensure that all construction equipment is properly serviced and maintained.	Construction Contractor	Throughout construction activities.	City of Santa Clarita Engineering Division			
AQ3	The construction contractor shall utilize, as much as possible, pre-coated/natural colored building materials, water-based or low-VOC coating, and coating transfer or spray equipment with high transfer efficiency, such as HVLP spray method, or manual coatings application such as a paintbrush, hand roller, trowel, spatula, dauber, rag, or sponge.	Construction Contractor	Throughout construction activities.	City of Santa Clarita Building Division			
AQ4	Project design shall incorporate energy-saving features throughout the project, including low-emission water heaters, central water heating systems, and built-in energy efficient appliances.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Building Division			
AQ5	Parking areas shall be planted with trees to insure shading and prevent heat buildup.	Project Applicant	Prior to and during construction activities.	City of Santa Clarita Planning Division			
NOISE							
N1	Construction shall be limited to the hours of 7:00 AM to 7:00 PM, Monday through Friday, and 8:00 AM to 6:00 PM on Saturday, in accordance with the City of Santa Clarita's Noise Control Ordinance. No construction activities shall be permitted outside of these hours or on Sundays and Federal holidays.	Construction Contractor	Throughout construction activities.	City of Santa Clarita Community Preservation Division			



SOLEDAD VILLAGE PROJECT							
MITIGATION MONITORING AND REPORTING PROGRAM							
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action/Timing	Enforcing, Monitoring Agency	Verification of Compliance			
				Initials	Date	Remarks	
N2	During all site excavation and grading, the project contractor(s) shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.	Project Applicant	Throughout construction activities.	City of Santa Clarita Engineering Division			
N3	The project contractor(s) shall place all stationary construction equipment a minimum of 200 feet from any residential unit, so that emitted noise is directed away from sensitive receptors nearest the project site.	Construction Contractor	Throughout construction activities.	City of Santa Clarita Planning and Building Divisions			
N4	The project contractor(s) shall locate equipment staging a minimum of 200 feet from any residential unit during all project construction.	Construction Contractor	Throughout construction activities.	City of Santa Clarita Planning and Building Divisions			
N5	A sound barrier with a minimum wall height of six feet shall be required for ground-floor front-line outdoor active use areas associated with the all dwelling units located directly adjacent to Soledad Canyon Road.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Planning Division			
N6	Balconies or decks, if proposed for front-line dwelling units located directly adjacent to Soledad Canyon Road, shall require a noise barrier with a minimum height of five feet along the perimeter of balconies or decks (balconies or decks on the side of the building facing away from the street or outside of the 65-dBA CNEL impact zone shall not require sound wall protection).	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Planning Division			
N7	Mechanical ventilation, such as an air-conditioning system, shall be required for all dwelling units along the project's southern boundary adjacent to Soledad Canyon Road to ensure that windows can remain closed for prolonged periods of time.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Planning and Building Divisions			



SOLEDAD VILLAGE PROJECT						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action/Timing	Enforcing, Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
N8	Windows with STC-30 or higher shall be required for bedrooms of the dwelling units located adjacent to Soledad Canyon Road west of Gladding Way where no retaining walls are proposed between residential structures and the Soledad Canyon Road right-of-way.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Building Division		
N9	Windows with STC-32 or higher shall be required for bedrooms of dwelling units adjacent to Soledad Canyon Road east of Gladding Way.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Building Division		
N10	Mechanical ventilation, such as an air-conditioning system, shall be required for the commercial uses proposed on the project site.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Planning and Building Divisions		
N11	Prior to sale of any residential units, future homeowners shall be informed via language in the disclosure documents of the presence of the Saugus Speedway facility, the types of events that can potentially occur at the speedway, the expected frequency of their occurrence, and that noise from events at the speedway may be intermittently audible at their properties during daytime, evening, and late night hours.	Project Applicant	Prior to Occupancy	City of Santa Clarita Planning and Engineering Divisions		
WATER SUPPLY						
WS1	Landscape concept plans shall include a palette rich in drought-tolerant and native plants.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Planning Division		
WS2	Major manufactured slopes shall be landscaped with materials that will eventually naturalize, requiring minimal irrigation.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Planning Division		
WS3	Water conservation measures as required by the State of California shall be incorporated into all irrigation systems.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Planning Division		



SOLEDAD VILLAGE PROJECT							
MITIGATION MONITORING AND REPORTING PROGRAM							
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action/Timing	Enforcing, Monitoring Agency	Verification of Compliance			
				Initials	Date	Remarks	
WS4	Prior to commencement of use, all uses of recycled water shall be reviewed and approved by the State of California Health and Welfare Agency, Department of Health Services.	Project Applicant	Prior to Construction Activities	City of Santa Clarita Engineering Division			
WS5	Prior to the issuance of building permits that allow construction, the applicant of the proposed project shall finance the expansion costs of water service extension to the subdivision through the payment of connection fees to the appropriate water agency(ies).	Project Applicant	Prior to Construction	City of Santa Clarita Engineering Division			
PARKS AND RECREATION							
PR1	The project shall comply with the City Ordinance and Quimby Act in providing a minimum of 4.0 acres of parkland either through the dedication of park area, and/or payment of fees in-lieu of the dedicated parkland.	Project Applicant	Prior to Construction	City of Santa Clarita Parks Division			
SOLID WASTE							
SW1	The project applicant/individual project applications shall adhere to all source reduction programs for the disposal of construction materials and solid waste, as required by the City of Santa Clarita. Prior to issuance of building permits, a source reduction program shall be prepared and submitted to the Director of Field Services for the project to achieve a minimum 50 percent reduction in waste disposal rates, including green waste and construction debris.	Project Applicant	Throughout construction activities.	City of Santa Clarita Environmental Services Division			
SW2	The location of recycling/ separation areas shall be in close proximity to dumpsters for non-recyclables, elevators, loading docks, and primary internal and external access points.	Project Applicant	Throughout construction activities.	City of Santa Clarita Environmental Services Division			



SOLEDAD VILLAGE PROJECT							
MITIGATION MONITORING AND REPORTING PROGRAM							
Mitigation Measure		Party Responsible for Mitigation	Monitoring Action/Timing	Enforcing, Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
SW3	The location of recycling/ separation areas shall not be in conflict with any applicable federal, state or local laws relating to fire, building, access, transportation, circulation, or safety.	Project Applicant	Throughout construction activities.	City of Santa Clarita Environmental Services Division			
SW4	The location of recycling/ separation areas shall be convenient for those persons who deposit, collect, and load the recyclable materials.	Project Applicant	Throughout construction activities.	City of Santa Clarita Environmental Services Division			
SW5	Recycling containers/bins shall be located so that they do not block access to each other.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Environmental Services Division			
SW6	Yard waste shall be reduced through the use of drought-tolerant and native vegetation in common area landscaping wherever possible.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Planning Division			
SW7	For commercial developments and residential buildings having five or more living units, no refuse collection or recycling areas shall be located between a street and the front of a building.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Environmental Services Division			
SW8	On-site trash compactors shall be installed for non-recyclables in all restaurants/food services areas.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Building Division			
SW9	If possible, kitchen, garage or garden design shall accommodate trash and recyclable components to assist in the City's recycling efforts.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Building Division			
SW10	Property buyers shall receive educational material on the City's waste management efforts.	Project Applicant	Prior to Occupancy	City of Santa Clarita Environmental Services Division			



SOLEDAD VILLAGE PROJECT							
MITIGATION MONITORING AND REPORTING PROGRAM							
Mitigation Measure		Party Responsible for Mitigation	Monitoring Action/Timing	Enforcing, Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
SW11	The applicant shall comply with all applicable state and Los Angeles County regulations and procedures for the use, collection and disposal of solid and hazardous wastes.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Environmental Services Division			