

Section 11.0
MITIGATION MONITORING
AND REPORTING PROGRAM





11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Sections 1.0 and 5.0 of this EIR identify the mitigation measures that will be implemented to reduce the impacts associated with the Henry Mayo Newhall Memorial Hospital Master Plan project. Section 21081.6 of the California Environmental Quality Act (CEQA) 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 1.0 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 project applicant 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.



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AESTHETICS						
AES1	Appropriate screening (i.e., temporary fencing with opaque material) shall be used to buffer views of construction activities, equipment and material from adjacent residential uses, existing hospital campus operations, and from McBean Parkway.	Project Applicant	Review plan(s) at plan check, and during construction.	City of Santa Clarita Planning Division		
AES2	Construction-related security lighting shall be directed away from adjacent residential areas and shall consist of the minimal wattage necessary to provide safety at the construction site.	Project Applicant	Review plan(s) at plan check, and during construction.	City of Santa Clarita Planning Division		
AES3	Prior to issuance of building permits, each structure shall undergo Development Review (DR) approval in conformance with the adopted Master Plan and conditions of approval for overall site design and architectural conformity.	Project Applicant	Process Development Review prior to issuance of building permits.	City of Santa Clarita Planning Division		
AES4	Landscaping shall be installed in conformance with the approved Master Plan conceptual landscaping plans and in compliance with the conditions of approval prior to issuance of a Certificate of Occupancy for each building and parking structure.	Project Applicant	Verify conformance during plan check.	City of Santa Clarita Planning Division		
TRAFFIC						
TR1	<p>In order to address impacts along McBean Parkway at the Magic Mountain Parkway intersection, the following improvements shall be required:</p> <ul style="list-style-type: none"> ◆ Add a third through lane for the westbound direction (re-striping). This improvement shall be implemented in conjunction with the construction of MOB1. ◆ Add right-turn overlap phasing for the westbound 	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Department of Public Works		



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<p>right-turn movement (signal modification). This improvement shall be implemented in conjunction with the construction of MOB1.</p> <ul style="list-style-type: none"> ◆ Add a third through lane for the eastbound direction (re-striping). This improvement shall be implemented in conjunction with the construction of the Inpatient Building/MOB2. 							
<p>TR2</p> <p>In order to address impacts along Orchard Village Road at the Wiley Canyon Road intersection, the following improvement shall be required:</p> <ul style="list-style-type: none"> ◆ Add a separate northbound right-turn lane with right-turn overlap phasing (within existing right-of-way between Wiley Canyon Road and the Santa Clara River South Fork Bridge). This improvement shall be implemented in conjunction with the construction of MOB1. 	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Department of Public Works				
<p>TR3</p> <p>In order to address impacts along Orchard Village Road at the McBean Parkway intersection, the following improvements shall be required:</p> <ul style="list-style-type: none"> ◆ Widen the southbound approach (project driveway) to allow for a left-turn lane and a second through lane. This improvement shall be implemented in conjunction with the construction of MOB1. ◆ Add a separate westbound right-turn lane (for project access). This improvement shall be implemented in conjunction with the construction of the Inpatient Building/MOB2. ◆ Add a separate southbound right-turn lane (project 	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Department of Public Works				



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	driveway). This improvement shall be implemented in conjunction with the construction of the Inpatient Building /MOB2.					
TR4	<p>In order to address impacts along Valencia Boulevard at the Magic Mountain Parkway intersection, the following improvement shall be required:</p> <ul style="list-style-type: none"> ◆ Add a second westbound left-turn lane by removing the existing right-turn lane (re-striping the westbound approach as a mirror image of the existing eastbound approach). This improvement shall be implemented in conjunction with the construction of the Inpatient Building/MOB2. 	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Department of Public Works		
TR5	The project applicant shall pay fees to the established Valencia Bridge and Thoroughfare District, in accordance with City policy, in order to provide a fair-share contribution of funds for future traffic system improvements.	Project Applicant	Verify fee payment prior to issuance of building permits.	City of Santa Clarita Department of Public Works		
TR6	<p>In order to address impacts along McBean Parkway at the Orchard Village Road intersection, the following improvement shall be required:</p> <ul style="list-style-type: none"> ◆ Restripe the hospital driveway to reconfigure the first through lane to a shared left-turn/through lane. This improvement shall be implemented in conjunction with the construction of MOB3. 	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Department of Public Works		
TR7	<p>In order to address long-term (2030) impacts along McBean Parkway at the Valencia Boulevard intersection, the following improvement shall be required:</p> <ul style="list-style-type: none"> ◆ Add a fourth westbound through lane (requires the 	Project Applicant	Verify fee payment prior to issuance of building permits.	City of Santa Clarita Department of Public Works		



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	<p style="text-align: center;">widening of Valencia Boulevard)</p> <p>The project's fair share equals 4.3 percent of the cost of this improvement. If a fair share program has been adopted or if these improvements have been added to a district, such as a Bridge & Thoroughfare District, payment of fair share costs shall be made prior to the issuance of a building permit for MOB3. This fair share payment shall be considered this project's full compliance of Mitigation Measure TR7.</p>						
TR8	<p>In order to address long-term (2030) impacts along McBean Parkway at the Orchard Village Road intersection, the following improvement shall be required:</p> <ul style="list-style-type: none"> ◆ Add a separate eastbound right-turn lane (requires the widening of McBean Parkway). <p>The project's fair share equals 30.5 percent of the cost of this improvement. If a fair share program has been adopted or if these improvements have been added to a district, such as a Bridge & Thoroughfare District, payment of fair share costs shall be made prior to the issuance of a building permit for MOB3. This fair share payment shall be considered this project's full compliance of Mitigation Measure TR8.</p>	Project Applicant	Verify fee payment prior to issuance of building permits.	City of Santa Clarita Department of Public Works			
PARKING							
PRK1	<p>To maximize the on-site parking for non-construction uses, the project applicant shall prepare and implement a Parking Management Plan during the construction phases of the project. The Plan may include provisions for: 1) no construction worker parking on-site, and 2) off-site parking at an existing facility or facilities with a parking surplus, with a shuttle system, or other similar transportation method to and</p>	Project Applicant	Review and approve parking management plan prior to issuance of building permits.	City of Santa Clarita Planning Division and Department of Public Works			



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	from the hospital campus. The Plan shall be approved by the Director of Community Development prior to the issuance of any building permit included in the HMNMH Master Plan, which is identified in Section 3.0, Project Description, of this EIR.						
PRK2	As part of the plan review process for each phase of Master Plan buildout, the City of Santa Clarita shall ensure that the project applicant accompanies each development phase with adequate parking, in compliance with the City's <i>Municipal Code</i> .	Project Applicant	Review and approve as part of Development Review process	City of Santa Clarita Planning Division			
AIR QUALITY							
AQ1	<p>During construction, project applicant shall require the contractor to be responsible for ensuring that all measures listed in Table 5.6-9, Standard Measures for Construction-Related Emissions, are implemented. To achieve the particulate control efficiencies shown, finished surfaces are to 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 required:</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; ◆ Finish grading areas: up to once every two hours. 	Project Applicant	Prior to and during construction activities.	City of Santa Clarita Department of Public Works			



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AQ2	The project applicant shall require the construction contractor to ensure that all construction equipment shall be maintained in good operating condition so as to reduce operational emissions. The contractor shall ensure that all construction equipment is properly serviced and maintained.	Project Applicant	Throughout construction activities.	City of Santa Clarita Department of Public Works			
AQ3	The project applicant shall require the construction contractor to 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.	Project Applicant	Throughout construction activities.	City of Santa Clarita Department of Public Works			
AQ4	All trucks that are to haul excavated or graded material on-site shall comply with <i>State Vehicle Code</i> Section 23114 (Spilling Loads on Highways), with special attention to Sections 23114(b)(2)(F), (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. Prior to the issuance of grading permits, the project applicant shall demonstrate to the City of Santa Clarita how the project operations subject to that specification during hauling activities shall comply with the provisions set forth in Sections 23114(b)(2)(F), (e)(4).	Project Applicant	Prior to issuance of grading permits, and throughout construction activities.	City of Santa Clarita Department of Public Works			
AQ5	Proposed uses shall be designed to use low-emitting paints and solvents throughout. In addition, this shall be specified on the building plans.	Project Architect	Prior to issuance of building permits.	City of Santa Clarita Department of Public Works and/or Division of State Architect			



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AQ6	Install light-colored paving and cool roofs where feasible. The paving and roofs shall be specified on the building plans.	Project Architect	Prior to issuance of building permits.	City of Santa Clarita Department of Public Works and/or Division of State Architect			
AQ7	Plant shade trees pursuant to City requirements and standards, and shall be specified on the landscape plans.	Project Architect	Prior to issuance of building permits.	City of Santa Clarita Department of Public Works and/or Division of State Architect			
AQ8	Utilize light emitting diodes (LEDs) for outdoor lighting and limit the hours of outdoor lighting operation to hours of darkness. The location of outdoor lighting shall be specified on the building plans.	Project Architect	Prior to issuance of building permits.	City of Santa Clarita Department of Public Works and/or Division of State Architect			
NOISE							
N1	During all site excavation and grading, the project applicant shall require the project contractor(s) to equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.	Construction Contractor	Throughout construction activities.	City of Santa Clarita Planning Division			
N2	The project applicant shall require the project contractor(s) to locate equipment staging in areas that would create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction, to the extent practicable.	Construction Contractor	Throughout construction activities.	City of Santa Clarita Planning Division			



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N3	To meet the 45-dBA CNEL interior noise standard for medical office uses, mechanical ventilation, such as an air-conditioning system, shall be required for medical office buildings along the southern portion of the project site along McBean Parkway, in order to ensure that windows can remain closed for prolonged periods of time.	Project Architect	Review plan(s) at plan check.	City of Santa Clarita Department of Public Works			
GEOLOGY, SOILS, AND SEISMICITY							
GEO1	The project applicant shall have a geologist registered by the State of California prepare a Probabilistic Seismic Hazard Analysis (PSHA) prior to issuance of grading permits for the Inpatient Building. Any recommendations in the study are applicable to the Inpatient Building, if required by OSHPD, and shall be implemented during site grading and construction.	Project Applicant	Prepare analysis prior to issuance of grading permits. Recommendations in analysis implemented during construction activities.	City of Santa Clarita Department of Public Works			
GEO2	If potentially expansive units (i.e., clay soils) are encountered during construction, they shall be evaluated by the Project Geotechnical Engineer. Special foundation designs and reinforcement shall be utilized to mitigate expansive material as specified by the Project Geotechnical Engineer and to the satisfaction of the City. Specifically, if clay soils are exposed at the deeper subgrade level, the Construction Contractor shall employ dewatering techniques, as the clay soils shall not be allowed to dry out.	Project Applicant	Inspect soils during excavation and grading activities.	City of Santa Clarita Department of Public Works			



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HAZARDS AND HAZARDOUS MATERIALS						
HAZ1	The project applicant shall retain a qualified environmental specialist (e.g., a Registered Environmental Assessor or similarly qualified individual) to perform pre-construction hazardous materials surveys to inspect existing building areas subject to demolition or renovation for the presence of as yet unidentified asbestos, PCBs, mercury, lead, or other hazardous materials. If found at levels that require special handling, the Project Applicant shall manage these materials as required by law and according to federal and state regulations and guidelines, including those of DTSC, SCAQMD, Cal/OSHA, and any other agency with jurisdiction over these hazardous materials.	Project Applicant	Perform surveys prior to any demolition, grading, or construction activities.	City of Santa Clarita Department of Public Works		
HYDROLOGY AND WATER QUALITY						
HWQ1	The design of the parking structures (PS1, PS2, PS3, PS4) shall include trench drains and catch basins or similar technology in each level of the structures where runoff would be directed into an on-site storm drain pipe system and conveyed to a retention basin.	Project Applicant	Review plans(s) at plan check.	City of Santa Clarita Department of Public Works		
HWQ2	Estimate the amount of runoff to be retained on-site for each structure prior to issuance of a grading permit that incorporate storm water retention facilities equivalent to the 1 inch 1 hour storm and incorporate sediment and oily water separator BMPs into the drainage design. The retention facilities shall be serviceable without replacement. The overflow pipe shall provide for sampling water flows before they enter the McBean Parkway storm drain pipe.	Project Applicant	Verify compliance prior to issuance of grading permit.	City of Santa Clarita Department of Public Works		



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HWQ3	During the detailed engineering design phase and prior to the issuance of grading permits, the Project Applicant shall prepare an Urban Storm Water Management Plan (USMP) for each individual building. The USMP shall be prepared by a California registered Civil Engineer, Architect, Landscape Architect or any professional knowledgeable about storm water management issues and shall comply with post-construction and applicable BMPs, as detailed in the Los Angeles County Standard Urban Stormwater Mitigation Plan (SUSMP), to address each source of pollutants identified by the Project evaluation. Possible BMPs include: Bioretention basins, bioswales, catch basin filters, regular street and parking lot sweeping, porous pavement, roof runoff controls, efficient irrigation, alternative building materials, stormdrain signage, trash enclosures, preservation of existing vegetation, hydraulic mulch, hydroseeding, soil binders, straw mulch, geotextiles and mats, wood mulching, earth dikes and drainage swales, velocity dissipation devices, slope drains, polyacrylamide, and stockpile management.	Project Applicant	Verify compliance prior to issuance of grading permit.	City of Santa Clarita Department of Public Works			
FIRE PROTECTION SERVICES							
FS1	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.	Project Applicant	Verify compliance prior to issuance of grading or building permits.	City of Santa Clarita Department of Public Works			
FS2	Adequate access to all buildings on the project site shall be provided and properly maintained for emergency vehicles during the building construction process to the satisfaction of the County of Los Angeles Fire Department.	Project Applicant	Review construction plans prior to issuance of building permits.	Los Angeles County Fire Department			



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FS3	Adequate water availability shall be provided to service construction activities to the satisfaction of the County of Los Angeles Fire Department.	Project Applicant	Review construction plans prior to issuance of building permits.	Los Angeles County Fire Department			
FS4	Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width, unobstructed, clear-to-sky. The edge of the roadway shall be within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Planning Division and Department of Public Works, and Los Angeles County Fire Department			
FS5	Commercial development shall require fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration, unless otherwise deemed appropriate by the Fire Department. Final fire flows shall be based on the size of the buildings, their relationship to other structures, property lines, and types of construction used. Fire hydrant spacing shall be 300 feet and shall meet the following requirements: <ul style="list-style-type: none"> ◆ No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant. ◆ No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant. ◆ Additional hydrants will be required if hydrant spacing exceeds specified distances. 	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Planning Division and Department of Public Works, and Los Angeles County Fire Department			
FS6	Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in length. All on-site driveways	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Planning Division and Department of Public Works, and Los			



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	shall provide a minimum unobstructed width of 28 feet. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building. The centerline of the access driveway shall be located parallel to, and within 30 feet of an exterior wall on one side of the proposed structure.			Angeles County Fire Department			
FS7	Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final building plans.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Planning Division and Department of Public Works, and Los Angeles County Fire Department			
FS8	The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING – FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Planning Division and Department of Public Works, and Los Angeles County Fire Department			
FS9	All proposals for traffic calming measures (speed humps/bumps/cushions, traffic circles, roundabouts, etc.) shall be submitted to the Fire Department for review and approval, prior to issuance of building permit.	Project Applicant	Verify Fire Department review prior to issuance of building permits.	City of Santa Clarita Planning Division and Department of Public Works, and Los Angeles County Fire Department			



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SHERIFF SERVICES						
SS1	During construction, private security patrols shall be utilized to protect the project site.	Project Architect	Ongoing during construction	City of Santa Clarita Planning Division		
SS2	Construction-related traffic, including all off-site earthmoving operations, shall be limited to between the hours of 9:00 AM and 2:00 PM in order to avoid weekday peak traffic conditions.	Project Architect	Ongoing during Construction.	City of Santa Clarita Planning Division		
SS3	As final site and building plans are submitted to the City for approval in the future, Sheriff's Department design requirements which reduce demands for service and ensure adequate public safety (such as those pertaining to site access, site security lighting), shall be incorporated into building designs.	Project Architect	Review as part of Development Review process and require during plan check.	City of Santa Clarita Planning Division		
SS4	Project design shall landscape the project site with low-growing groundcover and shade trees, rather than a predominance of shrubs that could conceal potential criminal activity around buildings and parking areas.	Project Architect	Review as part of Development Review process and require during plan check.	City of Santa Clarita Planning Division		
SS5	Project design shall provide lighting around and throughout the development to enhance crime prevention and enforcement efforts.	Project Architect	Review as part of Development Review process and require during plan check	City of Santa Clarita Planning Division		
SS6	Project design shall provide clearly visible (during the day and night) address signs and/or building numbers for easy identification during emergencies.	Project Architect	Review as part of Development Review process and require during plan check.	City of Santa Clarita Planning Division		



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SS7	Project design shall provide visibility of doors and windows from the street and between buildings.	Project Architect	Review plan(s) at plan check.	City of Santa Clarita Planning Division			
SS8	Concurrent with the issuance of building permits, the project applicant shall participate in the Police Facility Fee Program to the satisfaction of the City of Santa Clarita.	Project Applicant	Verify fee payment prior to issuance of building permits.	City of Santa Clarita Public Works Dept.			
SCHOOLS/EDUCATION							
SE1	The project applicant shall pay the required mitigation fees in place at time of payment to the Newhall District, prior to issuance of building permit as full mitigation of project impacts on this district.	Project Applicant	Verify fee payment prior to issuance of building permits.	City of Santa Clarita Department of Public Works			
SE2	The project applicant shall pay the required mitigation fees in place at time of payment to the Hart District, prior to issuance of building permit as full mitigation of project impacts on this district.	Project Applicant	Verify fee payment prior to issuance of building permits.	City of Santa Clarita Department of Public Works			
SOLID WASTE							
SW1	The location of recycling/separation areas shall be in proximity to dumpsters for non-recyclables, elevators, loading docks, and primary internal and external access points.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Environmental Services Division			
SW2	The location of recycling/separation areas shall be convenient for those persons who deposit, collect, and load the recyclable materials.	Project Applicant	Review plan(s) at plan check.	City of Santa Clarita Environmental Services Division			
SW3	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			



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