

**CITY OF SANTA CLARITA, DOWNTOWN NEWHALL SPECIFIC PLAN - ENVIRONMENTAL MITIGATION MEASURES MONITORING AND REPORTING PLAN**

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Section 21081.6 of the Public Resources Code requires all state and local agencies to establish monitoring and reporting programs whenever approval of a project relies upon a mitigated negative declaration or an environmental impact report (EIR). The monitoring and reporting program must ensure implementation of the measures being imposed to mitigate or avoid the significant adverse environmental impacts identified in the mitigated negative declaration or EIR.

The mitigation monitoring and reporting program (MMRP) is required for all mitigation measures adopted by the City Council as conditions of the project. Should the Council adopt the Final EIR (FEIR), the Council would agree to adopt all mitigation measures identified in the FEIR for the Downtown Newhall Specific Plan and the mitigation measures shall be required to avoid potentially significant adverse environmental impacts.

A memorandum will be prepared at the specified phase of construction or planning which will state that each of the listed mitigation measures has been satisfactorily completed. Until the project is completed, the City shall prepare an annual report each year on the date construction commenced identifying the status of all project mitigation measures. The City office responsible for the report is the Planning Division.

1. The Director of Planning and Economic Development or his designee is delegated responsibility for implementation and any revisions to this plan.
2. An annual Environmental Mitigation Measures Monitoring Report based on the attached Environmental Mitigation Measures Monitoring and Reporting Summary shall be prepared for this project by city staff annually, on the date construction commences, until project compliance with the required mitigation measures is complete. The report shall be on file in the Economic and Community Development Department, 23920 Valencia Boulevard, Santa Clarita, California 91355. The report shall describe the status of all mitigation measures for the project adopted by the City Council.
3. Once significant construction is begun and underway, monitoring of the mitigation measures associated with construction shall be included in the responsibilities of the designated city construction supervision staff. The designated staff shall prepare or cause to be prepared reports of such monitoring no less than once a year until the project is complete and occupied.
4. Any substantive change in the monitoring and reporting plan made by city staff shall be reported in writing to the community development director. Reference to such changes shall be made in the Environmental Mitigation Measures Monitoring Report prepared by city staff. The council finds this plan adequate to meet the requirements of Public Resources Code §21081.6.
5. The responsibilities assigned herein are for internal purposes; the City of Santa Clarita, as the lead agency, retains ultimate responsibility for the successful implementation of the mitigation monitoring and reporting plan. Responsibilities may change at the Council's discretion.

Measure	Responsible Party	Timing	Action Required
<b>5.1 Geology</b>			
Implementation of measures proposed in Plan Sections 5.2 (long term erosion control) and 5.12 (short-term erosion control).	Contractor	Prior to final permit issuance	Prepare an erosion control plan for construction and post-construction
Amend the proposed Specific Plan to require a study for landslide hazards during design of the bridge. Design bridge to avoid hazards and/or comply with the recommendations of a geotechnical study.	City/Contractor/Property Owner	Upon Adoption/Prior to final permit issuance	City to Certify Inclusion in Plan, Contractor/Property Owner required to prepare and implement geotechnical study
Utilities and infrastructure improvements proposed for hazard areas require site-specific geotechnical study prior to final design and compliance with recommendations.	Contractor/Property Owner	Prior to final permit issuance	Contractor/Property Owner required to prepare and implement the geotechnical study
The proposed Specific Plan includes specifications for stormwater control, planting in natural areas, infiltration conveyance geared at improving drainage and reducing potential erosion in the planning area.	Contractor/Property Owner	Prior to final permit issuance	Show inclusion of measures/strategies in site plans
Relevant portions of the existing UDC (refer to <i>Mitigation Included in the Project Description</i> in Section 5.1).	Contractor/Property Owner	Prior to final permit issuance	Show compliance with City code
<b>5.2 Biological Resources</b>			
<p>The proposed Specific Plan implements a stormwater management plan that includes the restoration of the riparian habitat along the creek.</p> <p>Riparian habitats disturbed by construction shall be replaced by creating riparian habitats of similar functions and values. Restoring any habitat, including wetlands, shall follow at least 1:1 replacement ratios.</p> <p>Crossing and bank restoration design criteria:</p> <ol style="list-style-type: none"> <li>Designed with respect to potential long-term impacts; including impediments to flow/erosion.</li> <li>Design shall not impede wildlife movement.</li> <li>Design shall ensure passability of fish, animals, and other wildlife during flows and dry season.</li> </ol> <p>Qualified biologist shall develop planting plan listing appropriate native plants for</p>	Contractor/Project Proponent (may be City)	Prior to final design/program approval	Site plans/program shall show compliance with/inclusion of, measures listed

Measure	Responsible Party	Timing	Action Required
<p>revegetation activity.</p> <p>Erosion control measures designed into bank restoration/bridge design. (see <i>Construction Impacts</i>).</p> <p>Fire setbacks and buffers shall be established to protect surrounding wildlife and habitat from development.</p> <p>When planting natives for fire buffers/setbacks, plant choice shall be chosen based on compatibility with chaparral and riparian scrub.</p> <p>Lighting of the multi-modal bridge shall be designed in such a way that provides safety for pedestrians and bicyclist, but does not significantly increase light levels in the surrounding riparian environment. Optional methods include :</p> <ul style="list-style-type: none"> <li>• directional controls</li> <li>• controlling amount, number, and type of lighting shielding the lighting</li> </ul>			
<p>Prior to final design of either the creekside trail or the multi-modal bridge, the following will occur:</p> <p>Conduct in-season survey by a qualified biologist/botanist, the following measures implemented if special status plant species are identified:</p> <ol style="list-style-type: none"> <li>a. Construction or operational activity shall cease until protective measures are put in place</li> <li>b. Identified plant species removed and relocated</li> <li>c. Impacts to Endangered species subject to federal and/or State Endangered Species Act</li> </ol> <p>Copies of all surveys shall be submitted to the ACOE and CDFG.</p> <p>ACOE and CDFG shall review and approve final plans for species replacement and habitat restoration in creekside trail or the bridge.</p> <p>Jurisdictional delineation of wetlands and floodways required prior to issuance of development permits.</p>	Project Proponent	Prior to construction	Proponent shall certify that surveys and delineations have been completed as set forth
<p>Conduct in-season survey by a qualified biologist, to determine the presence of special status wildlife species, including nesting birds. If sensitive species or nesting birds are identified construction shall cease until protective measures are put in place. Impacts to Endangered species subject to federal and/or</p>	Project Proponent	Prior to construction	Proponent shall certify that surveys and delineations have been completed as set forth

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Measure	Responsible Party	Timing	Action Required
<p>State Endangered Species Act.</p> <p>See also above</p>			
<p>Human access to revegetation and bank restoration areas shall be prohibited and sensitive areas shall be well marked with signage and fencing.</p> <p>Pets and other domestic animals are prohibited from entering any revegetation and bank restoration areas. Pets shall be restrained by a leash when using trail and bridge.</p>	Project Proponent	Completion of construction and ongoing	Proponent shall ensure proper signing and fencing is installed to protect areas from human and pet intrusion. Signing and fencing shall be compatible with the natural environment
<p>The proposed Specific Plan includes the following enhancement measures:</p> <ul style="list-style-type: none"> <li>• Use native trees to provide habitat</li> <li>• A Creekside bicycle and pedestrian path</li> <li>• Enhancement of existing equestrian and pedestrian trail</li> <li>• The Street Tree Plan connecting the urban environment with the natural environment</li> <li>• A Storm water project that includes the restoration of the riparian habitat along the creek.</li> </ul>	City/Project Proponents	Prior to final permit issuance for specific projects	The City shall ensure that applicable enhancement measures are included in the site plans and programs for specific projects
<b>5.3 Hydrology and Water Quality</b>			
<p>Prior to issuance of grading permits for property wholly or partially located within the Flood Hazard Area, developers shall provide the City with required documentation, and pay all required fees.</p> <p>Development within designated flood zone shall ensure that structures are elevated at least one foot above Flood Hazard Area, per City's Floodplain Management policies</p> <p>Projects modifying the configuration of any floodway shall submit a report prepared by a qualified hydrologist, which identifies impacts and outlines solutions which maintain or replace floodway function and values.</p>	City/Project Proponent	Prior to final permit issuance	Ensure that flood hazards are designated, if applicable, and that the project complies with the City's Floodplain Management policies. Ensure that a hydrologist has evaluated any floodway modifications and that any recommended measures have been incorporated into the project, if necessary
<p>The proposed Specific Plan includes a Stormwater Management program (refer to <i>Mitigation Included in Project Description</i> in Section 5.3).</p>	City/Project Proponent	Prior to final permit issuance	Ensure that applicable measures, or their equivalent, are included in

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<p>In the case that the specific stormwater protection measures proposed in the Specific Plan are not feasible at the time construction is proposed, options which achieve the similar or better function or value can be considered.</p>			<p>specific project site plans and programs</p>
<b>5.4 Cultural Resources</b>			
<p>Procedures for future projects: Where a proposed project will result in demolition or alteration of a property included on the Master List, and noted as requiring a follow-up survey, a survey shall be performed to conclusively determine its significance. If the resource is determined to be significant, the following measures shall be implemented:</p> <p>For Historic Buildings or Building Additions Proponents shall meet with the Historical Society and City architectural review staff or consultant to discuss and address size, bulk, scale, massing, and exterior design elements.</p> <ul style="list-style-type: none"> <li>• Window framing on wood-sided historic buildings shall be wood.</li> <li>• Wood sided historic buildings shall maintain wood exterior.</li> <li>• Slope of hipped or gabled roof on new buildings or additions shall be compatible with the slope on existing buildings.</li> <li>• Metal roofing shall be burnished and shall be installed to be compatible with existing metal roofs</li> </ul> <p>Proposed renovations of historic structure: Renovations to existing historic structures designated to enhance function, safety and longevity. Proposed renovations of all buildings identified on the Master List shall use durable, State Historic Building Code compliant materials that fit the period of construction and architectural character of the existing buildings. Shall meet State Historic Building Code .</p> <p>Proposed demolition: Demolition of historic buildings allowed only after recordation according to Historic American Building Survey (HABS) standards.</p> <p>Projects involving significant historical resources shall follow the Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring, and Reconstruction Historic Buildings (refer to Section 5.4).</p> <p>The following actions shall be required as mitigation measures, either singly or in combination, whenever preservation, adaptive re-use, or incorporation of historic structures is</p>	<p>City/Project Proponent</p>	<p>Prior to final permit issuance</p>	<p>The Project Proponent shall ensure a qualified historian addresses the significance of their structure if the structure appears on the Master List included in the EIR. The Proponent shall further ensure that follow up measures are undertaken, if required. The City shall verify that all required measures have been implemented.</p>

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<p>not reasonably possible:</p> <p>a. Demolition of the historic structure with recordation according to the HABS standards.</p> <p>Item a plus commemoration of demolished structure with a display of text and photos designed by a professional historical consultant at these locations:</p> <ul style="list-style-type: none"> <li>• In interior of new building proposed for site (item b)</li> <li>• On exterior of new building proposed for site (item c)</li> <li>• On perimeter of property at primary entrance (item d)</li> </ul> <p>e. Items b, c, and d plus salvage of significant materials of historic structure for conservation in historical display.</p> <p>f. Items b, c, and d plus advertisements for acquisition and relocation of historic structure with its subsequent rehabilitation and adaptive re-use at its new site.</p> <p>g. Item c plus compatible incorporation of façade only of historic structure into design of the new building on site.</p> <p>h. Item c plus preservation of historic structure on site as non-habitable space (storage/mechanical equipment).</p> <p>i. Item c plus relocation and preservation of historic structure on site for use as non-habitable space.</p> <p>j. Item c plus relocation and preservation of historic structure on site for use as habitable space, including compliance with State Historic Building Code.</p> <p>k. Item j plus rehabilitation and adaptive re-use off-site for habitable space, including State Historic Building Code compliance.</p>			
<b>5.5 Transportation and Circulation</b>			
<p>Construct a second northbound right-turn lane from San Fernando Road onto Railroad Avenue. Accomplished by retaining the existing right-turn lane, converting existing outside through lane into a second right-turn lane, retaining other existing through lane, and providing another through lane to the south.</p>	City	By Year 2010 or when San Fernando/Railroad intersection approaches LOS D, whichever comes first	Construct lane
<p>Relocate the northbound Railroad Avenue bus stop by:</p> <p>a) widening Railroad Avenue to north for a bus zone, or</p> <p>b) reconfiguring the kiss-and-ride lot to the northwest of Railroad Avenue and Market Street</p>	City/Santa Clarita Transit	By Year 2010	Undertake either option
Reconfigure the San Fernando/13 <sup>th</sup>	City	By Year 2025 or at	Reconfigure

Measure	Responsible Party	Timing	Action Required
intersection's western leg/eastbound approach to consist of one shared left and through lane and one right-turn lane when the land uses served by the intersection are redeveloped.		such time as the San Fernando/13 <sup>th</sup> intersection begins to degrade to LOS F	intersection
Add a second northbound right-turn lane from San Fernando Road onto Railroad Avenue. Accomplished by retaining existing right-turn lane, converting existing outside through lane into a second right-turn lane, retaining other existing through lane, and providing another through lane to the south.  Relocate railroad crossing gate assembly and widen San Fernando Road southerly.  Restripe lanes on San Fernando Road.	City	By Year 2025 or at such time as the San Fernando Road/Railroad intersection approaches LOS D	Undertake listed activities
City shall monitor intersection performance at Railroad/Lyons. Based on results of monitoring efforts conducted, and eventual formal proposal for Dockweiler Drive, City shall design the intersection at the Dockweiler Drive extension to achieve acceptable levels of service.	City	At such time as the Dockweiler extension is foreseen in the City's 5-year capital improvement plan	Begin monitoring, ensure monitoring data are taken into account in the eventual design of the Dockweiler roadway and terminus.
<b>5.6 Air Quality</b>			
The proposed Specific Plan contains strategies intended to reduce reliance on motor vehicles and reduce emissions, including: <ul style="list-style-type: none"> <li>• Tree planting throughout the planning area</li> <li>• Additional parking for transit users</li> <li>• Mixed-use development near transit</li> <li>• Improvements in traffic flow</li> <li>• Improvements to pedestrian facilities</li> <li>• The construction of multi-modal paths</li> </ul>	City/Project Proponents	Prior to final permit issuance	Ensure specific projects implement and/or are consistent with the strategies outlined in the plan
Parking structures developed in the planning area shall open on three sides or be provided with mechanical ventilation.  Exhaust points of ventilation systems shall be located such that impacts to sensitive receptors are minimized.  Parking structure design shall avoid the creation of CO Hotspots from vehicle queuing, by ensuring adequate ingress/egress and ventilation.	City/Project Proponent	Prior to final permit issuance	Ensure implementation of the measures listed, or their equivalent, such that unacceptable pollutant levels do not build up in parking structures proposed.
Table 5-1 in the proposed Specific Plan includes a requirement for discretionary review of mixed-use projects where potential compatibility concerns will be addressed.  During discretionary review of mixed-use projects involving bars, taverns and nightclubs or personal services such as nail salons, hair	City	Adoption of Specific Plan	Amend standards to include the measures

Measure	Responsible Party	Timing	Action Required
salons, and dry cleaners, reviewers shall ensure odors are reduced or eliminated pursuant to AQMD Rule 402.			
CARB provides various strategies to help reduce impacts to sensitive receptors exposed to emissions from train idling (refer to <i>Mitigation Provided by Existing Plans</i> in Section 5.6).	City	Ongoing	Work with transit agencies to address the effects of train idling in the planning area.
<b>5.7 Noise</b>			
Appropriate acoustical treatments and noise insulation features shall be incorporated into the design of commercial buildings surrounding parking garages, such that interior noise standards of 45 dBA are maintained (refer to <i>Additional Mitigation Measures</i> in Section 5.7).  A detailed acoustical analysis shall be conducted when the potential for interior noise impacts are identified.	Project Proponent	Prior to final permit issuance	The project proponent shall ensure that interior noise levels will meet established standards
Outdoor spaces shall generally be designed so that noise from railroad is attenuated through buildings or other intervening structures.  See also above	Project Proponent	Prior to final permit issuance	The project proponent shall, through site design, ensure that outdoor spaces are located such that excessive noise (above City standards) from the railroad is attenuated
The proposed Specific Plan designates tree planting throughout the planning area, benefiting residents and visitors by reducing perception of traffic noise and nuisance.  Noise levels at sensitive receptors located along Lyons Avenue shall be monitored as traffic levels increase. If noise increases above acceptable thresholds are discerned, the City shall design and install necessary attenuating features, such as sound walls.	Project Proponent  City	Prior to final permit issuance  Ongoing	Ensure that the tree planting plan is implemented in specific projects  Monitor noise at sensitive receptors and ensure necessary attenuation features are installed.
Prior to approval of mixed-use projects involving commercial tenants with nighttime activities City shall ensure that noise compatibility has been addressed such that applicable standards are met.  See also above	City	Specific Plan adoption	Amend standards to require consideration of noise as stated
The Unified Development Code (UDC) provides various standards and regulations to help reduce impacts caused by noise (refer to <i>Mitigation Provided by Existing Plans and</i>	Project Proponents	Prior to final permit issuance	Ensure compliance with the UDC

Measure	Responsible Party	Timing	Action Required
<i>Standards in Section 5.7).</i>			
<b>5.8 Aesthetics</b>			
<p>Parking lot pole lights and streetlights shall be fully hooded and back shielded.</p> <p>Prior to development, proposed lighting shall be indicated on site plans that demonstrate that spill-over of lighting would not affect surrounding areas.</p> <p>Security lighting screened such that lighting globes are not visible from a distance of more than 20 feet.</p> <p>Street lighting shall use cutoff luminaries, reducing high levels of glare and light pollution for motorist.</p> <p>New development shall incorporate techniques to reduce light and glare, such as use of low reflectivity glass, muted colors for building materials in high visibility areas, and the use of plant material.</p>	City	Specific Plan adoption	Amend standards to include measures listed
The City of Santa Clarita General Plan, Redevelopment Agency, UDC, and Architectural Guidelines provide various standards and regulations to help reduce impacts to aesthetics (refer to <i>Mitigation Provided by Existing Plans and Standards</i> in Section 5.8).	Project Proponent	Prior to final permit issuance	Ensure compliance with the UDC
<b>5.9 Wastewater</b>			
<p>Proposed Specific Plan incorporates infrastructure improvements necessary to accommodate buildout.</p> <p>City requires verification of adequate capacity and payment of development fees prior to permit issuance.</p>	City  Project Proponent	Prior to buildout  Prior to final permit issuance	Ensure proposed infrastructure is installed Obtain verification and pay fees
<b>5.11 Public Services</b>			
<p>Measures to apply to specific projects:</p> <ul style="list-style-type: none"> <li>Multiple ingress/egress access for the circulation of traffic, and emergency response.</li> <li>Project shall comply with applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.</li> <li>All applicable fire code, and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance and fuel modification plans, must be met.</li> <li>Specific fire/safety requirements for construction phase will be addressed at building and fire plan check. Fire and life safety requirements may apply.</li> </ul>	Project Proponent	Prior to final permit issuance	Ensure compliance with applicable measures listed and with Fire Code

Measure	Responsible Party	Timing	Action Required
<ul style="list-style-type: none"> <li>• New building shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than prescribed width.</li> <li>• Access roads maintain ten (10) feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance clear-to-sky with the exception of protected tree species.</li> <li>• Fire Department requirements for access, fire flows and hydrants addressed during permitting.</li> <li>• Required fire sprinkler systems for some residential and most commercial occupancies.</li> <li>• Final fire flows based on building size, relationship to other structures, property lines, and types.</li> <li>• Fire hydrant spacing shall be 300 feet in commercial areas and shall meet specific Mitigation requirements found in Section 5.11.</li> <li>• Turning radii shall not be less than 32 feet.</li> <li>• All on site driveway/roadways shall provide a minimum unobstructed width of 28 feet, clear-to-sky.</li> <li>• The 28 feet in width shall be increased in residential and non-residential developments when necessary (refer to Section 5.11)</li> <li>• Residential with density of more than 4 units/acre have cul-de-sac exceptions (refer to Section 5.11)</li> <li>• Single Family detached homes shall require a minimum fire flow of 1,250 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. Two family dwelling units (duplexes) shall require a fire flow of 1,500 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. When there are five or more units taking access to a single driveway the minimum fire flow shall be increased to 1,500 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration.</li> <li>• Fire hydrant spacing in residential shall be 600 feet and shall meet Mitigation requirements found in Section 5.11.</li> <li>• A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs.</li> <li>• Fire Department access shall provide a minimum unobstructed width of 28 feet, clear-to-sky and be within 150 feet of all</li> </ul>			

Measure	Responsible Party	Timing	Action Required
<p>portions of the exterior walls of the first story of any single unit.</p> <ul style="list-style-type: none"> <li>Streets or driveways within the development shall meet Mitigation requirements found in Section 5.11.</li> <li>All access devices and gates shall meet Mitigation requirements found in Section 5.11.</li> </ul> <p>All access devices and gates must comply with California code of Regulations, Title 19, Article 3.05 and Article 3.16.</p>			
<b>5.12 Construction</b>			
<p>Creek setbacks, 50 feet from the top of the creek bank; unless otherwise authorized by a land use permit (exceptions include the creekside trail).</p> <p>The project proponent shall consult with the California Department of Fish and Game, the U.S. Fish and Wildlife Service, and the Army Corps of Engineers prior to finalizing design on the creek walk or crossing.</p>	Project Proponent	Prior to final permit issuance	Respect setback and obtain approvals necessary
<p>NPDES Permits required for projects in excess of one acre.</p> <p>Erosion control measures required if run-off impacts creek - straw bales, siltation fences, berms and basins.</p> <p>Mitigation measures addressed on a project by project bases, depending on size and level of disturbance.</p>	Project Proponent	Prior to construction	If the project exceeds one acre, proponent shall prepare and obtain approval for a SWPPP
<ul style="list-style-type: none"> <li>Configure construction parking to minimize traffic interference.</li> <li>Provide temporary traffic controls during all phases of construction activities to maintain traffic flow.</li> <li>Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable.</li> <li>Establish a haul route.</li> <li>Consolidate truck deliveries when possible.</li> <li>Provide dedicated turn lanes for movement of construction trucks and equipment on and off site.</li> <li>A circulation plan shall be required on a project by project basis if vehicle and pedestrian routes and residential areas conflict with construction activities.</li> </ul>	City/Project Proponent	Prior to construction	Ensure the measures listed are included in the construction program
<p>Operations</p> <ul style="list-style-type: none"> <li>The City, in consultation with SCAQMD where necessary, shall evaluate, prior to permit issuance, the applicability of the following measures to each particular project, based on site- and project-specific information.</li> <li>Maintain equipment and vehicle engines in good condition and in proper tune per</li> </ul>	City/Project Proponent	Prior to construction	Ensure inclusion of the listed measures in the construction program where applicable, consult with SCAQMD where necessary

Measure	Responsible Party	Timing	Action Required
<p>manufacturers' specifications.</p> <ul style="list-style-type: none"> <li>• Suspend use of all construction equipment operations during second stage smog alerts.</li> <li>• Use electricity from power poles rather than temporary diesel- or gasoline-powered generators.</li> <li>• Use methanol- or natural gas-powered mobile equipment and pile drivers and propane- or butane-powered on-site mobile equipment</li> <li>• Store all volatile liquids in closed containers.</li> <li>• No open burning of debris, lumber or other scrap</li> <li>• Evaluate, prior to final construction approval, a particular project's risk of releasing significant quantities of diesel particulate emissions, using applicable SCAQMD Guidelines. Projects which exceed acceptable thresholds may be required to install one or more pieces of filtering equipment (diesel particulate filter or diesel oxidation catalyst) and/or use emulsified fuels, on their highest emitting piece or pieces of equipment on site. The project proponent shall consult with City and/or SCAQMD and comply with their recommendations.</li> </ul> <p>Dust Control</p> <ul style="list-style-type: none"> <li>• Water vehicle traffic areas at a minimum twice daily</li> <li>• Streets adjacent to project site swept as needed</li> <li>• Exposed areas, new driveways and sidewalks shall be seeded, treated with soil binders, or paved</li> <li>• Cover stockpiles and trucks hauling soil or other loose materials.</li> <li>• Sweep project area streets at least once daily.</li> <li>• Appoint a dust control monitor to oversee and implement all dust control measures.</li> <li>• The Contractor shall maintain continuous control of dust resulting from construction operations.</li> <li>• When wind conditions create considerable dust, the Contractor shall suspend grading operations, and/or water the exposed areas.</li> <li>• During construction, the amount of disturbed area shall be minimized.</li> <li>• Onsite vehicles speeds reduced to 15 mph or less.</li> <li>• The City may require additional measures depending on the nature and location of the particular project proposal.</li> </ul>			

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<p>Activities</p> <ul style="list-style-type: none"> <li>All construction activity in the planning area is subject to the City Noise Ordinance.</li> <li>For construction activity employ noise attenuation techniques as needed.</li> <li>Group noisy activities together in time, rather than spreading them out intermittently.</li> </ul> <p>Equipment</p> <ul style="list-style-type: none"> <li>Equip diesel equipment with factory-recommended exhaust mufflers and steel muffling sleeves. Provide portable noise barriers around jack hammering, and barriers constructed of 3/4-inch plywood lined with 1-inch thick fiberglass on the work side. Electrical power shall be used to run air compressors and similar power tools, when feasible. Compressor hoods shall be closed while equipment is in operation. Use electrically powered rather than gasoline or diesel powered forklifts.</li> </ul> <p>Operations</p> <ul style="list-style-type: none"> <li>Keep noisy equipment as far as possible from noise-sensitive site boundaries.</li> <li>Work in or near occupied buildings, the Contractor is cautioned to keep noise associated with any activities to a minimum.</li> <li>Designate a haul route and staging plan</li> </ul>	<p>City/Project Proponent</p>	<p>Prior to construction</p>	<p>Ensure inclusion, as necessary, of the measures listed in the construction program</p>
<ul style="list-style-type: none"> <li>Los Angeles County Fire Department Haz-Mat Division shall review routes for material transport.</li> <li>If hazardous materials are suspected/discovered on project site, Haz-Mat Division shall be notified and construction activity shall be temporarily suspended.</li> <li>During construction, all project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately.</li> <li>If hazardous materials are presumed to be present on a demolition site Best Management Practices shall be implemented.</li> <li>Develop protocol for identifying risk operations and materials.</li> <li>Provide protocol for proper clean up of equipment and construction materials, and disposal of spilled substances and associated cleanup materials.</li> <li>Provide emergency response plan.</li> </ul>	<p>City/Project Proponent/Los Angeles County Fire Department Haz Mat Division</p>	<p>Prior to and during construction</p>	<p>Proponent shall prepare and implement a hazardous materials handling and response plan for the project, notify authorities in case of spill/accident</p>
<p>Develop and implement a construction management plan, as approved by the City prior to issuance of a demolition, grading or building permit, which includes measures located elsewhere in this EIR and in the proposed Specific Plan.</p>	<p>City/Project Proponent</p>	<p>Prior to construction</p>	<p>Submit for the City's approval, a construction management plan incorporated</p>

Measure	Responsible Party	Timing	Action Required
			measures listed herein

