

## 10.0 Mitigation Monitoring and Reporting Program

(This chapter was added after the Public Draft Final EIR, but is not underlined as new text.)

California Environmental Quality Act (CEQA) requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The Mitigation Monitoring and Reporting Program (MMRP) is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Environmental Impact Report, specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the MMRP.

Several of the mitigation measures recommend revisions to the draft Community Plan and would be implemented by incorporation into the final Community Plan. Other mitigation measures—those that would not be implemented by changes to the Community Plan—would be monitored by County of Santa Barbara (County) staff for implementation, often on a project by project basis. These on-going mitigation measures are listed in the following table.

The following list shall be used as a checklist to determine compliance with required mitigation measures for the Eastern Goleta Valley Community Plan and projects under the Community Plan. The numbering of the mitigation measures pertains to the associated impact discussion, so numbered mitigation measures in the list may skip numbers if the impact was not found to be significant for the particular site or if the mitigation measures were to be implemented by changes to the Community Plan. Where mitigation is recommended, rather than required, this is indicated in parentheses following the measure.

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<b>Transportation and Circulation</b>					
<p><b>MM TC-1: Impacts on Plan-wide Roadways</b></p> <p>The Goleta Transportation Improvement Program (GTIP) has identified improvements to widen the two-lane sections of Hollister Avenue and State Street to four lanes. The following text outlines the programmed improvements contained in the GTIP. These programmed improvements are also included in the County of Santa Barbara 2014-2019 Capital Improvement Program.</p> <p><b>Hollister Avenue – State Street Improvement Project (Railroad Bridge).</b> This project involves constructing a new bridge for the railroad tracks over Hollister Avenue/State Street (Hollister Avenue becomes State Street at the railroad bridge) to accommodate the proposed roadway widening from two to four lanes. The project would include acquisition of right-of-way, removal of the old Union Pacific Railroad bridge, earthwork, drainage, construction of the new railroad structure, and railroad traffic control.</p> <p><b>Hollister Avenue – State Street Improvement Project (Roadway).</b> This project involves widening the two-lane section of Hollister Avenue to four-lanes from San Antonio Road to State Route (SR) 154. Widening this segment of Hollister Avenue and State Street from two lanes to four lanes is required to provide the additional capacity to accommodate the projected traffic volumes. The project would include right-of-way acquisition, earthwork, pavement, drainage, curb and gutter, median, sidewalk, and lane striping.</p> <p><b>MM TC-2: Impact on Intersections</b></p> <p>Three improvement options were identified for the U.S. Highway 101 (U.S. 101) southbound ramps/Turnpike Road intersection. The County Public Works Department, in coordination with California Department of Transportation (Caltrans), shall develop improvement plans for one of the three identified improvement options, described below.</p> <p>The improvement option ultimately constructed at this location would be subject to Caltrans approval. The first step in the Caltrans design process is to prepare a Project Study Report, which would explore alternatives required to accommodate the future traffic forecasts. Then, the identified improvements would require project approval by Caltrans (including environmental review). Finally, funding would need to be acquired, and the improvement project could proceed to contract bids and construction. It is anticipated that the improvement for this intersection would be included in the GTIP to cover a portion of the construction costs.</p> <p>Option 1 includes widening the Turnpike Road freeway overcrossing structure to provide the additional width required to implement dual left-turn lanes on the southbound approach (approach currently contains one left-turn lane). The existing freeway bridge is 88</p>	<p>Hollister Avenue – State Street Improvement Project: If full construction funding is secured, the estimated completion date for construction of the bridge, roadway, and other improvements is 2025–2030.</p>	<p>County Public Works</p>			

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<p>feet wide, and a minimum of 96 feet would be required to accommodate the additional lane and maintain the existing Class II bike lanes on Turnpike Road. It is likely that Caltrans would also require the installation of ramp metering on the U.S. 101 southbound on-ramp as part of this improvement option.</p> <p>Option 2 includes widening the Turnpike Road bridge overcrossing of the Union Pacific Railroad to provide a separate right-turn lane on the northbound approach to the U.S. 101 southbound on-ramp. The existing railroad bridge is 85 feet wide and would need to be widened by 5 to 8 feet in order to accommodate the additional right-turn lane and maintain the existing Class II bike lanes on Turnpike Road. Some additional widening of the east side of Turnpike Road would also be required to implement the northbound right-run lane south of the railroad bridge. It is likely that Caltrans would also require the installation of ramp metering on the U.S. 101 southbound on-ramp as part of this improvement option.</p> <p>Option 3 includes widening the U.S. 101 southbound off-ramp at Turnpike Road to provide three lanes (two left-turn lanes and a right-turn lane). The off-ramp currently contains two lanes and is 32 feet wide. A minimum of 44 feet would be required to accommodate the additional lane on the off-ramp and meet Caltrans standards (12 feet of widening).</p>					

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<b>Aesthetics/Visual Resources</b>					
<p><b>MM VIS-1: Impacts from Increased Light and Glare</b>                      In order to reduce light and glare impacts associated with buildout of the Plan update, the following Development Standard shall be added to the Plan update:</p> <p><b>DevStd VIS-EGV-10:</b> Adopt for the Plan area the outdoor lighting regulations cited in LUDC Section 35.30.120 C – Outdoor Lighting, Mission Canyon, Santa Ynez Valley, and Summerland Community Plan areas.</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			
<b>Air Quality and Greenhouse Gas Emissions</b>					
<p><b>MM AQ-1: Operational Emissions of Criteria Pollutants</b>  <b>DevStd AQ-EGV-1C:</b> The County shall implement those land use patterns and transportation programs which will serve to reduce vehicle trips and total vehicle miles traveled. This includes, but is not limited to the following:</p> <ul style="list-style-type: none"> <li>• Include design features to encourage alternate transportation modes.</li> <li>• For pedestrians: sidewalks; safe street and parking lot crossings; shade trees; off street breezeways, alleys, and over crossings; placement of parking lots and building entrances to favor pedestrians rather than cars; shower and locker facilities.</li> <li>• For transit riders: all of the above plus safe, sheltered transit stops with convenient access to building entrances.</li> <li>• For bicyclists: theft proof and well-lighted bicycle storage facilities with convenient access to building entrance; on-site bikeways between buildings or uses; shower and locker facilities.</li> <li>• For carpools and vanpools: preferential parking.</li> <li>• Provide incentives, such as fee reduction, for transit service enhancements to serve the project (express bus service, bike racks on buses).</li> <li>• Bikeway improvements.</li> <li>• Pedestrian improvements serving the project (addition of sidewalks, pedestrian crossings).</li> </ul> <p><b>DevStd AQ-EGV-1D:</b> To reduce overall trip generation and associated air contaminant emissions, future commercial tenants requiring more than fifty employees shall be required to work with Traffic Solutions, a division of Santa Barbara County Association of Governments (SBCAG), to establish and maintain an employee trip reduction program. Traffic Solutions aims to reduce traffic congestion, air pollution, and vehicle miles driven in the County partly by promoting cooperation between businesses, government agencies, and community groups and individuals and to expand commuter program participation (Traffic Solutions 2007). Traffic Solutions provides free employee trip reduction services for employers, including employee surveys, employee education, automated commuter matching, and</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			

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<p>regional transit solutions. The employee trip reduction program implemented by future tenants should be informed by consultation with Traffic Solutions and should include the following elements:</p> <ul style="list-style-type: none"> <li>• Install bicycle racks and/or bicycle lockers at a ratio of one bicycle parking space for every ten car parking spaces for customers and employees;</li> <li>• Post carpool, vanpool, and transit information in employee break/lunch areas;</li> <li>• Employ or appoint an Employee Transportation Coordinator;</li> <li>• Implement a Transportation Choices Program. Project applicants should work with the Transportation Choices Coalition partners for free consulting services on how to start and maintain a program. Contact Traffic Solutions;</li> <li>• Provide for shuttle/mini bus service;</li> <li>• Provide incentives to employees to carpool/ vanpool, take public transportation, tele-commute, walk, bike, etc.;</li> <li>• Implement compressed work schedules;</li> <li>• Implement telecommuting program;</li> <li>• Implement a lunchtime shuttle to reduce single occupant vehicle trips;</li> <li>• Include teleconferencing capabilities, such as web cams or satellite linkage, which will allow employees to attend meetings remotely without requiring them to travel out of the area;</li> <li>• Provide on-site eating, refrigeration, and food-vending facilities to reduce employee lunchtime trips;</li> <li>• Provide preferential carpool and vanpool parking spaces;</li> <li>• Provide shower and locker facilities to encourage employees to bike and/or walk to work (typically one shower and three lockers per every 25 employees).</li> <li>• Provide off-site improvements to offset contaminant emissions, including: retrofitting existing homes and businesses with energy-efficient devices, replacing transit or school buses, contributing to alternative fueling infrastructure, and/or improving park and ride lots.</li> </ul>					
<p><b>MM AQ-2 Exposure to Diesel Particulate Matter</b>  <b>DevStd AQ-EGV-2A:</b> Development that provides housing or care facilities shall establish adequate buffers from sources of air pollution. Future projects shall be designed to minimize exposure to roadway-related pollutants, and exposure shall be mitigated to the maximum extent feasible. Design features may include but not be limited to maximizing the distance between the roadway and sensitive receptors, locating air intake at the non-roadway facing sides of buildings, and ensuring that windows nearest to the roadway do not open. Mitigation measures may include installing mechanical ventilation systems with fresh air filtration</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			

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<p>and constructing a physical barrier between the roadway source and receptors of pollutants (e.g., sound wall or vegetative planting).</p> <p><b>DevStd AQ-EGV-2B: Ventilation Systems:</b> Ventilation systems that are rated at Minimum Efficiency Reporting Value of “MERV13” or better for enhanced particulate removal efficiency shall be provided on all residential units located within 500 feet of U.S. 101. The residents of these units shall also be provided information regarding filter maintenance/replacement. The County Permit Compliance staff shall ensure that the afore-mentioned requirements are included on plans submitted for approval of any Land Use and Building permits and shall verify compliance onsite prior to occupancy clearance. Staff shall also review the future Covenants, Conditions, and Restrictions (CCRs) for inclusion of guidelines pertaining to the proper maintenance/replacement of filters.</p> <p><b>DevStd AQ-EGV-2C: Air Quality Disclosure Statement:</b> Future project applicants of residential developments within 500 feet of U.S. 101 shall provide an Air Quality Disclosure Statement to potential buyers of units, summarizing the results of technical studies that reflect a health concern resulting from exposure of children to air quality emissions generated within 500 feet of the freeway. The future project applicant shall provide this disclosure statement as part of the project CCRs to County Counsel and Planning &amp; Development to verify the disclosure statement is fair and adequate. The disclosure shall be reviewed and approved prior to any Land Use and Building permits. The County Permit Compliance staff shall verify that the Air Quality Disclosure Statement has been incorporated into the CCRs prior to sale of homes. Planning &amp; Development shall review and approve the statement for objectivity, balance, and completeness.</p>					
<p><b>MM AQ-3: Odors</b></p> <p><b>DevStd AQ-EGV-2D:</b> An Odor Abatement Plan (OAP) shall be submitted as part of a permit application for projects anticipating significant odors. The Santa Barbara County Air Pollution Control District (SBCAPCD) inspectors are required to respond to public nuisance under the SBCAPCD Rule 303, and may review the OAP for adequacy in mitigating potential nuisance odor impacts from a project. OAPs should include the following elements:</p> <p>a) Name and telephone number of contact person(s) at the facility responsible for logging in and responding to odor complaints.</p> <p>b) Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the staff on how to respond.</p> <p>c) Description of potential odor sources at the facility.</p> <p>d) Description of potential methods for reducing odors, including minimizing idling of delivery and service trucks and buses, process changes, facility modifications and/or feasible add-on air pollution control equipment.</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			

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<p>e) Contingency measures to curtail emissions in the event of a public nuisance complaint.</p> <p><b>DevStd AQ-EGV-2E:</b> Wood-burning Fireplaces: No wood-burning fireplaces shall be included in the design of future development. Only natural gas fireplaces shall be permitted.</p>					
<b>Biological Resources</b>					
<p><b>MM BIO-1: Impacts on Sensitive Vegetation Communities</b></p> <p><b>Policy ECO-EGV-5.4: ESH and RC Habitat Types:</b> The following specific biological resources and habitats in the urban, inner-rural, Existing Developed Rural Neighborhoods (EDRNs) and Mountainous Areas shall be considered environmentally sensitive and designated on the Eastern Goleta Valley Community Plan Environmentally Sensitive habitat (ESH)/Riparian Corridor map (Plan update Figure 23 or where determined to exist during a site survey) based on the criteria of Policy ECO-EGV-5.2 and shall be protected and preserved through provisions of the Environmentally Sensitive Habitat (ESH) Overlay. Riparian habitats, including riparian woodlands and wetlands, shall be protected and preserved through the provisions of the Riparian Corridor (RC) Overlay. (Note: The scale of the overlay map precludes complete accuracy in the mapping of habitat areas. In some cases, the precise location of habitat areas is not known and is therefore not mapped. In addition, the migration of species or the discovery of new habitats may result in the designation of new areas, or site-specific reviews may indicate different habitat designations.)</p> <ul style="list-style-type: none"> <li>•Riparian woodlands and riparian corridors (including but not limited to willow, riparian mixed hardwood, California sycamore, and riparian mixed shrub alliances),</li> <li>• Monarch butterfly roosts,</li> <li>• Sensitive native flora,</li> <li>• Coastal sage scrub (including but not limited to California sagebrush and soft scrub – mixed chaparral alliances),</li> <li>• Coastal bluff scrub,</li> <li>• Chaparral (specifically the following four rare types: chamise, lower montane mixed chaparral, ceanothus chaparral, and soft scrub – mixed chaparral alliances),</li> <li>• Oak woodlands (including but not limited to coast live oak and coastal mixed hardwood alliances),</li> <li>• Bigcone Douglas-fir alliance,</li> <li>• Vernal pools,</li> <li>• Native grasslands (including but not limited to perennial grasses and forbs alliance),</li> <li>• Wetlands (including but not limited to tule-cattail alliance),</li> <li>• Dunes,</li> </ul>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			

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<ul style="list-style-type: none"> <li>• Raptor/turkey vulture roosts,</li> <li>• Critical wildlife habitat, and</li> <li>• Wildlife corridors.</li> </ul> <p><b>DevStd ECO-EGV-5H:</b> In the Urban Area, EDRNs, and Mountainous Areas, prior to approval of Coastal Development or Land Use Permits for projects, County staff shall determine whether sensitive biological resources may be present on the subject property by consulting this Environmental Impact Report (EIR), the California Natural Diversity Database (CNDDDB), and/or other P&amp;D references and by conducting a site visit. If sensitive biological resources may be present on the property or within 500 feet, the applicant shall provide a biological resources report from a qualified biologist that determines whether or not the project would impact sensitive biological resources. This report shall update ESH Overlay boundaries to reflect the current extent of sensitive species or habitat areas according to Plan update Policies ECO-EGV-5.2 and -5.4, and identify the need for and include the results of further species-specific focused survey, protocol surveys, or a formal wetland delineation. Mitigation to reduce impacts shall be included as appropriate.</p> <p><b>DevStd ECO-EGV-5I:</b> For rural agricultural-zoned land, prior to approval of Land Use Permits for projects, County staff shall determine whether sensitive biological resources may be present on the subject property by consulting this EIR, the CNDDDB, and/or other P&amp;D references and by conducting a site visit. If sensitive biological resources may be present on the property or within 500 feet, the applicant shall provide a biological resources report from a qualified biologist that determines whether or not the project would impact sensitive biological resources. This report shall identify the need for and include the results of further species-specific focused or protocol surveys or a formal wetland delineation. Mitigation to reduce impacts shall be included as appropriate.</p> <p><b>LUDC amendment:</b> The ESH-GOL provisions of the Land Use and Development Code (LUDC) shall be amended to revise the permit requirements of ESH-GOL to require Land Use Permits for the removal of environmentally sensitive habitat whether or not development is proposed, subject to the following criteria: 5,000 square feet of vegetation removal, a significant removal of vegetation along 50 linear feet of creek bank, vegetation removal that when added to previous removals would total more than the thresholds mentioned above, grading of more than 50 cubic yards of cut or fill, and tree removal subject to additional criteria listed under the current ESH-GOL provisions.</p>					

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<p><b>MM BIO-2: Impacts on Sensitive Plant Species</b>  <b>DevStd ECO-EGV-2A:</b> If potentially suitable habitat exists for sensitive plant species, prior to any grading or vegetation clearing for future projects in the Plan area, focused rare plant surveys shall be conducted during the appropriate time of year to optimize detection of potentially occurring rare plants. Focused surveys shall be conducted in accordance with the County's Environmental Thresholds and Guidelines Manual (County of Santa Barbara 2008 and any subsequent revisions) and applicable resource agency survey protocols to determine the potential for impacts resulting from the project on these species.</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			
<p><b>MM BIO-3: Impacts on Sensitive Wildlife Species</b>  <b>DevStd ECO-EGV-2B:</b> Where appropriate and feasible, as determined by County staff, if potentially suitable habitat or critical habitat exists for sensitive wildlife species on or adjacent to a project site, prior to any grading or vegetation clearing for future projects in the Plan area, focused presence/absence surveys shall be conducted in accordance with the County's Environmental Thresholds and Guidelines Manual (County of Santa Barbara 2008 and any subsequent revisions) to determine the potential for impacts resulting from the project on these species.  <b>DevStd ECO-EGV-2C:</b> If sensitive species, suitable nesting habitat, or other sensitive areas are found on or adjacent to a project site in the Plan area and have potential to be impacted by implementation of the project, the following avoidance and mitigation measures would apply:</p> <ul style="list-style-type: none"> <li>• Fairy Shrimp: Direct impacts to vernal pool habitat and species may require permits from U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) (also discussed under Impact BIO-4). Mitigation shall be determined at the project level and be developed in consultation with the County and resource agencies.</li> <li>• Nesting Avian Species: If project activities are proposed during the general avian breeding season of January 15 to September 15, the project biologist shall conduct a pre-construction survey for active nests within 100 feet of the development area for species protected by Migratory Bird Treaty Act (MBTA), and 300 feet for federally listed, state listed, or raptor species, and submit a letter report to County prior to the preconstruction meeting. If active nests are detected, the report shall include mitigation measures including, but not limited to, 1) Worker environmental awareness training, 2) Biological monitoring during construction activities, and 3) Appropriate avoidance buffers and/or nesting season avoidance. If no nesting birds are detected during the pre-construction survey, no mitigation is required. Pre-construction clearance surveys shall be completed as required to comply with the Federal Endangered Species Act (FESA), MBTA, Bald and Golden Eagle Protection Act, California Fish and</li> </ul>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			

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<p>Game Code, and/or County Regulations.</p> <ul style="list-style-type: none"> <li>When determined appropriate and feasible by County staff, a qualified biologist possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit shall conduct presence/absence surveys for federally listed species in areas that support suitable habitat for those species. When deemed necessary by County staff, surveys for federally listed species shall be conducted prior to the commencement of any construction. If federally listed species are present on or adjacent to a project site, then the following conditions must be met:               <ol style="list-style-type: none"> <li>No clearing, grubbing, grading, or other construction activities shall occur within suitable habitat for federally listed avian species during their respective breeding seasons. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist. Federally listed species that may occur within the Plan area include southwestern willow flycatcher and least Bell’s vireo; and</li> <li>During the breeding seasons for federally listed species, no construction activities shall occur within any portion of the site where construction activities would result in indirect impacts resulting from noise, lighting, or other construction-related activity. Prior to the commencement of construction activities during the breeding season, areas restricted from construction activities shall be staked or fenced under the supervision of a qualified biologist; or</li> <li>Prior to commencement of the breeding season and construction activities, attenuation measures (e.g., berms, walls, directed and shielded lighting) may be implemented to reduce potential impacts from noise or lighting. If noise attenuation techniques implemented are determined to be inadequate by a qualified biologist, then the associated construction activities shall cease until such time that adequate noise/lighting attenuation is achieved or until the end of the breeding season; or</li> <li>If an active nest for a federally listed species is located within any portion of the site where construction activities would result in indirect impacts, a qualified biologist will monitor the active nest(s) daily until (1) project activities are no longer in the vicinity of the nest or (2) the fledglings become independent of their nest. If the nest monitor determines that project activities are disturbing or disrupting the nesting activities, the monitor will make practicable recommendations to reduce the noise or disturbance in the vicinity. This may include recommendations such as (1) turning off vehicle engines and other equipment whenever possible to reduce noise and (2) working in other areas until the young have fledged. If no construction activity can continue without disturbing nesting activities, the biologist may</li> </ol> </li> </ul>					

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<p>stop work until young are independent of their nests.</p> <p>If federally listed species are not detected during the focused survey, the qualified biologist shall submit substantial evidence to the County, which demonstrates whether or not mitigation measures such as noise walls are necessary during the breeding season as follows: If this evidence indicates the potential is high for a federally listed species to be present based on historical records or site conditions, then conditions (2) or (3) shall be adhered to as specified above; and (2) If this evidence concludes that no impacts to federally listed species are anticipated, no further mitigation measures are necessary.</p> <ul style="list-style-type: none"> <li>• Burrowing Owls: When determined appropriate and feasible by County staff, prior to issuance of construction permits for future projects in the Plan area, a habitat assessment shall be conducted to determine whether or not occupancy surveys are needed. Should burrowing owl habitat or sign be encountered on or within 500 feet of a project site, breeding season surveys would be conducted. If occupancy is determined, site-specific avoidance and mitigation measures would be developed in accordance with the protocol established in the Staff Report on Burrowing Owl Mitigation (State of California 2012). Measures to avoid and minimize impacts to burrowing owl may include take avoidance (pre-construction) surveys, site surveillance, and the use of buffers, screens, or other measures to minimize impacts during project activities.</li> <li>• California Red-legged Frog: When determined appropriate and feasible by County staff, prior to issuance of construction permits for future projects on rural parcels proposed for development that are located within the species’ range or within 1.2 miles of known occurrences or potential breeding habitat for this species, U.S. Fish and Wildlife Service (USFWS) protocol habitat assessments for California red-legged frog shall be conducted by qualified biologists. This includes agricultural conversion of rangeland if that requires a Land Use Permit for grading. Projects which are proposed on parcels that are completely surrounded by development on all sides (e.g., urban parcels) are generally not subject to this survey requirement based on the assumption that these urban areas are not suitable habitat for California red-legged frog. Habitat assessments and field surveys shall be conducted in accordance with current USFWS guidelines (USFWS 2005 at the time of this report preparation).</li> </ul>					
<p><b>MM BIO-4: Impacts on Jurisdictional Wetlands and Waters</b></p> <p><b>DevStd ECO-EGV-6L:</b> If potentially jurisdictional wetlands or waters are found on or adjacent to a project site in the Plan area and have potential to be impacted by implementation of the project, a formal</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			

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<p>wetlands delineation of the project site shall be completed following the methods outlined in the USACE’s 1987 Wetlands Delineation Manual and the Regional Supplement to the USACE Delineation Manual for the Arid West Region (USACE 2008). A determination of the presence/absence and boundaries of any Waters of the U.S. and Waters of the State shall also be completed following the appropriate USACE guidance documents for determining Ordinary High Water Mark boundaries. The limits of any riparian habitats on-site under the sole jurisdiction of CDFW shall also be delineated, as well as any special aquatic sites that may not be within the USACE jurisdiction under the Clean Water Act (CWA) or meet federal jurisdictional criteria but are regulated by FESA, California Endangered Species Act (CESA), RWQCB, and/or California Coastal Commission (CCC). In the Coastal Zone, jurisdictional waters and ESH areas as defined by CCC will also be delineated.</p> <p><b>DevStd Eco-EGV-6M:</b> Mitigation for unavoidable impacts to wetlands and waters shall be based on the impacted type of wetland and project design. Mitigation should prevent any net loss of wetland functions and values of the impacted wetland. The Plan update policies require mitigation of impacts to sensitive biological resources at a minimum 2:1 replacement ratio. However, the resource agencies may require higher mitigation ratios depending on the type and quality of resource impacted. Mitigation ratios for impacts to wetlands and riparian habitat are typically around 2:1 or 3:1 but can be as high as 8:1 for especially rare or valuable wetland types such as vernal pools.</p> <p><b>DevStd ECO-EGV-6N:</b> Prior to the commencement of any construction-related activities on-site for projects impacting wetland habitat (including earthwork and fencing) the applicant shall provide evidence of the following to the County: (1) Compliance with USACE CWA Section 404 nationwide permit; (2) Compliance with the RWQCB’s CWA Section 401 Water Quality Certification; and (3) Compliance with the CDFW’s California Fish and Game Code Section 1601/1603 Streambed Alteration Agreement.</p> <p><b>DevStd ECO-EGV-6O:</b> Mitigation for projects impacting vernal pools shall include salvage of soil that supports sensitive species from vernal pools to be impacted, introduction of salvaged material into restored vernal pool habitat where appropriate (e.g., same vernal pool series), and maintenance of salvaged material pending successful restoration of the vernal pools. Salvaged material shall not be introduced to existing vernal pools containing the same species outside the vernal pool series absent consultation with and endorsement by vernal pool species experts not associated with the project (e.g., independent expert). The mitigation sites shall include preservation of the entire watershed and a buffer based on functions and values; however, if such an analysis is not conducted, there shall be a default of a 100-foot buffer from the watershed. Restoration of vernal pools should only be conducted within an area that has been known to historically</p>					

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support vernal pools. Identification and implementation of restoration in such “vernal pool preserve(s)” should occur in coordination with the County and wildlife agencies.					
<b>Cultural Resources</b>					
<p><b>MM CR-1: Impacts on Historic and Archaeological Resources</b></p> <p><b>Objective HA-EGV-1:</b> Protect and preserve significant archaeological, historic, and tribal cultural resources in the Plan area.</p> <p><b>Policy HA-EGV-1.1:</b> Known and discovered significant historic, archeological, and tribal cultural resources shall be protected from immitigable disturbance or destruction.</p> <p><b>DevStd HA-EGV-1A:</b> Any significant archaeological site and 50-foot buffer area shall be temporarily fenced with chain link or other structurally sound material in the event of proposed construction within 100 feet of a sensitive area.</p> <p><b>DevStd HA-EGV-1B:</b> A Phase 1 archaeological investigation and report shall be performed when identified as necessary by the Director of P&amp;D using the best available resources. The content, format, and length of the Phase 1 report shall be commensurate with the size of the project and the findings of the investigation. If it is not possible to avoid impacts to archaeological resources through project redesign, then the proponent shall fund a Phase 2 investigation and report to determine the significance of the resource prior to approval of any permit for development. All feasible recommendations resulting from the Phase 1 and, if required, Phase 2 investigation and report, including project redesign and/or additional archaeological analyses (Phase 3) shall be incorporated into any permit approved for development.</p> <p><b>Policy HA-EGV-1.2:</b> Development resulting in increased building size or demolition of buildings/structures included in the list of historic resources, or buildings/structures over 50 years of age and evaluated as important at the local, state or national level, shall be reviewed for consistency with historic resource preservation policies by P&amp;D.</p> <p><b>DevStd HA-EGV-1C:</b> A Phase 1 and, if required, Phase 2 historic built environment investigation and report shall be performed when identified as necessary by the Director of P&amp;D. The investigation shall include areas of projects that could result in direct or indirect impacts to historic-age buildings, structures, or districts or could change the integrity of the setting for such resources on adjacent parcels. The content, format, and length of the Phase 1 and, if required, Phase 2 historic report shall be commensurate with the size of the project and the findings of the investigation. All feasible recommendations resulting from the Phase 1 and, if required, Phase 2 historic built environment investigation and report, including project redesign and/or recommended mitigation, shall be incorporated</p>	This revision would be included as a new action and development standard in the Final Plan Update.	Planning and Development staff			

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<p>into any permit approved for development.</p> <p><b>DevStd HA-EGV-1D:</b> No permits shall be issued for any development or activity that would adversely affect integrity, including historic setting, of officially designated Historic Landmarks and Places of Historic Merit, historic resources eligible for the California Register of Historical Resources, or identified historic districts unless a professional evaluation of the proposal has been performed pursuant to the County's most current regulations governing archaeological and historical projects. All such professional studies shall be reviewed and approved by P&amp;D and all feasible mitigation measures shall be incorporated into any permit approved for development.</p> <p><b>Policy HA-EGV-1.3:</b> To the greatest extent feasible, significant historic and/or cultural landscapes shall be preserved, including those emblematic of Native American tribes, early pioneers, ranch and agricultural operations, and the development of the community over the long term.</p> <p><b>OBJECTIVE HA-EGV-2:</b> Protect and preserve significant tribal cultural resources in the Plan area.</p> <p><b>Policy HA-EGV-2.1:</b> Significant tribal cultural resources of concern to the Chumash Indians should be protected and preserved to the maximum extent feasible.</p> <p><b>Action HA-EGV-2A:</b> The County, Chumash representatives, and community should work together to ensure appropriate tribal access to significant tribal cultural resources while respecting the rights and privileges of private property owners.</p>					
<b>Noise</b>					
<p><b>MM NOS-1: Noise Exposure Attenuation</b></p> <p><b>DevStd N-EGV-1B (Exterior Noise)</b> – Prior to the issuance of building permits, site-specific exterior noise analyses shall be submitted to the P&amp;D Department to demonstrate that the project would result in residential receptors being exposed to exterior noise levels that would exceed the County's noise standard of 65 dB(A) Ldn. An acoustical study shall be required as part of the review of future residential development proposals. Noise reduction measures, including but not limited to building noise barriers, increased building setbacks, or other relevant noise attenuation measures, may be used to achieve the noise compatibility standards. Exact noise mitigation measures and their effectiveness shall be determined by the site-specific exterior noise analyses.</p> <p><b>DevStd N-EGV-1C (Stationary Noise)</b> – Prior to the issuance of building permits, site-specific on-site noise analyses shall be submitted to the P&amp;D Department, demonstrating that the project would not expose residential receptors to on-site generated noise exceeding the County's noise standard of 65 A-weighted decibels (dB(A) <math>L_{eq}</math>). The acoustical study shall demonstrate that project design features such as truck idling limitations, sound barriers for external equipment, and other noise reduction measures will adequately reduce noise to below County standards.</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
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<p>Project design features may include, but are not limited to, the following:</p> <p>Truck Idling Limitations. The owners or operators of commercial uses on mixed-use development sites shall post a sign at each loading area that states that the idling time for delivery truck engines shall be limited to no more than three minutes.</p> <p>Sound Barriers for External Equipment. External noise-generating equipment associated with commercial uses (e.g., heating, ventilating, and air conditioning units) that are located in mixed-use developments and/or adjacent to residential uses shall be shielded or enclosed with solid sound barriers.</p> <p>Disclosure of Potential Nuisance. Upon the transfer of residential property on mixed-use sites, the transferor shall deliver to the prospective transferee a written disclosure statement that shall make prospective home buyers or renters aware that, although potential impacts or conflicts between commercial and residential uses (e.g., noise) may be lessened by proper site design and maintenance, some level of incompatibility between the two uses would remain.</p>					
<p><b>MM NOS-2: Construction Noise</b></p> <p><b>DevStd N-EGV-1D:</b> Construction activities within 1,600 feet of sensitive receptors for any project that requires a Land Use Permit, Coastal Development Permit, or Zoning Clearance shall be limited to the hours between 8:00 A.M. and 5:00 P.M., Monday through Friday.</p> <p><b>DevStd N-EGV-1E:</b> Stationary construction equipment that could generate noise exceeding 65 dB(A) at project site boundaries shall be shielded to County P&amp;D's satisfaction and shall be located a minimum of 200 feet from sensitive receptors.</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			
<p><b>Geologic Hazards and Soils</b></p>					
<p><b>MM GEO-1: Radon Gas</b></p> <p><b>Policy GEO-EGV-3.2:</b> Development proposed on Rincon Formation soils or within state-mapped elevated radon hazard zones shall be avoided to the extent feasible; if infeasible, development shall be subject to an evaluation of conformance to Environmental Protection Agency radon gas exposure standards. For any sites exposed to radon gas levels exceeding acceptable health standards, incorporation of construction techniques, which reduce the interior radon gas concentrations to acceptable levels, shall be required."</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			