

# MITIGATION MONITORING AND REPORTING PROGRAM

PRELIMINARY DRAFT  
SANTA BARBARA COUNTY

## SANTA BARBARA RANCH PROJECT

### FINAL ENVIRONMENTAL IMPACT REPORT Mitigation Measures and Implementation

#### **1. Incorporation by Reference.**

The Mitigation Measures identified in the Santa Barbara Ranch Final EIR dated June 2008, and set forth in the Mitigation, Monitoring and Reporting Plan adopted concurrent herewith are incorporated herein by reference and made a part hereof. In the event that the scope, nature, extent, method, timing or location of construction changes from that of the Project Description in the Final EIR (including Confirming Analysis of Alternative 1B), such construction shall not proceed until or unless: (i) the change is evaluated for environmental impacts; (ii) appropriate measures are instituted that mitigate the impacts to a level of insignificance; and (iii) Permit amendments, if any are required, are processed and approved within the time and manner specified in the Land Use and Development Code (LUDC). Examples where such changes that could require further review and possible mitigation include, but are not limited to: (i) relocation of development envelopes resulting from subsequent or supplemental field investigations; and (ii) modification of project design by other Responsible Agencies having permit jurisdiction.

#### **2. Environmental Action Plan.**

As a condition precedent to obtaining Final Planning Approval for any aspect of the Project, the Applicant shall: (i) provide funding for retention of an Environmental Monitor; (ii) obtain County approval of its Retained Monitors; and (iii) prepare an Environmental Action Plan. The Environmental Monitor shall be under contract with the County to provide plan review, field verification and compliance reporting. Retained Monitors shall be employed directly by the Applicant to undertake pre-construction surveys, monitor construction and report progress. Following selection and approval of the Environmental and Retained Monitors, the Applicant shall prepare an Environmental Action Plan encompassing two basic components: (i) Development Component covering the implementation of Mitigation Measures during the construction phase of the Project; and (ii) Operational Component covering implementation of use restrictions and land management practices within areas designed for open space, sensitive habitat and public access. The Environmental Action Plan shall be subject to review and approval by the County and shall embody the following elements:

- a. Project Logistics.** The scope, format, methodology, timing and submittal requirements of environmental documentation, pre-construction surveys and associated mitigation.

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- b. Governmental Permits.** The scope, timing and procurement of all permits required for the Project by Responsible Agencies other than the County including, but may not be necessarily required by, the U.S. Army Corps of Engineers, Regional Water Quality Control Board, California Coastal Commission, USFWS and CDFG.
- c. Monitoring and Reporting Protocols.** The delineation of roles, responsibilities, intervals, frequency and duration of monitoring and compliance reporting by and between the Applicant, Homeowners Association and County.
- d. Lines of Authority.** Lines of authority, security measures and enforcement responsibilities for managing open space and public access in accordance with the Open Space and Habitat Management Plan.

### **3. Final Inspection.**

The Environmental Monitor shall inspect or cause to be inspected all applicable segments of the Project prior to granting final building inspection clearance. A formal written request for such inspection shall be accompanied by a certification from the Applicant and Retained Monitors as to the Project's conformity with the conditions of approval and Environmental Action Plan. In the event that all conditions have not been fully satisfied prior to commencement of use or occupancy, the Applicant shall obtain and deliver to the Department a surety performance bond or other acceptable form of guarantee to assure full compliance within a time period acceptable to the County.

### **4. Deposit and Security.**

All costs associated with implementing the Environmental Quality Assurance Program including, but not limited to, administration of the Environmental Action Plan shall be borne by the Applicant at its sole expense. As a condition precedent to Final Planning Approval for any aspect of the Project, the Applicant shall: (i) provide funding in an amount necessary for the County to employ an Environmental Monitor and administer the Environmental Quality Assurance Program; and (ii) post a security deposit or acceptable form of guarantee to assure full implementation of the Mitigation Measures.

### **5. Definition of Final Planning Approval**

Exhibit 13 of the Conditions of Approval describes the various components of the project, and the discretionary approvals associated with each. Many of the environmental mitigation measures involve actions by the applicant that must be completed prior to the issuance or final planning approval of Coastal Development Permits or other permits approved by the Planning Commission and Board of Supervisors.

“Final Planning Approval” means the final land use action required under the County of Santa Barbara Land Use and Development Code prerequisite to issuance of building permits and similar ministerial actions. The exact type of action constituting Final Planning Approval (e.g., issuance of a Coastal Development Permit, Land Use Permit or Zoning Clearance) varies

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according to geographic location (i.e., Coastal Zone boundary and Coastal Commission appeals jurisdiction) and the underlying discretionary permits involved. There are five distinct geographic locations, with different points of Final Planning Approval. These are listed below, along with the major components of the project approval within each and a description of the “Final Planning Approval” associated with each area.

**a. Naples Townsite designation and zoning area, inland**

Inland -- Discretionary Approvals (Zoning Clearance is the last action)

Lots 49, 50, 51, 134, 215, 216, DP-6A, DP-6B, DP-7A, DP-7B, DP-8A, DP-8B, DP-9A, DP-9B, DP-10A, DP-10B

Lots 104, 105, 107A, 108, 134, 135, 185, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214A, 214B

Lots DP-1A, DP-1B, DP-1C, DP-2A, DP-2B, DP-2C, DP-3A, DP-3B, DP-4, DP-5A, DP-5B, DP-5C, DP-5D

**b. Naples Townsite designation and zoning area, Coastal Zone north of Highway 101**

Outside Coastal Appeals Jurisdiction -- Discretionary Approvals (CDP Issuance is the last action)

No residential structures proposed in this area. CDPs for new access roads, Highway 101/Dos Pueblos Canyon interchange improvements, CDP and CUP for new wastewater treatment plant and associated improvements, and for water treatment plant upgrade and related improvements.

**c. Naples Townsite designation and zoning area, Coastal Zone south of Highway 101**

Inside Coastal Appeals Jurisdiction – Discretionary Approvals (LUP Issuance is the last action)

Lots 12, 35, 39, 63, 66, 91, 93, 119, 122

Lots 41, 42, 43, 69, 70, 71, and 97

Equestrian Center, employee duplex on Lot 97

Visitor serving facilities (access road, parking, picnic, restrooms, Coastal Trail segments on Lot 97.

Trails and related facilities on Lots 122, 119

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**d. Dos Pueblos Ranch inland area**

Inland – No discretionary Approvals (LUP Issuance is the last action)

Lot DP-12  
Segment of spur trail to Las Varas Ranch

**e. Dos Pueblos Ranch, Coastal Zone Area**

Inside Coastal Appeals Jurisdiction – No Discretionary Approvals (CDP issuance is the last action)

Lots DP-13, DP-14 (existing Casa Grande), DP-15, DP-16, and DP-20

Segment of Coastal Trail along Dos Pueblos Canyon Road and ranch road

Thus, depending on the location of the lot or improvement in question, the term “Final Planning Approval” as used in the Mitigation Monitoring and Reporting Program below will have the meanings associated with the appropriate “last action” in the descriptions above.

### **6. Mitigation Measure Nomenclature**

The Mitigation Measures tabulated below retain their alpha-numeric code as defined in the Final EIR (e.g. Geol-1 for “Geology-1”). In some instances, minor changes in the language have been made from that presented in the Final EIR. These changes originate from the Corrections and Clarifications to the Final EIR, dated June 30, 2008, or from minor changes in the project details arising from the hearing process. In some instances, measures identified in the Final EIR as Mitigation were renamed as “Improvement Measures,” since the effects they address were determined to be less than significant impacts. Each Mitigation Measure has also been assigned a serial number (SBR-1, SBR-2, etc.) to facilitate record keeping and references.

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## GEOLOGICAL RESOURCES

| Mitigation Measure                             | Mitigation Requirements and Timing   | Method of Monitoring   | Timing of Monitoring  | Party Responsible for Monitoring   |
|--|--|--|---|--|
| <p><b><u>SBR-1</u></b><br/><b>(Geol-1)</b></p> | <p>All structures and improvements to be provided in the portions of the development adjacent to coastal bluffs shall be setback from the bluff tops as shown in the project plans. The minimum bluff top setback for structures is 110 feet.</p> <p>Final development and building plans shall incorporate at least this minimum setback, or an alternative distance (i.e., based on updated estimates and new guidance from the state) capable of providing protection from bluff erosion for a minimum of 75 years.</p> <p>Bluff set-backs will be incorporated into land development and Coastal Development Permits for lots 12, 35, 39, 63, 66, 91, 93, 119, and 122.</p>  | <p>Review of site plans for Coastal Development Permits</p> <p>Review and approval of bluff set-backs incorporated into land development and Coastal Development Permits for coastal lots.</p> | <p>Prior to Final Planning Approval for each affected lot</p>         | <p>Party Responsible for Monitoring</p> <p>Bluff set-back reviewed and approved by SBC P&amp;D</p> |
| <p><b><u>SBR-2</u></b><br/><b>(Geol-2)</b></p> | <p>A Grading Plan incorporating an erosion and sediment control plan shall be developed, reviewed and approved.</p> <p>Grading and erosion and sediment control plans shall be designed to minimize erosion and shall include the following:</p> <ol style="list-style-type: none"> <li>a) Grading shall be prohibited within 50 feet of the top of bank of each stream on the property including as appropriate: Dos Pueblos Creek, any tributary to Dos Pueblos Creek, Canada Tomate Creek, and unnamed seasonal drainages leading to the ocean, as shown on project plans. The protected areas shall be designated with orange construction fencing or other barrier to prevent entry by equipment or personnel.</li> <li>b) The applicant shall limit excavation and grading to the dry season of the year (i.e., April 15 to November 1) unless a Building and Safety approved erosion and sediment control plan is in place and all measures therein are in effect. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion.</li> <li>c) Methods such as geotextile fabrics, erosion control blankets, retention basins, drainage diversion structures, siltation basins and spot grading shall be used to reduce erosion and siltation into adjacent water bodies or storm drains during grading and construction activities.</li> <li>d) Any sediment or other materials tracked off site shall be removed the</li> </ol> | <p>Approval of Grading Plan and associated erosion and sediment control plan(s)</p>  | <p>Prior to approval of Grading Plans or Public improvement Plans</p> | <p>SBC Public Works Department and P&amp;D</p>   |

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| Mitigation Measure                           | Mitigation Requirements and Timing  | Method of Monitoring   | Timing of Monitoring   | Party Responsible for Monitoring                         |
|--|---|--|--|--|
|  | <p>same day as they are tracked using dry cleaning methods.</p> <p>e) Storm drain inlets shall be protected from sediment-laden waters by the use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps.</p> <p>f) Grading on slopes steeper than 5:1 shall be designed to minimize surface water runoff.</p> <p>g) Temporary storage of construction equipment shall be limited to the minimum area necessary, typically a 50 by 50 feet or 2,500 square foot, area located along existing paved or dirt road on the property; variations may be approved by DPW if shown on plans. Equipment storage sites shall be located at least 100 feet from any water bodies.</p> <p>The requirements to limit grading to the dry season or to implement an erosion and sediment control plan, and to revegetate exposed graded surfaces shall be noted on all grading and building plans. Proper notification will be given prior to commencement of grading.</p> |  |  |  |
| <b><u>SBR-3</u></b><br><b>(Geol-2)</b>       | Proper notification will be given prior to commencement of grading.   | Notification to SBC Public Works Department and P&D prior to commencement of grading in compliance with Grading Plan.  | Prior to grading activities  | SBC Public Works Department and P&D                      |
| <b><u>SBR-4</u></b><br><b>(Geol-2, WQ-2)</b> | Erosion and sediment control measures shall be in place throughout grading and development of the site until all disturbed areas are permanently stabilized by structures, long-term erosion control measures or landscaping.   | <p>Field inspections to ensure that construction is in accordance with approved plan.</p> <p>Grading inspectors shall monitor technical aspects of the grading activities.</p> <p>Building site will be inspected during grading to monitor dust generation.</p> | <p>Periodically during construction;</p> <p>“tailgate” meetings about site maintenance and water quality issues.</p> | SBC Public Works Department and P&D, Building and Safety |
| <b><u>SBR-5</u></b>                          | Graded surfaces shall be reseeded within four weeks of grading with the exception of surfaces graded for the placement of structures. Surfaces graded for the placement of structures will be re-seeded if the construction   | Evidence (photographs) of reseeded to be provided to P&D   | 4 months after completion of initial grading, Periodically during construction                                       | SBC P&D  |

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| Mitigation Measure                                     | Mitigation Requirements and Timing   | Method of Monitoring   | Timing of Monitoring                          | Party Responsible for Monitoring                    |
|--|--|--|---|---|
| <p><b>(Geol-2, WQ-1a)</b></p>                          | <p>of structures does not commence within four weeks of grading completion.</p>  |  |   |   |
| <p><b><u>SBR-6</u></b><br/><b>(Geol-3)</b></p>         | <p>Structures shall be designed to earthquake standards of the Uniform Building Code Seismic Zone 4.</p>   | <p>Prior to plan check, the applicant shall submit building plans indicating conformance with building standards</p> | <p>Prior to approval of building permits</p>  | <p>SBC P&amp;D Building and Safety Division</p>     |
| <p><b><u>SBR-7</u></b><br/><b>(Geol-4, Geol-5)</b></p> | <p>Constraints related to landslides or soil conditions and mitigations incorporating proper grading, foundation design, and inspection and compliance with of existing safety codes will be fully detailed in a geological and/or soils engineering study addressing structure sites and access roads. The results of the study will be used in the preparation of structural design criteria, as recommended by the Building &amp; Safety Division and the County Standard Conditions Manual. The study shall be submitted for review and approval by Public Works.</p> <p>The site specific investigation of soils conditions and foundation recommendations shall determine the extent of any landslide deposits or unstable soils on each lot to be developed. The report shall document either that the proposed structures and improvements will be located outside of any landslide areas or that remedial grading or foundation designs will provide suitable development conditions. Recommendations from the soils investigations shall be incorporated into grading and foundation designs as appropriate.</p> | <p>Review of soils reports, geotechnical reports and/or grading plans by Department of Public Works and P&amp;D</p>  | <p>Prior to issuance of any grading plans</p> | <p>SBC Building and Safety and SBC Public Works</p> |
| <p><b><u>SBR-8</u></b><br/><b>(Geol-4, Geol-5)</b></p> | <p>Mitigations from the engineering and soils survey reports and applicable to proper grading, foundation design, and inspection and enforcement of existing safety codes will be implemented during grading activities</p>  | <p>Grading inspectors shall monitor technical aspects of the grading activities.</p>                                 | <p>Periodically during construction</p>       | <p>SBC P&amp;D Building and Safety</p>              |

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**Mitigation Measure**

**Mitigation Requirements and Timing**

**Method of Monitoring**

**Timing of Monitoring**

**Party Responsible for Monitoring**

**SBR-9  
(Geol-6)**

Applications for building permits for residential structures within the project shall be accompanied by a report documenting testing results for the presence of radon gas emitted from the soils or geologic formations underlying the property. In the event that radon gas is present, residences shall be designed and constructed in accordance with Environmental Protection Agency (EPA) guidelines for minimizing impacts associated with radon gas exposure.

Review and approve reports/plans for construction elements necessary to minimize radon gas exposure

Prior to issuance of building permits

SBC P&D, Building and Safety

The construction elements necessary to minimize radon gas exposure shall be incorporated in building design and depicted on building plans.

**SBR-10  
(Geol-6)**

Building and Safety shall inspect to ensure the radon minimizing construction elements are incorporated into the structures according to the approved plans.

Inspect to ensure construction is consistent with approved radon minimizing structural elements.

Prior to final building inspection clearance

SBC Building and Safety



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## WATER RESOURCES

| Mitigation Measure                       | Mitigation Requirements and Timing   | Method of Monitoring   | Timing of Monitoring   | Party Responsible for Monitoring          |
|--|--|--|--|---|
| <b><u>SBR-11</u></b><br><b>(Flood-1)</b> | Post-construction stormwater management measures will assure that post-project stormwater run-off volumes will not exceed pre-project volumes.   | The plans shall be reviewed and approved by County Flood Control District and P&D  | Prior to CDP/LUP approval, inspections during construction as necessary        | SBC Flood Control District                |
|  | Post-construction stormwater management will rely on limiting impermeable surface areas, permeable drainage channels and increasing stormwater infiltration by the incorporation of LID elements rather than on constructed detention facilities.<br><br>A registered civil engineer specializing in stormwater management, flood control or other qualified professional shall evaluate the stormwater management measures to ensure that adequate flood control capability is met.<br><br>Post construction LID measures and stormwater management BMPs structures shall be located and designed according to specifications detailed in the County of Santa Barbara Flood Control District Standard Conditions of Project Plan Approval.<br><br>Outlet structures for energy dissipation shall minimize disturbance to natural drainages and avoid the use of unnatural materials, such as concrete, grouted rock, and asphalt rubble. Where hard bank materials must be used, natural rock, gabions, crib wall or other more natural means of energy dissipation shall be preferred. Rock grouting shall only be used if no other feasible alternative is available. The location, design, and maintenance specifications of pre- and post-construction storm water structures and devices shall be included on the final grading and drainage plans.<br><br>If these structures and devices shall also function to reduce water-borne pollutants in surface runoff, then they shall also be reviewed and approved by the County Project Clean Water for compliance with County Public Works Department Standard Conditions for Project Approval – Water Quality BMPs. | A preliminary drainage study has been submitted to PW, and shall be revised to the satisfaction of PW, demonstrating all buildings will be located outside of the 100 year floodplain and inundation limits. | Prior to Final Planning Approval for any aspect of the Final Development Plans | SBC P&D<br><br>SBC Project Clean Water    |
| <b><u>SBR-12</u></b><br><b>(Flood-1)</b> | Construction of all stormwater management and flood control structures will be verified as being compliance with approved grading and drainage plans.  | Site Inspection  | Post Construction, prior to final building inspection clearance                | SBC Flood Control District<br><br>SBC P&D |

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| Mitigation Measure              | Mitigation Requirements and Timing   | Method of Monitoring  | Timing of Monitoring   | Party Responsible for Monitoring |
|---------------------------------|--|---|--|----------------------------------|
| <b>SBR-13</b><br><b>(WQ-1a)</b> | <p>The applicant shall complete and submit to the RWQCB a Notice of Intent (NOI) for coverage under the NPDES General Permit for Discharges Associated with Construction Activity (Construction General Permit, 99-08-DWQ). The applicant shall submit a copy of the RWQCB's NOI acceptance letter to the County and, if not exempt, shall provide a copy of the required Stormwater Pollution Prevention Plan (SWPPP) and monitoring program consistent with Section A of the Construction General Permit to the County in lieu of an Erosion and Sediment Control Plan. The plan shall be designed to protect water quality during all phases of construction activity.</p> <p>BMPs described in the SWPPP shall be shown on the final grading and drainage plans.</p> <p>The SWPPP must contain some or all of the following specific mitigation measures:</p> <ul style="list-style-type: none"> <li>• <b>Construction Site Planning BMPs</b>, including but not limited to:               <ul style="list-style-type: none"> <li>▪ Development planning shall fit the topography, soils, drainage patterns, and natural vegetation of the site.</li> <li>▪ Only the minimum amount of vegetation necessary for construction shall be removed.</li> <li>▪ The clearing limits, setbacks, protected habitat areas, trees, drainage courses, and buffer zones shall be delineated on plans and in the field to prevent excessive or unnecessary soil disturbance and exposure.</li> <li>▪ The amount of cuts and fills shall be minimized.</li> <li>▪ Temporary and permanent roads and driveways shall be aligned along slope contours.</li> <li>▪ Grading operations shall be phased to reduce the extent of disturbed areas and length of exposure.</li> <li>▪ Excavation and grading shall be avoided during the rainy season.</li> <li>▪ Impervious surface areas shall be minimized and permeable paving materials shall be used whenever possible.</li> </ul> </li> </ul> | Submittal of NOI acceptance letter, waste discharge identification number, SWPPP and monitoring program to SBC P&D. | Prior to Final Planning Approval for any aspect of the Final Development Plans | SBC P&D                          |

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| Mitigation Measure | Mitigation Requirements and Timing  | Method of Monitoring | Timing of Monitoring | Party Responsible for Monitoring |
|--------------------|---|----------------------|----------------------|----------------------------------|
|                    | <ul style="list-style-type: none"> <li>• <b><i>BMPs to Minimize Soil Movement</i></b> on all slopes greater than or equal to 5:1, and including but not limited to:                             <ul style="list-style-type: none"> <li>▪ Disturbed soil areas shall be covered with geotextile fabric, jute netting, erosion control blankets, silt fence, or other erosion control materials.</li> <li>▪ Soil stockpiles shall be covered.</li> <li>▪ Soil stabilizers shall be employed, as appropriate.</li> <li>▪ Disturbed soils shall be restored and revegetated as soon as practicable.</li> <li>▪ Stabilized access roads and entrances shall be constructed in the initial phase of construction.</li> <li>▪ Tire wash stations, gravel beds, and/or rumble plates will be installed at site entrance and exit points to prevent sediment from being tracked onto adjacent roadways.</li> <li>▪ Sediments and construction materials shall be dry-swept from finished streets the same day they are deposited.</li> <li>▪ Site runoff control structures, such as earth berms, drainage swales, and ditches that convey surface runoff during construction into temporary or permanent sediment detention basins shall be installed and made operational in the initial phase of construction, as necessary.</li> </ul> </li> <li>• <b><i>BMPs to Capture Sediment</i></b> on all slopes greater than or equal to 5:1, and including but not limited to:                             <ul style="list-style-type: none"> <li>▪ Terracing, riprap, sand bags, silt fence or other filter fabric, gravel bags, geo-bags or gravel, berms, coir rolls, straw bales, and/or temporary vegetation shall be installed on all slopes, as necessary, to reduce runoff velocity and trap sediments.</li> <li>▪ Perimeter sediment controls (silt fence, fiber rolls, etc.) shall be installed, as necessary, prior to land-disturbing activities, and additional runoff control measures shall be installed during</li> </ul> </li> </ul> |                      |                      |                                  |

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| Mitigation Measure | Mitigation Requirements and Timing  | Method of Monitoring | Timing of Monitoring | Party Responsible for Monitoring |
|--------------------|---|----------------------|----------------------|----------------------------------|
|                    | <p>construction as necessary.</p> <ul style="list-style-type: none"> <li>▪ Storm drain inlets shall be protected from sediment-laden runoff with inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, excavated inlet sediment traps, sand bag barriers, and/or other devices.</li> <li>▪ Sediment shall be removed from dewatering discharge with portable settling and filtration methods, such as Baker tanks or other devices.</li> <li>▪ Graded areas shall be revegetated within a time frame to be determined by County P&amp;D.</li> </ul> <ul style="list-style-type: none"> <li>• <b>Good Housekeeping BMPs</b>, including but not limited to the following requirements: <ul style="list-style-type: none"> <li>▪ All storm drains, drainage patterns, and creeks located near the construction site prior to construction shall be identified to ensure that all subcontractors know their location to prevent pollutants from entering them.</li> <li>▪ Washing of concrete trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, water body or sensitive biological resources; the location(s) of the washout area(s) shall be clearly noted at the construction site with signs; the applicant shall designate a washout area, acceptable to Building and Safety and P&amp;D staff; the wash-out areas shall be shown on the construction and/or grading and building plans and shall be in place and maintained throughout construction.</li> <li>▪ All leaks, spills, drips shall be immediately cleaned up and disposed of properly.</li> <li>▪ Vehicles and heavy equipment that are leaking fuel, oil, hydraulic</li> </ul> </li> </ul> |                      |                      |                                  |

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| Mitigation Measure | Mitigation Requirements and Timing   | Method of Monitoring       | Timing of Monitoring           | Party Responsible for Monitoring |
|--------------------|--|----------------------------|--------------------------------|----------------------------------|
|                    | <p>fluid or other pollutants shall be immediately contained and either repaired immediately or removed from the site.</p> <ul style="list-style-type: none"> <li>▪ One or more emergency spill containment kits shall be placed on-site in easily visible locations and personnel will be trained in proper use and disposal methods.</li> <li>▪ Vehicles and heavy equipment shall be refueled and serviced in one designated site located at least 500 feet from creeks and drainage swales.</li> <li>▪ Temporary storage of construction equipment shall be limited to the minimum area necessary, typically a 50 by 50 foot area or 2,500 square feet preferably located along an existing dirt access road; variations may be approved by DPW if shown on plans. Equipment shall be located at least 100 feet from any water bodies.</li> <li>▪ Dry clean-up methods shall be used whenever possible.</li> <li>▪ Clean site runoff shall not be contaminated with polluted water through the use of berms or ditches to divert surface runoff around the construction site.</li> <li>▪ Exposed stockpiles of soil and other erosive materials shall be covered during the rainy season.</li> <li>▪ Trash cans shall be placed liberally around the site and properly maintained.</li> <li>▪ All subcontractors and laborers shall be educated about proper site maintenance and storm water pollution control measures through periodic "tailgate" meetings.</li> <li>▪ Roadwork or pavement construction, concrete, asphalt, and seal coat shall be applied during dry weather only.</li> <li>▪ Storm drains and manholes within the construction area shall be covered when paving or applying seal coat, slurry, fog seal, etc.</li> </ul> |                            |                                |                                  |
|                    | SWPPP shall be implemented by Applicant who will be responsible for  | Site inspections to verify | Periodically during all phases | SBC P&D                          |

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| Mitigation Measure                                | Mitigation Requirements and Timing   | Method of Monitoring   | Timing of Monitoring   | Party Responsible for Monitoring   |
|---|--|--|--|--|
| <b>SBR-14</b><br><b>(WQ-1a)</b><br><b>(Bio-6)</b> | <p>emplacement, construction and maintenance of stormwater BMPs including storm water retention and protection structures (i.e., detention basins, outlet dissipaters, etc.) and other industry standard erosion protection devices (i.e., silt fences, jute netting, straw bales, bioswales, etc.).</p> <p>All stormwater BMPs related to the SWPPP shall be emplaced and operational prior to commencement of construction and maintained through all phases of construction.</p> <p>The SWPPP shall be kept on-site during construction activities and be available to operating personnel, as well as to any regulatory agency staff with authority over the project development.</p> <p>The applicant shall amend the SWPPP whenever there is a change in construction or operations that may affect the discharge of significant quantities of sediment or other pollutants to surface waters, ground waters, or a municipal storm drain system. Changes or amendments to the SWPPP will be approved by P&amp;D staff and recorded on plans.</p> | <p>compliance with the SWPPP.</p> <p>Photo-documentation of re-vegetation to ensure compliance with SWPP and Grading Plan.</p> <p>Changes to the SWPPP will be submitted for approval.</p> | <p>of construction. During the rainy season (between November 1 and April 15), a minimum of two County inspections per month shall be conducted.</p> |  |
| <b>SBR-15</b><br><b>(WQ-1b)</b><br><b>(Bio-6)</b> | <p>The applicant shall submit a Storm Water Quality Management Plan (SWQMP) that addresses the following four main control measures:</p> <ul style="list-style-type: none"> <li>• Identification of potential pollutant sources</li> <li>• The proposed design and placement of structural and non-structural BMPs to mitigate those pollutant sources from each lot</li> <li>• A proposed inspection and maintenance program, to identify signs of erosion, vegetation loss, or channelization, and to maintain the drainage and pollution control function</li> <li>• A method for monitoring to determine whether maintenance is effective over the life of the project</li> </ul> <p>Post-construction stormwater management measures incorporated into the SWQMP will assure that post-project stormwater run-off volumes will not exceed pre-project volumes. The SWQMP will incorporate the following measures:</p> <ul style="list-style-type: none"> <li>• All structural and non-structural stormwater management measures</li> </ul>        | <p>Review and approval of submitted SWQMP</p>  | <p>Prior to Final Planning Approval for any aspect of the Final Development Plans</p>  | <p>SBC P&amp;D</p> <p>SBC Flood Control</p> <p>SBC Project Clean Water</p> |

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| Mitigation Measure | Mitigation Requirements and Timing   | Method of Monitoring | Timing of Monitoring | Party Responsible for Monitoring |
|--------------------|--|----------------------|----------------------|----------------------------------|
|                    | <p>incorporated into the SWQMP shall conform to the latest edition of the California Stormwater Best Management Practices Guidebooks for New Development (California Storm Water Quality Associations) or other similarly accredited guidance document approved by the County.</p> <ul style="list-style-type: none"> <li>• Unless subject to circumstances approved by the County, stormwater retention and infiltration features shall be appropriately designed into individual lots, and pervious (ungrouted) stone gutters shall be used for common drainage facilities, to minimize the flow and volume of runoff from developed areas.</li> <li>• Approximately one-third of the paved areas such as patios, walkways, and driveways on individual lots located along the coastal bluffs (Lots 12, 35, 39, 63, 66, 91, 93, 119, and 122) shall be composed of permeable surfaces.</li> <li>• Roof collection systems will maximize onsite infiltration by incorporating discharge to one or more of the following: a subsurface infiltration trench, French drain, landscaped area and/or a connection to the site's irrigation system. Bioswales shall be used where feasible to convey runoff from single lots or small groupings of lots and provide additional storm water filtering capacity.</li> <li>• Only non-invasive perennial grass or other drought tolerant vegetation species shall be described and detailed on the site, grading and drainage and landscape plans and depicted graphically.</li> <li>• A maintenance program shall be specified in an inspection and maintenance plan. The plan shall specify, at a minimum, annual inspection for signs of erosion, vegetation loss and channelization and regular mowing when grasses reach a height of 6 inches with clipping removed from the swale.</li> <li>• Inspection and maintenance of common facilities, such as drainage improvements along access roads and common driveways, shall be the responsibility of the Homeowners Association. Maintenance of facilities within private lots shall be the responsibility of the property owner.</li> </ul> |                      |                      |                                  |

## Mitigation Monitoring and Reporting Program

| Mitigation Measure                     | Mitigation Requirements and Timing   | Method of Monitoring  | Timing of Monitoring   | Party Responsible for Monitoring       |
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| <b><u>SBR-16</u></b><br><b>(WQ-1b)</b> | Post- construction verification will be made that all structures and recommendations identified and incorporated into the SWQMP have been implemented according to the approved building, grading and drainage plans.  | Post construction site inspection and final plan review   | Prior to final building inspection clearance   | SBC P&D<br>SBC Project Clean Water     |
| <b><u>SBR-17</u></b><br><b>(WQ-1b)</b> | Records of monitoring and maintenance required under the SWQMP shall be maintained by the Home Owners Association (HOA) for the residential development and shall be submitted to P&D on an annual basis prior to the start of the rainy season and for 5 years thereafter. After the fifth year the records shall be maintained by the HOA and be made available to Project Clean Water and P&D on request.   | Records submittal and review.<br><br>Periodic site visits during the first five years following construction to ensure proper operation and maintenance | Annually prior to start of rainy season for a period of five years.<br><br>Available on-site for review by SBC P&D and Project Clean Water thereafter. | SBC P&D<br><br>SBC Project Clean Water |
| <b><u>SBR-18</u></b><br><b>(WQ-1c)</b> | <p>The applicant/owner shall submit and implement an animal waste management plan to Environmental Health Services. An individual SWQMP for the equestrian center incorporating the animal waste management plan will be developed. These plans shall identify the maximum number of horses to be handled at the equestrian facility and at a minimum incorporate the following measures:</p> <ul style="list-style-type: none"> <li>• Manure shall be removed from use areas on a regular basis.</li> <li>• Manure will be stock-piled in identified bermed areas to prevent the contact of storm water flows with manure.</li> <li>• Areas for washing horses shall be designated and provisions made for the isolation and management of runoff from wash areas.</li> <li>• Manure shall either be composted on-site or removed to an off-site composting facility.</li> </ul> <p>The approved measures shall also be shown on site, building and grading plans for the equestrian center. The plans shall be prepared, submitted, and approved prior to issuance of a CDP for the equestrian center.</p> | Review and approval of submitted animal waste management plan and SQWMP.  | Prior to Final Planning Approval   | SBC P&D and SBC EHS                    |
| <b><u>SBR-19</u></b><br><b>(WQ-1c)</b> | Post construction, SBC P&D shall verify that all the measures established under the animal waste management plan and equestrian center SQWMP have been incorporated into the project design and are being properly implemented and maintained.   | Site inspection   | Prior to final building inspection clearance<br><br>Periodically post construction   | SBC P&D                                |



## Mitigation Monitoring and Reporting Program

| Mitigation Measure  | Mitigation Requirements and Timing   | Method of Monitoring  | Timing of Monitoring  | Party Responsible for Monitoring               |
|---|--|---|---|--|
| <p><b><u>SBR-20</u></b><br/><b>(WQ-1d)</b><br/><b>(Bio-6)</b></p> | <p>The applicant shall prepare a beach-access SWQMP for the public parking area, picnic area, restrooms and coastal access trail. The SWQMP shall identify improvements and BMPs to minimize discharge of litter and pollutants from the parking and picnic areas to surface waters, minimize erosion, and collect and control dog waste. These measures include specific drainage improvements: bioswales to treat and absorb runoff; maintained trash cans; “mutt-mitt” dispensers; and public education signage. All approved structural improvements from the SWQMP shall be shown on site, building and grading plans. The SWQMP shall be reviewed and approved by County Project Clean Water, P&amp;D, and Flood Control, and Parks and Recreation, as appropriate prior to issuance of a CDP.</p>                                     | <p>The SWQMP applies to the parking area, picnic area, restroom and coastal access trail.</p>   | <p>Prior to Final Planning Approval for coastal access improvements</p>                       | <p>SBC P&amp;D<br/>SBC Project Clean Water</p> |
| <p><b><u>SBR-21</u></b><br/><b>(WQ-1d)</b></p>                    | <p>Post construction, SBC P&amp;D and/or SBC Project Clean Water shall verify that all the measures established the SQWMP have been incorporated into the project design and are being properly implemented and maintained.</p>  | <p>Site inspection</p>  | <p>Prior to final building inspection clearance<br/><br/>Periodically post construction</p>   | <p>SBC P&amp;D<br/>SBC Project Clean Water</p> |
| <p><b><u>SBR-22</u></b><br/><b>(WQ-1e)</b></p>                    | <p>Storm Drain Signage BMP. To prevent illegal discharges to the storm drains, all onsite storm drain inlets, whether new or existing shall be labeled to advise the public that the storm drain discharges to the ocean (or other waterbody, as appropriate) and that dumping waste is prohibited (e.g., “Don’t Dump – Drains to Ocean”). The information shall be provided in English and Spanish. Location of storm drain inlets shall be shown on site, building and grading plans prior to approval of grading and land use permits. Labels shall be installed prior to occupancy of final building inspection clearance. Standard labels available from Public Works, Project Clean Water, or other label designs shall be shown on plans and submitted to P&amp;D for approval prior to approval of grading and land use permits.</p> | <p>Review and approval of submitted labels shown on site, building and grading plans</p>        | <p>Prior to final building inspection clearance</p>   | <p>SBC P&amp;D<br/>SBC Project Clean Water</p> |
| <p><b><u>SBR-23</u></b><br/><b>(WQ-1f)</b></p>                    | <p>This BMP is applicable to any trash storage area where trash receptacles or dumpsters are located. To prevent illegal discharges of loose trash or debris to the storm drains, all trash container areas must: 1) Divert drainage from adjoining paved areas, and 2) Be protected and regularly maintained to prevent offsite transport of trash.</p>   | <p>Site inspection to ensure measures are constructed in accordance with the approved plan.</p> | <p>Prior to final building inspection clearance<br/><br/>Periodically following occupancy</p> | <p>SBC P&amp;D</p>                             |
| <p><b><u>SBR-24</u></b></p>                                       | <p>The Applicant will avoid the use of individual septic tanks and will connect all new residential units within the Santa Barbara Ranch (SBR) property, and within the Dos Pueblos Ranch (DPR) subdivision north of Highway</p>   | <p>The RWQCB shall review and approve the ROWD submitted by the applicant for the package</p>   | <p>Prior to Final Planning Approval for any aspect of the Final Development Plans</p>         | <p>RWQCB<br/>SBC P&amp;D</p>                   |

# Mitigation Monitoring and Reporting Program

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| Mitigation Measure                     | Mitigation Requirements and Timing   | Method of Monitoring   | Timing of Monitoring | Party Responsible for Monitoring |
|--|--|--|----------------------|----------------------------------|
| <p><b>(WQ-2)</b><br/><b>(HM-4)</b></p> | <p>101, to the proposed package sewage treatment plant. The applicant will be required to provide information to the RWQCB adequate to make a determination that operation of the package wastewater treatment plant and/or septic systems will be adequate to meet applicable surface and groundwater objectives. All proposed individual septic systems will be subject to required field testing, design, review and approval by local and state agencies to ensure the design meets code requirements set forth by all applicable agencies including the RWQCB.</p> <p>The applicant shall prepare a Report of Waste Discharge (ROWD) for the package treatment plant and septic systems for review and approval by the RWQCB. If an on-site or other treatment disposal system is proposed, a ROWD demonstrating that operation of the system would not result in noncompliance with surface water and groundwater quality objectives must be prepared and approved by the RWQCB.</p> <p>The Report of Waste Discharge (ROWD) shall receive approval by the RWQCB prior to County approval of residential building permits.</p> <p>As part of their approval of Discharge Requirements, the RWQCB will also prepare and approve a monitoring program designed to ensure proper operation of the system and to detect any discharges that may potentially contaminate ground or surface waters. The monitoring program for the proposed package treatment plant and its disposal system adequate to ensure that the discharge will meet the applicable surface water quality objectives as stated in the Central Coast Basin Plan will also be prepared prior to County approval of residential building permits.</p> <p>The ROWD shall describe the system and its components, and provide all design calculations to ensure the capacity of the system to treat the anticipated volumes of wastewater and to ensure that the discharge will not contribute to an exceedance of any applicable surface water quality objectives. The ROWD shall also describe the operation and maintenance procedures of the system, and identify the administrative framework and individuals responsible for operation of the system, along with back-up and emergency response provisions.</p> <p>If the applicant (or a future property owner) proposes an on-site septic or other treatment and disposal system, a ROWD providing information adequate to demonstrate that operation of the system will not result in</p> | <p>treatment plant and each individual on-site treatment system.</p> <p>County P&amp;D shall review the approved discharge requirements and monitoring program</p> |                      |                                  |

## Mitigation Monitoring and Reporting Program

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| Mitigation Measure                           | Mitigation Requirements and Timing   | Method of Monitoring   | Timing of Monitoring                                    | Party Responsible for Monitoring |
|--|--|--|---|----------------------------------|
| <b><u>SBR-25</u></b><br><b><u>(WQ-2)</u></b> | <p>noncompliance with surface and groundwater quality objectives shall be prepared and approved by the RWQCB. Approval by the RWQCB for each proposed individual on-site treatment system will be required prior to issuance of a LUP/CDP for that site.</p> <p>As part of their approval of Discharge Requirements, the RWQCB will also prepare and approve a monitoring program designed to ensure proper operation of the package treatment plant and septic systems adequate to ensure that the discharge will meet the applicable surface water quality objectives as stated in the Central Coast Basin Plan.</p> <p>After issuance of the ROWD the applicant shall conduct the required monitoring and maintenance for the package wastewater treatment plant. The applicant will submit all required monitoring and reporting as required under the ROWD.</p> | Submittal of monitoring and reporting data as required under the ROWD. | Monitoring and reporting schedule as stated in the ROWD | RWQCB                            |

# Mitigation Monitoring and Reporting Program

## BIOLOGICAL RESOURCES

**Mitigation Measure**  
**SBR-26**  
**(Bio-1a, Bio-2a, Bio-6)**

### **Mitigation Requirements and Timing**

#### **Vegetation Restoration (Revegetation) Plan**

The applicant will prepare a vegetation restoration plan, either as a separate plan or as part of the final Open Space and Habitat Management Plan (OSHMP) for the Naples Town Site (NTS) zone. The plan will identify the objectives and actions to manage and increase the areas of native grassland habitat onsite, and to reduce the abundance of nonnative species. These measures will also minimize the potential for effects to sensitive plant species occurring in grassland habitat. At a minimum, the following measures and objectives shall be incorporated into the final vegetation restoration plan:

#### **I. Conditions for Protection and Revegetation of Native Grassland**

Design changes in the Alternative 1B will retain the 2.9 acres of native grassland on Lot 57, as well as the areas of native grassland along the edges of the drainages on the coastal terrace (totaling approximately 12.5 acres). Design changes and other components of the project will minimize the fragmentation of grassland habitat. The final design of the project shall be modified to place building footprints well within the proposed development envelopes, such that neither the development envelopes nor a 30 foot vegetation clearance distance around all structures affects mapped areas of native grassland habitat.

#### **II. Conditions for Protection and Revegetation of Scrub Habitat**

Scrub habitats onsite include coastal bluff scrub, and coastal scrub. Most areas of these habitats are avoided by siting of building envelopes and other project features, but a small area amounting to approximately 5.42 (Alternative 1B) acres will be directly affected, and an area of approximately 0.80 acres (Alternative 1B) may be subject to thinning for fire control purposes. Collectively, these impacts would result in the loss or chronic disturbance of 6.22 (Alternative 1B) acres of coastal scrub habitats.

### **Method of Monitoring**

The protection and revegetation plan for native grassland and coastal scrub habitat and the final revegetation plan shall be approved.

### **Timing of Monitoring**

Prior to Final Planning Approval for any aspect of the Final Development Plans

### **Party Responsible for Monitoring**

P&D and a qualified biologist approved by the County

# Mitigation Monitoring and Reporting Program

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| Mitigation Measure | Mitigation Requirements and Timing  | Method of Monitoring | Timing of Monitoring | Party Responsible for Monitoring |
|--------------------|---|----------------------|----------------------|----------------------------------|
|                    | <p>The OSHMP will identify objectives and actions to manage and increase the areas of coastal scrub habitat within OSCE areas, and to reduce the abundance of nonnative species. These measures are part of the project design and serve minimize the potential for effects to sensitive plant species occurring in coastal scrub.</p> <p><b>III. Riparian Woodlands</b></p> <p>The Alternative 1B design avoids direct effects on riparian woodlands and all streams on the project and in the project vicinity. The design includes use of an open span bridge to cross the Tomate Canada drainage north of Highway 101. The Tomate Canada stream corridor and all stream corridors on the project will be retained either in open space easements or within agricultural conservation easements.</p> <p>Revegetation of approximately 1.59 acres (Alternative 1B) acre of willow riparian scrub along the Tomate Canada drainage will be accomplished as part of the OSHMP.</p> <p><b>III. Requirements of Revegetation Plan:</b></p> <p><b>Specific to Native Grasslands</b></p> <ul style="list-style-type: none"><li>• The final design plans for the project will demonstrate protection of native grassland areas from direct encroachment or clearing for fire protection purposes within 30 feet of all structures, and</li><li>• All occurrences of native grasslands within the project area shall be delineated and protective temporary fencing installed surrounding these areas during construction in the vicinity of the native grasslands. No development shall be permitted within the native grasslands with the exception of infrastructure and public trails consistent with CLUP and Comprehensive Plan policies governing native grasslands.</li><li>• To compensate for native grasslands impacted by non-development components of the proposed project, such as infrastructure and trails, habitat conversion through</li></ul> |                      |                      |                                  |

# Mitigation Monitoring and Reporting Program

| Mitigation Measure | Mitigation Requirements and Timing   | Method of Monitoring | Timing of Monitoring | Party Responsible for Monitoring |
|--------------------|--|----------------------|----------------------|----------------------------------|
|                    | <p>restoration of non-native grasslands, ruderal, or disturbed areas to native grassland shall be performed at a ratio of at least 3:1. Native and sensitive habitats, such as coastal scrub and riparian areas, shall not be used for conversion to native grassland. This requirement would result in the creation of approximately 0.66 acre of native grassland, computed as a ratio of 3:1 for the estimated 0.22 acre of native grassland that may be affected by the project.</p> <ul style="list-style-type: none"><li>• Revegetation of native grassland shall be located on Lot 122 (southeast corner of project) to convert existing nonnative grassland to native grasses adjacent to existing native grassland along the margin of the coastal drainage on this lot.</li></ul> <p><b>Specific to Coastal Scrub Habitat</b></p> <ul style="list-style-type: none"><li>• To compensate for coastal scrub habitats impacted by the proposed project, habitat conversion through restoration of non-native grasslands, ruderal, or disturbed areas to coastal scrub shall be performed at a ratio of at least 3:1. Native and sensitive habitats, such as native grasslands and riparian areas, shall not be used for conversion to coastal scrub. This requirement would result in the creation of approximately 18.6 acres of coastal scrub, computed as a ratio of 3:1 for the estimated 6.22 (Alternative 1B) of native coastal scrub that may be affected by the project.</li><li>• Revegetation of coastal scrub shall occur along the Tomate Canada drainage [Lot 185 Alternative 1B) or adjacent areas] to convert existing non-native grassland to coastal scrub adjacent to similar vegetation bordering this drainage.</li></ul> <p><b>Revegetation Plan Requirements</b></p> <ul style="list-style-type: none"><li>• The revegetation plan will incorporate the following conditions and requirements applicable to project design, pre-construction surveys, post-construction revegetation and long-term monitoring.</li><li>• The vegetation restoration plan shall include performance standards for cover density of native grassland species, to be developed based on the observed natural cover in existing</li></ul> |                      |                      |                                  |

## Mitigation Monitoring and Reporting Program

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| Mitigation Measure | Mitigation Requirements and Timing  | Method of Monitoring | Timing of Monitoring | Party Responsible for Monitoring |
|--------------------|---|----------------------|----------------------|----------------------------------|
|                    | <p>native grasslands in the project area.</p> <ul style="list-style-type: none"> <li>• The vegetation restoration plan shall include performance standards for coastal scrub cover density, to be developed based on the observed natural cover in existing coastal scrub habitats in the project area.</li> <li>• An analysis of the site conditions shall be performed prior to revegetation such as soils and hydrology so that site preparation needs can be evaluated.</li> <li>• The vegetation restoration plan shall include the details and procedures required to prepare the restoration site for planting including the collection of seeds or source material from onsite or other suitable source, treatment/modification of soil and existing vegetation prior to planting, time of year, grading and other details for planting including the need for a supplemental irrigation system, if any.</li> <li>• Wherever native species are specified for plantings or seeding, all seed or plant material shall come from sources in the Gato Canyon, Dos Pueblos Canyon, or Eagle Canyon watersheds or, if not available, along the south coast between Carpinteria and Point Conception.</li> <li>• Irrigation needs and methods shall be identified in the revegetation plan identifying anticipated watering needs and application methods (truck or piped water).</li> <li>• The revegetation plan will identify the qualified biologist and contractor retained by the applicant to perform maintenance (site preparation, planting, weeding) and monitoring of the grassland restoration sites. The County shall approve the selected firm(s).</li> <li>• The vegetation restoration plan shall provide for maintenance and monitoring of grassland and coastal scrub restoration areas for a period of seven years, with semi-quantitative monitoring (visual inspections for invasive weeds and estimates of percent native plant cover, or similar metrics) occurring monthly and reporting to the County occurring not less than annually.</li> <li>• The revegetation plan will require grassland and coastal scrub</li> </ul> |                      |                      |                                  |

# Mitigation Monitoring and Reporting Program

| Mitigation Measure  | Mitigation Requirements and Timing   | Method of Monitoring  | Timing of Monitoring   | Party Responsible for Monitoring                        |
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|   | <p>restoration sites to be maintained to have less than ten percent cover of non-native plant species, and to be free of invasive exotic species.</p> <ul style="list-style-type: none"> <li>The revegetation plan will require that each perennial native grassland species used in restoration shall have a minimum of 80 percent survival after 3 years and 70 percent survival after 5 years. If a species fails to meet these criteria, deceased individuals shall be replaced.</li> <li>The revegetation plan will require that each perennial native coastal scrub species used in restoration shall have a minimum of 80 percent survival after 3 years and 70 percent survivorship after 5 years. If a species fails to meet these criteria, deceased individuals shall be replaced.</li> <li>The vegetation restoration plan shall include contingency measures to ensure remedial action in the event that the plan's requirements for survivorship, cover, or non-native species abundance are not achieved.</li> <li>Success criteria and a schedule, in terms of percent cover or survivorship shall be developed and incorporated into the revegetation plan.</li> <li>Monitoring details, to be prepared and conducted by a qualified biologist or revegetation specialist will be incorporated into the revegetation plan.</li> <li>Contingency measures if success criteria are not achieved will be identified in the revegetation plan.</li> </ul> |   |  |   |
| <b><u>SBR-27</u></b><br><b>(Bio-1a,</b><br><b>Bio-2a)</b> | <p><b>Incorporation of Revegetation Plan Requirements in CC&amp;Rs</b></p> <p>Prohibitions or requirements that would affect the home owners association or the activities of future owners and residents, as identified in the various actions of the revegetation plan and/or Open Space Management Plan shall be incorporated into the CC&amp;Rs prepared for the project.</p>  | The applicant shall submit copy of the CC&Rs to P&D along with the final OSHMP for confirmation that required elements are incorporated | Prior to Final Planning Approval for any aspect of the Final Development Plans | SBC P&D   |
| <b><u>SBR-28</u></b><br><b>(Bio-1b,</b>                   | <b>Sensitive Grassland and Coastal Scrub Plant Species Pre-Construction Survey</b>   | Review and approval by SBC P&D with submittals of biological  | A qualified biologist retained by the Applicant and approved by                | SBC P&D and a qualified local biologist approved by the |



# Mitigation Monitoring and Reporting Program

| Mitigation Measure                                      | Mitigation Requirements and Timing   | Method of Monitoring  | Timing of Monitoring   | Party Responsible for Monitoring  |
|---|--|---|--|---|
| <p><b>Bio-2b)</b></p>                                   | <p>To reduce further the potential for direct effects on sensitive plant species within native grasslands and coastal scrub areas, the applicant shall retain a qualified biologist, approved by P&amp;D, to survey the development envelopes, and vegetation thinning areas, for special-status plant species at times of the year that are appropriate for their detection. Surveys shall conform to guidelines published by the CDFG, USFWS, CNPS, or other expert organization, and survey methods shall be approved by the County.</p> <p>In the event any sensitive plant species are found in these areas to be disturbed, a qualified biologist shall collect seeds, bulbs, or cuttings of these species for transplantation to suitable areas within the Open Space Conservation Easement (OSCE).</p> <p>In the event that any plant species designated as endangered, threatened, or rare under the Endangered Species Act or California Endangered Species Act are detected, construction on the subject lot shall not proceed until the USFWS and/or CDFG have been notified and any required authorizations obtained.</p> | <p>assessments as needed to CDFG and/or USFWS as appropriate.</p> <p>P&amp;D and a qualified biologist approved by the county shall review the rare plant results and determine whether salvage of propagules or notification to CDFG/USFWS is required.</p>                        | <p>SBC P&amp;D shall conduct rare plant surveys. Surveys shall be conducted within one year of the proposed commencement of construction activities that would potentially affect any plants present.</p> <p>Surveys must be completed and reports submitted to SBC P&amp;D prior to issuance of building, grading or any other permit that would result in direct ground disturbance.</p> | <p>County</p>   |
| <p><b><u>SBR-29</u></b><br/><b>(Bio-1b, Bio-2b)</b></p> | <p><b>Revegetation Plan Implementation</b></p> <p>The revegetation plan shall be implemented a qualified consultant retained by the applicant and approved by the SBC P&amp;D.</p> <ul style="list-style-type: none"> <li>• The implementation of the vegetation restoration plan shall conform to the performance standards for cover density of native grassland and coastal scrub species established in the revegetation plan.</li> <li>• Prior to revegetation activities, the analysis of the site conditions such as soils and hydrology shall be completed.</li> <li>• The implementation of the revegetation plan shall conform to the details and procedures established for restoration planting, soil augmentation, seed collection and irrigation established under the plan.</li> <li>• Where performance standards are not met for cover density</li> </ul>   | <p>A qualified biologist retained by the Applicant and approved by SBC P&amp;D shall perform visual inspection, checklists and photo-documentation post implementation as required by the final revegetation plan. These materials shall be provided to SBC P&amp;D for review.</p> | <p>Visual inspection, checklists and photo-documentation shall be conducted post implementation and according to the schedule provided in revegetation plan.</p>   | <p>SBC P&amp;D and a qualified local biologist approved by the County</p> |

# Mitigation Monitoring and Reporting Program

| Mitigation Measure                       | Mitigation Requirements and Timing  | Method of Monitoring  | Timing of Monitoring  | Party Responsible for Monitoring  |
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| <b>SBR-30</b><br><b>(Bio-1b, Bio-2b)</b> | <p>of native grassland and coastal scrub species contingency measures shall be implemented as required by the plan.</p> <ul style="list-style-type: none"> <li>Monitoring documentation and report submission shall be performed by the qualified biologist or revegetation specialist according to the requirements of the plan.</li> </ul> <p><b>Monitoring of Revegetation Plan</b></p> <p>The revegetation plan shall be implemented by a qualified consultant retained by the applicant and approved by the SBC P&amp;D.</p> <ul style="list-style-type: none"> <li>The implementation of the revegetation plan shall conform to the details and procedures established for restoration planting, soil augmentation, seed collection and irrigation established under the plan.</li> <li>Where performance standards are not met for cover density of native grassland and coastal scrub species contingency measures shall be implemented as required by the plan.</li> <li>Monitoring documentation and report submission shall be performed by the qualified biologist or revegetation specialist according to the requirements of the plan.</li> </ul> | <p>A qualified biologist retained by the Applicant and approved by SBC P&amp;D shall perform visual inspection, checklists and photo-documentation post implementation as required by the final revegetation plan. These materials shall be provided to SBC P&amp;D for review.</p> | <p>Maintenance and monitoring of riparian woodland, grassland and coastal scrub restoration areas will be conducted for a period of seven years post installation, with semi-quantitative monitoring (visual inspections for invasive weeds and estimates of percent native plant cover, or similar metrics) occurring monthly and reporting to SBC P&amp;D occurring not less than annually.</p> | <p>SBC P&amp;D and a qualified local biologist approved by the County</p> |
| <b>SBR-31</b><br><b>(Bio-3)</b>          | <p><b>Landscaping Plan - Control of Non-Native Plants</b></p> <p>The applicant has submitted a landscape concept plan that identifies general goals and features of landscaping and hardscaping for developed areas. The landscape concept plan shall be revised and expanded into a complete landscaping plan that incorporates the following: (i.e., species lists, identification of sources or areas for material sources, minimize buried temporary irrigation)</p> <p>The applicant shall retain a qualified local biologist (approved by P&amp;D) to review and approve the Landscaping Plan for this project.</p> <p>The Landscaping Plan shall include complete species lists for</p>  | <p>The Applicant shall submit final draft landscaping plans for review and subsequent adoption as final.</p>  | <p>Landscaping plans shall be approved prior to the issuance of a CDP/LUP for any residential structure</p>   | <p>SBC P&amp;D and a qualified biologist approved by the County</p>       |

# Mitigation Monitoring and Reporting Program

| Mitigation Measure   | Mitigation Requirements and Timing | Method of Monitoring   | Timing of Monitoring  | Party Responsible for Monitoring                        |
|----------------------|------------------------------------|--|---|---|
| <b><u>SBR-32</u></b> | <b>Coastal Protection</b>          | The applicant shall submit plans for the proposed public information | Prior to Final Planning Approval for the access road, parking area, | SBC P&D and a qualified local biologist approved by the |

both native and non-native species to be used for ornamental, landscaping or open space plantings.

- Species to be used in ornamental areas such as entrances, windrows, yards, and development envelopes, shall be appropriate for their intended use and shall be selected to minimize the potential for invasiveness or other adverse effects on nearby native vegetation.
- The Landscape Plan shall prohibit the use of non-locally collected native plants and seed materials for any native species used within or adjacent to open space areas (including plantings proposed for habitat/buffer restoration, native grassland mitigation, and landscape plantings outside perimeter fencing).
- Wherever native species are specified for plantings or seeding, all seed or plant material shall come from sources in the Gato Canyon, Dos Pueblos Canyon, or Eagle Canyon watersheds or, if not available, along the south coast between Carpinteria and Point Conception.
- The Landscape Plan shall also prohibit the planting anywhere within the project area of any invasive, exotic plant species as identified by the California Invasive Plant Council (Cal-IPC).
- The Landscaping Plan for Alternative 1B shall prohibit buried irrigation infrastructure outside of building envelopes and common areas. All temporary irrigation components (including pipe) shall be placed above ground in open space areas. The potential for damage to the pipe by vandalism or exposure is considered insufficient to offset the environmental damage and potential for non-native plant invasion resulting from trenching to install pipes and structures and subsequent digging to remove pipes and structures. Pipes shall be inspected frequently for leaks. All leaks shall be repaired promptly to avoid soil erosion, weed establishment, or other environmental damage.

# Mitigation Monitoring and Reporting Program

**Mitigation Measure (Bio-4)**

**Mitigation Requirements and Timing**

Alternative 1B has been revised to delete the proposed beach access stairway at Santa Barbara Ranch. The project will provide segments of the Coast (De Anza) Trail as proposed, and will construct a trail from just south of the UPRR tracks at the eastern boundary of Santa Barbara Ranch, where the Coast Trail joins the adjoining segment on the Makar property, along the alignment originally proposed for the loop trail, to a terminus at the approximate location of where the former wildlife pavilion was to be located. The trail terminus shall include interpretative displays approved by P&D with appropriate supporting biological information.

In the event that the design returns to the originally proposed beach access on Santa Barbara Ranch the following mitigation measure shall apply: The CDP approved for the public coastal access trail and viewing platform/beach access stairway, shall require that the applicant post information at the trail head, in the public information kiosk, and at the viewing platform/beach access stairway, informing visitors that no pets are allowed on the trail and beach, and that the beach access is closed during the months of March through July. Other activity restrictions or beach access closure dates may be approved by P&D with appropriate supporting biological information. The purpose of the pet restriction and closure period is to minimize harassment and adverse effects to the harbor seal haul-out area and to minimize the effects of visitor use on the plants and animals found in the Naples Reef and adjacent marine and beach habitat, including Southern sea otters.

**CC&Rs on Trail access**

The prohibition of pets on the trail shall be incorporated into the CC&Rs for the project and the final OSHMP.

Required bonds or other financing arrangements for any of the above CC&Rs shall be provided after the final OSHMP has been approved.

**Method of Monitoring**

and notices to SBC P&D for review and modification as needed. The applicant will submit final plans for the trail to the bluff kiosk, consistent with the Planning Commission direction.

P&D will review and/or request modifications to the plans and management procedures, which shall be completed prior to approval of a CDP for the access facilities.

The Applicant shall submit a copy of the CC&Rs shall be submitted to P&D along with the final OSHMP for confirmation of this incorporation

**Timing of Monitoring**

coastal access trails and related facilities in Lots 93, 97, 119, and 122.

The CC&Rs shall be submitted prior to the issuance of a CDP for the access road, parking area, coastal access trails and related facilities in Lots 93, 97, 119, and 122. Required bonds for the CC&Rs or other financing arrangements shall be provided before issuance of a CDP for any residential structure in the Coastal Zone within the project.

**Party Responsible for Monitoring**

County

- SBR P&D to review and approve CC&Rs.
- Responsibility for supervising access and communicating the access restrictions to the public shall be borne by the applicant or subsequent manager and Homeowners Association.
- SBC law enforcement or other security personnel shall be informed of access restrictions and enforcement

**SBR-33  
(Bio-4)**

## Mitigation Monitoring and Reporting Program

| Mitigation Measure                     | Mitigation Requirements and Timing  | Method of Monitoring   | Timing of Monitoring                                   | Party Responsible for Monitoring requirements.           |
|--|---|--|--|--|
| <b><u>SBR-34</u></b><br><b>(Bio-5)</b> | <p><b>Protection of Seasonal Wetlands</b></p> <p>The Alternative 1B design for the SBR project has been modified to avoid direct impacts to wetlands and seasonal water bodies, and to provide a minimum 100 foot buffer between the limit of all wetlands and all new development. Since the exact area and configuration of seasonal water bodies may be subject to change, the applicant shall conduct a formal wetland delineation after approval of the Development Plan for the project.</p> <p>The wetland delineation for each lot containing a wetland shall be conducted by a qualified, local restoration biologist retained by the applicant and approved by the County. The formal delineations shall be conducted in accordance with the Corps of Engineers' Wetland Delineation Manual (Environmental Laboratory, 1987) and the Arid West Regional Supplement (Corps, 2006) to that manual. However, pursuant to the County's Environmental Thresholds and Guidelines Manual, an area shall be considered a wetland if any one of the Corps' three criteria (hydrology, hydrophytic vegetation, hydric soils) is satisfied; all three parameters need not be present.</p> <p>The applicant shall provide confirmation that the project development would provide a minimum 100 foot buffer from all delineated wetlands for any lot containing wetlands.</p> <p>In the event that a formal wetland delineation indicates that there are no wetlands present, using the definition from the County LCP, the applicant may modify the design for the affected lot.</p> | The wetland delineation for each lot containing a wetland shall be reviewed and approved by SBC P&D. | Prior to Final Planning Approval for the affected lots | SBC P&D and a qualified biologist approved by the County |
| <b><u>SBR-35</u></b><br><b>(Bio-5)</b> | <p>Protection of Seasonal Wetlands during construction</p> <p>A qualified biologist retained by the applicant and approved by the County will monitor during construction to ensure that the required 100 foot buffers are maintained around mapped wetlands.</p>   | Visual inspection  | Weekly for the duration of construction activities     | A qualified biologist approved by the SBC P&D            |

# Mitigation Monitoring and Reporting Program

**Mitigation Measure**  
**SBR-36**  
**(Bio-7)**

**Mitigation Requirements and Timing**

**Monarch Butterflies**

The Alternative 1B design will minimize impacts to Monarch Butterflies by complying with the following requirements:

- Avoid constructing residences or major structures within 50 feet of eucalyptus windrows used for monarch butterfly resting areas.
- Grading and improvement plans for lots adjacent to eucalyptus windrows or groves shall indicate their location, and show a minimum 50 foot buffer between all work areas and these trees.
- Grading and construction of access roads and building envelopes that require use of heavy equipment, including backhoes, shall be timed to avoid or minimize noise, dust, and increased human activity impacts to overwintering monarch butterflies (activities should occur between March and October).

If grading or other heavy equipment work must occur between October and March, a qualified biologist shall survey all eucalyptus trees within 50 feet of the residential development area prior to the start of work to determine use by monarchs. If butterfly aggregations are found within 50 feet of the work area, work activities shall be halted until monarchs have left the site.

**Method of Monitoring**

Grading and improvement plans will be reviewed and approved by SBC P&D.

**Timing of Monitoring**

Prior to the issuance of any grading or building permits for the affected lots.

**Party Responsible for Monitoring**

SBC P&D and a qualified biologist approved by the County

**SBR-37**  
**(Bio-7)**

During construction an onsite environmental monitor shall confirm that construction activities in the field reflect the plans, specifications and requirements to minimize effects on monarch butterflies

Monitor compliance with requirements via visual inspection

For the duration of construction activities.

Onsite biological monitor approved by the SBC P&D

**SBR-38**  
**(Bio-8)**

**Native Bird Protection Plan**

The applicant shall provide and implement a plan to minimize the potential of adversely impacting native breeding bird species with input from the U.S. Fish and Wildlife Service. This plan will cover, at a minimum, the following four mitigation requirements:

Confirm that plans and specifications reflect the requirements to minimize attraction of bird nest predators, control non-native bird populations and encourage native bird species. Approval of final plans and specifications

Prior to Final Planning Approval for residential structures and the equestrian center on Lot 97.

The report will be submitted annually by 31 January, or on an alternate date if pre-approved by P&D and CDFG.

SBC P&D and a qualified biologist approved by the County

SBC P&D biologist and CDFG

# Mitigation Monitoring and Reporting Program

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| Mitigation Measure | Mitigation Requirements and Timing   | Method of Monitoring   | Timing of Monitoring | Party Responsible for Monitoring |
|--------------------|--|--|----------------------|----------------------------------|
|                    | <p><b>A. Brown-headed Cowbird Control:</b></p> <p>Beginning in the first calendar year of the equestrian center boarding horses, brown-headed cowbird surveys will be conducted in and around the equestrian center. Surveys will be conducted at least four times each season (March/April, June/July, September/October, December). At least two surveys will be conducted in the morning (approximately one hour after dawn) and at least two surveys in the late afternoon (approximately three hours before sunset). If more than ten cowbirds are found on one day during the Spring or Summer survey, cowbird trapping will be required.</p> <p>Cowbird trapping will be initiated in Spring or Summer when surveys indicate that there are a significant number of cowbirds in the area. At least four modified Australian crow traps with dimensions of approximately 6 feet by 6 feet by 8 feet baited with three male and two female cowbirds, bird seed, and water will be strategically placed at the equestrian center. The traps will be opened by 15 March and will be attended daily until 15 June. Cowbirds caught in the trap will be euthanized. Trapping can be stopped prior to 15 June if cowbird populations are reduced below threshold levels and fewer than 10 cowbirds are captured two weeks in a row.</p> <p>A report detailing the annual cowbird censuses and, when applicable, trap results will be submitted to the Santa Barbara County Planning and Development Biologist and California Department of Fish and Game by 31 January. Trapping, cowbird surveys, and reporting will be conducted by a Santa Barbara County approved biologist.</p> | <p>Submittal and review of submitted report detailing the annual cowbird censuses and, when applicable, trap results during the specified reporting period</p> |                      |                                  |
|                    | <p><b>B. Nest Predator Control:</b></p> <p>Efforts shall be made to limit nest predators in and around the equestrian center. Trash and grains will be kept in animal-proof cans and/or bins; animal waste will be cleaned up regularly and not allowed to accumulate needlessly. Rat and mouse populations will be controlled using mechanical traps and not through the use of poison. Free-roaming or feral cats will not be</p>  |  |                      |                                  |

# Mitigation Monitoring and Reporting Program

| Mitigation Measure         | Mitigation Requirements and Timing  | Method of Monitoring   | Timing of Monitoring  | Party Responsible for Monitoring                  |
|----------------------------|---|--|---|---|
|                            | <p>encouraged in and around the equestrian center.</p> <p><b>C. Non-native Bird Control:</b></p> <p>Measures in the plans shall include architectural designs or installation of barriers to minimize nesting of non-native bird species (including but not limited to House Sparrow [<i>Passer domesticus</i>], Feral Pigeon or Rock Dove [<i>Columba livia</i>], European Starling [<i>Sturnus vulgaris</i>]), and periodic inspections and removal of unwanted nests. These may include the use of screening to block access to eaves or openings that would attract unwanted bird species, or similar measures to minimize the attraction of the residence and yard to non-native birds.</p> <p><b>D. Beneficial Native Bird Encouragement:</b></p> <p>Native birds that are beneficial in controlling pests will be encouraged in and around the equestrian center. Barn Owls and/or American Kestrels will be offered suitable nest boxes to help reduce the rodent populations that will take advantage of the augmented food supply. Barn and or Cliff Swallows will be allowed to nest in and around the equestrian center to help reduce the aerial insect population augmented by the presence of livestock and waste. Swallow nesting opportunities should be made through strategic architectural design of nesting ledges situated so as not to interfere with operations or to cause annoyance. Ledges should be wide enough to allow nesting but too narrow to allow pigeons to utilize them.</p> |  |   |   |
| <b>SBR-39<br/>(Bio-8)</b>  | <p><b>Native bird protection measures in CC&amp;Rs</b></p> <p>Prohibitions or requirements incorporated into the Native Bird Protection Plan that would affect the home owners association or the activities of future owners and residents, shall be incorporated into the CC&amp;Rs prepared for the project.</p>   | CC&Rs submitted for review and approval                      | CC&Rs must be approved Prior to Final Planning Approval for residential structures or the equestrian center | SBC P&D   |
| <b>SBR-40<br/>(Bio-9a)</b> | <p><b>Pre-construction Surveys - Wildlife Mortality Short-term Effects</b></p> <p>The applicant shall retain the services of a qualified biologist</p>  | Completion and review of pre-construction biological surveys | Surveys to be conducted no more than 3 days prior to site grading or construction activities                | on-site environmental monitor/qualified biologist |



# Mitigation Monitoring and Reporting Program

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| Mitigation Measure | Mitigation Requirements and Timing   | Method of Monitoring | Timing of Monitoring   | Party Responsible for Monitoring |
|--------------------|--|----------------------|--|----------------------------------|
|                    | <p>approved by the County to perform pre-construction biological surveys. Pre-construction surveys include the following:</p> <ul style="list-style-type: none"> <li>• Construction work areas and access roads shall be surveyed for sensitive animal species no more than 3 days before the prescribed work is to be carried out. Sensitive species (as identified in Table 3.4-2) found shall be relocated to nearby suitable habitat areas. The relocation of such species shall be conducted by a qualified biologist with the appropriate collection and handling permits.</li> <li>• Installation of silt fencing along the perimeter of the work site(s) to prevent access of adult California red-legged frogs to the work site(s), and to prevent re-entry of relocated animals. The fencing should be keyed into the ground approximately six inches.</li> <li>• Surveys for burrowing owl shall be conducted according to The California Burrowing Owl Consortium's <i>Burrowing Owl Survey Protocol and Mitigation Guidelines, April 1993</i>, or other current burrowing owl protocol accepted by CDFG.</li> </ul> <p>Raptor surveys shall be performed no more than 3 days before the prescribed work is to be carried out, in the woodlands within 250 feet of construction zones. If active raptor nests are found, initiation of construction will be delayed until nest has fledged. In the event that a raptor nests after construction commences, the biological monitor will use best judgment to ensure the nest does not fail due to construction activity.</p> <p>In accordance with the Federal Migratory Bird Treaty Act (MBTA) of 1918, proposed activities shall take place outside of the breeding bird season (February 1 – August 15) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). If this seasonal restriction is not possible, a qualified biologist shall survey the area for nests or evidence of nesting (e.g., mated pairs, territorial defense, carrying of nesting material, transporting food, etc.) prior to the commencement of land-clearing activities. If nests or other evidence of nesting are observed, a protective buffer should be delineated and the entire area avoided to prevent</p> |                      | <p>which would result in alteration of ground surface.</p> <p>Silt fencing and/or other physical barriers must be in place prior to commencement of construction activities.</p> |                                  |

# Mitigation Monitoring and Reporting Program

| Mitigation Measure         | Mitigation Requirements and Timing   | Method of Monitoring   | Timing of Monitoring   | Party Responsible for Monitoring                     |
|----------------------------|--|--|--|--|
| <b>SBR-41<br/>(Bio-9b)</b> | <p>destruction or disturbance to nests until they are no longer active.</p> <p><b>Post Construction – Educational Program and Trail Sign Plan to Minimize Wildlife Mortality.</b></p> <p>To minimize the effect of the project on wildlife mortality, the applicant shall identify measures that can be taken by residents and public recreational users to avoid or minimize native wildlife mortality for the life of the project.</p> <p>The applicant shall post a bond or provide for alternate funding sufficient to cover the costs of an annual resident education program and associated literature, and for creating and placement of the specified Trail Sign Plan signage, and sign upkeep. The Trail Sign Plan, including proposed wording and location of signs, shall be prepared by the applicant. The Trail Sign Plan shall accompany all plans submitted for approval for project construction. Measures applicable to visitors shall be reflected in display materials to be incorporated into the public access trail improvements (trail head, public information kiosk). Measures applicable to residents shall be identified in materials to be distributed to all new owners. At a minimum, this element shall provide for the following requirements:</p> <ul style="list-style-type: none"> <li>• A presentation (accompanied by literature) to the home owner’s association by a qualified local biologist and/or local CDFG biologist/game warden every two years as long as there are occupied residences in the project area. Costs of implementing this measure shall be borne by the Home Owners Association. The presentation and literature shall discuss proactive measures that landowners can implement to reduce or avoid negative human/wildlife interactions, including, but not limited to: keeping cats and dogs in at night in order to reduce predation by them on native wildlife and to prevent them from being preyed upon by coyotes and mountain lions; leash requirements for dogs on hiking trails; measures to prevent domestic cats and dogs from roaming habitats outside the building envelopes; preventing domestic cats and dogs from reproducing and becoming feral; eliminating food sources and other</li> </ul> | <p>The applicant shall submit plans and material related to the residential education program and Trail Sign Plan to SBC P&amp;D (and its consulting biologist) for review and approval. P&amp;D (or its designated biologist) shall determine the amount of funding necessary for the implementation of the educational program and shall verify that funding has been committed.</p> | <p>Prior to Final Planning Approval for the public access improvements (parking area, picnic area and coast access trail).</p> | <p>P&amp;D staff and/or its consulting biologist</p> |

# Mitigation Monitoring and Reporting Program

| Mitigation Measure         | Mitigation Requirements and Timing  | Method of Monitoring          | Timing of Monitoring   | Party Responsible for Monitoring          |
|----------------------------|---|-------------------------------|--|---|
| <b>SBR-42<br/>(Bio-9b)</b> | <p>attractive nuisances to wildlife in and around building envelopes; measures for minimizing exposure to illnesses borne by mosquitoes, impacts of non-native aquatic and terrestrial plants and animals on native wildlife and habitats; prohibitions against release of non-native animals into open spaces and collecting of native wildlife, such as turtles, frogs, and snakes; education concerning snakes shall include a discussion of the benefits of these predators for rodent control, identification of harmless species, and the alternative of capturing and moving snakes to open space areas rather than killing them; the value of swallows, black phoebes, and other eave-nesting birds for insect control, and simple, proactive, non-invasive measures that can be implemented by landowners to prevent nesting by these species on residences and other structures; and other relevant topics. These topics shall also be included in the CC&amp;Rs for this project. Because it is foreseeable that new technologies and methods for accomplishing these goals will be developed during the life of the proposed project, the presentation and accompanying literature shall be updated prior to each presentation to prevent obsolescence of materials.</p> <ul style="list-style-type: none"> <li>• Biological resource protection signage shall be installed at trailheads and other open space access points. At a minimum, hiking and equestrian trails in the project area and Open Space Areas shall be posted with signs warning hikers that mountain lions, black bear, and coyotes inhabit these areas and that proper precautions with small children and dogs shall be taken to avoid interactions. The signs shall advise hikers that small children must be kept close to adults to protect them from mountain lions, dogs must be kept on leashes to protect them from coyotes, mountain lions and for the general protection of wildlife, and that collecting of native plants and animals is prohibited.</li> <li>• The applicant shall post a speed limit of 20 mph or less on all access roads.</li> </ul> | Review of program compliance. | Trail signs shall be posted prior to final building inspection clearance for the first residential | P&D staff and/or its consulting biologist |
|                            | <p><b>Implementation of Measures to Minimize Wildlife Mortality.</b></p> <p>The Homeowners Association in cooperation with the applicant</p>  |                               |  |   |

# Mitigation Monitoring and Reporting Program

| Mitigation Measure         | Mitigation Requirements and Timing  | Method of Monitoring   | Timing of Monitoring   | Party Responsible for Monitoring                                 |
|----------------------------|---|--|--|--|
| <b>SBR-43<br/>(Bio-9b)</b> | <p>will ensure the implementation of measures to minimize wildlife mortality as approved by SBC P&amp;D. These measures shall include a resident and visitor education program and implementation of the Trail Sign Plan as follows:</p> <ul style="list-style-type: none"> <li>• display materials targeted to visitors to be incorporated into the public access trail improvements (trail head, public information kiosk).</li> <li>• Approved informational materials for wildlife mortality reduction measures distributed to all new owners.</li> <li>• A presentation (accompanied by literature) to the home owner's association by a qualified local biologist and/or local CDFG biologist/game warden every two years as long as there are occupied residences in the project area. Costs of implementing this measure shall be borne by the Home Owners Association. The presentation and literature shall discuss proactive measures that landowners can implement to reduce or avoid negative human/wildlife interactions.</li> <li>• Biological resource protection signage installed at trailheads and other open space access points.</li> <li>• A speed limit of 20 mph or less to be enforced on all access roads.</li> </ul> | <p>Review and approval of CC&amp;Rs and documentation of funding source.</p> | <p>unit in the project.</p> <p>Program compliance shall be reviewed on bi-annual (twice/year) basis for a period of five (5) years after completion of all public access trails and related recreational facilities.</p> | <p>SBC P&amp;D or qualified biologist approved by the County</p> |
|                            | <p><b>CC&amp;Rs for the minimization of wildlife mortality</b></p> <p>Prohibitions or requirements for the minimization of wildlife mortality that would affect the home owners association or the activities of future owners and residents shall be incorporated into the CC&amp;Rs prepared for the project.</p> <ul style="list-style-type: none"> <li>• CC&amp;Rs for this development shall prohibit the use of rodenticides, pesticides, herbicides, and other chemicals and poisons toxic to wildlife outside the proposed building envelopes. Rodenticides are to be used only within building envelopes and snap traps or other mechanical control methods shall be emphasized over chemical control methods where feasible.</li> <li>• CC&amp;Rs for this development shall prohibit the introduction</li> </ul>   |  | <p>A copy of the CC&amp;Rs shall be submitted to P&amp;D for confirmation of this incorporation Prior to Final Planning Approval.</p>  |  |

# Mitigation Monitoring and Reporting Program

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| Mitigation Measure | Mitigation Requirements and Timing   | Method of Monitoring | Timing of Monitoring | Party Responsible for Monitoring |
|--------------------|--|----------------------|----------------------|----------------------------------|
|                    | of non-native plants and animals into aquatic and terrestrial habitats outside the building envelopes (e.g., placing non-native fish, bullfrogs, or turtles into the reservoir on the unnamed eastern tributary of Dos Pueblos Creek). |                      |                      |                                  |

# Mitigation Monitoring and Reporting Program

## HAZARDS AND HAZARDOUS MATERIALS

Mitigation Measures HM-1 through HM-6 will apply only upon the discovery of subsurface structures or contamination associated with past oil exploration activities. Alternative procedures established by the Fire Protection Division (FPD) under the Site Mitigation Unit-2 (SMU-2) program may be required by FPD.

| Mitigation Measure<br><b>SBR-44</b><br><b>(HM-1)</b> | Mitigation Requirements and Timing  | Method of Monitoring  | Timing of Monitoring   | Party Responsible for Monitoring |
|--|---|---|--|----------------------------------|
|  | <p><b>Assessment and Abandonment of Wells</b></p> <p>Based on the estimated nine oil exploration wells on or near the Alt 1B site whose approximate locations are shown in Final EIR Figure 9.5-1, the Applicant must conduct a survey identifying any subsurface structures with the potential to compromise structural and infrastructure integrity or pose a risk of exposure to hazardous materials or waste.</p>   | Approval of survey results by P&D and FPD.  | Prior to Final Planning<br>Approval for each affected lot    | FPD and P&D                      |
|  | <p>In the event any such subsurface structures are identified, the County Fire Prevention Division, Hazardous Materials Unit (FPD) shall be notified. Any improperly abandoned wells shall be abandoned to current standards, under the direction of DOGGR and the Santa Barbara Fire Prevention Division (FPD) in compliance with California Code of Regulations Title 14, Chapter 4 and the Public Resource Code, Section 3106. These requirements include the following:</p> <ul style="list-style-type: none"> <li>• File Notice of Intent to re-abandon well.</li> <li>• Excavate and expose several feet of well casing.</li> <li>• Perform hot tap – a method of drilling a hole into the casing under control in order to deal with possible pressure.</li> <li>• Install a wellhead and blow out prevention equipment.</li> <li>• Move drill rig into place. Drill out surface cement plug, if any, as well as any other cement plugs to reach a minimum clean-out as required by DOGGR.</li> <li>• Place cement plugs of varying lengths as required by DOGGR.</li> <li>• All portions of well not plugged with cement are to be filled with inert mud fluid having a density of 70 pounds per cubic foot and gel strength of 25 pounds per 100 square feet.</li> </ul> | Approval of well abandonment work plans by FPD, and completion of well abandonment activities if necessary. | Prior to approval of building permits for any affected lots. | FPD, DOGGR, and P&D              |

# Mitigation Monitoring and Reporting Program

| Mitigation Measure                          | Mitigation Requirements and Timing   | Method of Monitoring   | Timing of Monitoring   | Party Responsible for Monitoring |
|---|--|--|--|----------------------------------|
|   | <ul style="list-style-type: none"> <li>• Move out drill rig.</li> <li>• Cut off casing at least 5 feet below finished grade.</li> <li>• Weld a steel plate on top of the wellhead.</li> <li>• Backfill and compact excavation and clean up location.</li> <li>• Survey the center point of the buried well using GPS instrumentation.</li> <li>• Place a permanent survey mark at the surface, demarcating a buried, abandoned oil well.</li> <li>• Submit the re-abandonment record to DOGGR within 60 days upon completion of work.</li> </ul>   |  |  |                                  |
| <b><u>SBR-45</u></b><br><b>(HM-2, HM-3)</b> | <p><b>Assessment of Contaminated Soils</b></p> <p>In the event that the potential for contaminated soils is identified in the work performed in Mitigation Measure HM-1, the Applicant must conduct a further survey which assesses soils at or near the surface in the proposed residential and infrastructure developed areas, as required by the FPD.</p> <p>The site soil assessment shall incorporate requirements to fully characterize the specific hydrocarbon compounds contained in crude oil or oil-derived products, inorganic metals and pesticides.</p> <p>Decisions regarding future remediation requirements for the residential areas shall be based on a screening level human health and ecological risk evaluation. Depending on the results of the screening level risk assessments, more detailed quantitative risk assessments may be required by FPD as described in the Santa Barbara County Fire Department, Fire Prevention Division, Leaking Underground Fuel Tank and Site Mitigation Unit Manual (January 2007), as necessary. If required, additional work will include preparation and implementation of a Phase II Environmental Site Assessment, with FPD oversight.</p> | <p>The applicant shall submit a workplan for the soil assessment for approval by FPD prior to commencement of the soil sampling. Results of the soil survey shall be reviewed and a determination made by FPD and P&amp;D regarding the need for any subsequent work</p> | <p>Prior to issuance of a building permit for any affected lot</p> | <p>FPD and P&amp;D</p>           |
| <b><u>SBR-46</u></b>                        | <p><b>Preparation of Remedial Action Plans (RAPs)</b></p> <p>In the event that contaminated soils are encountered and identified</p>   | <p>The site Remedial Action Plan</p>   | <p>Prior to issuance of a building</p>                             | <p>FPD</p>                       |

# Mitigation Monitoring and Reporting Program

| Mitigation Measure (HM-4) | Mitigation Requirements and Timing  | Method of Monitoring   | Timing of Monitoring                | Party Responsible for Monitoring |
|---------------------------|---|--|-------------------------------------|----------------------------------|
| <b>SBR-47 (HM-5)</b>      | <p>through Mitigation Measures HM-2 and HM-3, Site RAPs shall be developed. Upon FPD concurrence with the recommendations presented in the Phase II ESAs, remedial action plans shall be prepared for submittal to the FPD. The remedial action plans will include the following:</p> <ul style="list-style-type: none"> <li>• Determine remediation goals and cleanup criteria.</li> <li>• Evaluate corrective action alternatives. Compare the effectiveness, feasibility, and cost benefit of each alternative. The remedial action plans shall take into account existing and proposed uses of the residential development and open space areas.</li> <li>• Identify preferred alternative with consideration of protection of resources. Remediation may include but is not limited to free product removal, soil excavation, onsite treatment, offsite disposal and or treatment, in-situ soil treatment, in-situ or ex-situ groundwater treatment and/or disposal and natural attenuation. Requirements of remedial actions are outlined in the Santa Barbara County LUFT guidance (January 2007).</li> <li>• A detailed description of the vehicle access points and haul-out routes for remedial activities; remediation methods and procedures; mitigation of dust; minimization or avoidance of disturbance to sensitive ecosystems; and verification soil sampling and analysis. Included in the discussion shall be information on disposal sites, transport and disposal methods, as well as recordkeeping methods for documenting remediation, regulatory compliance, and health and safety programs for onsite workers.</li> <li>• Procedures for removal of oil development equipment and debris.</li> <li>• Remedial actions must include a 30-day comment period.</li> </ul> <p><b>Implementation of Site Remedial Action Plans (RAPS)</b></p> <p>If necessary, and once approved by the FPD, the RAPs shall be implemented as required. Implementation of remediation scenarios include, at a minimum, the following:</p> <ul style="list-style-type: none"> <li>• Maintain buffer zones around areas containing soils impacted by remnant crude oil, petroleum products, or other hazardous substances (e.g., residual pesticides above regulatory action</li> </ul> | <p>(RAP) shall shall be reviewed by FPD to ensure compliance with the requirements of the Phase II ESA</p> | <p>permit for any affected lot.</p> | <p>FPD</p>                       |



# Mitigation Monitoring and Reporting Program

| Mitigation Measure       | Mitigation Requirements and Timing   | Method of Monitoring  | Timing of Monitoring   | Party Responsible for Monitoring |
|--------------------------|--|---|--|----------------------------------|
|                          | <p>levels). Fencing shall be constructed in areas that present a health risk and signage shall be posted identifying restricted areas.</p> <ul style="list-style-type: none"> <li>• Remove soils at or near the surface that exceed the applicable cleanup criteria. Regrade and vegetate the disturbed areas consistent with the proposed future use of the disturbed site.</li> <li>• Remove oil field debris.</li> <li>• Maintain GIS coordinates of all areas assessed and/or remediated for future use in the event more stringent cleanup standards are promulgated.</li> </ul>  | ensure proper performance.  |  |                                  |
| <b>SBR-48<br/>(HM-6)</b> | <p><b>Soil Management Plan</b></p> <p>If necessary as part of a RAP, a Soil Management Plan for the proposed development envelopes shall be developed and implemented. The objective of the Soil Management Plan is to provide guidance for the proper handling, onsite management, and disposal of impacted soil that may be encountered during construction activities (i.e., excavation and grading).</p> <p>The plan shall include practices that are consistent with the California Title 8, Occupational Safety and Health Administration (Cal-OSHA) regulations, as well as FPD remediation standards that are protective of the planned use.</p> <p>The Soil Management Plan will require appropriately trained professionals to be onsite during preparation, grading, and related earthwork activities to monitor soil conditions encountered. In order to confirm the absence or presence of hazardous substances associated with former land use, a sampling strategy shall be implemented. The sampling strategy shall include procedures regarding logging/sampling and laboratory analyses. The Soil Management Plan will outline guidelines for the following:</p> <ul style="list-style-type: none"> <li>• Identifying impacted soil</li> <li>• Assessing impacted soil</li> <li>• Soil excavation</li> <li>• Impacted soil storage</li> <li>• Verification sampling</li> </ul> | The Soil Management Plan shall be reviewed and approved by FPD prior to implementation. | Prior to issuance of any building permits for lots where remediation is required | FPD and P&D                      |

# Mitigation Monitoring and Reporting Program

| Mitigation Measure                           | Mitigation Requirements and Timing  | Method of Monitoring   | Timing of Monitoring  | Party Responsible for Monitoring |
|--|---|--|---|----------------------------------|
|  | <ul style="list-style-type: none"> <li>Impacted soil characterization and disposal</li> </ul> <p>In the event that potentially contaminated soils are encountered within the footprint of construction, soils will be tested and stockpiled. FPD will determine whether further assessment is warranted. The FPD shall determine and oversee the handling and disposal of impacted soils.</p> |  |   |                                  |
| <b><u>SBR-49</u></b><br><b><u>(HM-7)</u></b> | <p><b>Response to Unexpected Subsurface Structures during Construction</b></p> <p>In the event that any unexpected wells or piping are encountered during normal grading operations, all grading operations shall cease until DOGGR and the FPD have been notified and appropriate actions have been taken.</p>   | After notification, the removal and abandonment of subsurface structures and wells shall be monitored and inspected as required by DOGGR and FPD   | During grading and construction   | DOGGR and FPD                    |
| <b><u>SBR-50</u></b><br><b><u>(HM-8)</u></b> | <p><b>Hazardous Material Storage, Handling, and Use</b></p> <p>In the event that generation, storage, handling, or use of hazardous materials within the provisions of the California Code of Regulations (CCRs) Title 22 or Title 23 occurs onsite, the applicant shall comply with the regulations and implement the appropriate plan, permit, and/or program.</p>                          | <p>The applicant shall submit the necessary hazardous material storage application to FPD for review and approval.</p> <p>The FPD will monitor as specified in the appropriate plan, permit or program</p> | <p>The plan shall be approved prior to final building inspection clearance of the affected lots.</p> <p>The plan shall be updated annually and monitoring shall be conducted as required.</p> | FPD                              |

# Mitigation Monitoring and Reporting Program

## AGRICULTURE

| Mitigation Measure                            | Mitigation Requirements and Timing  | Method of Monitoring  | Timing of Monitoring   | Party Responsible for Monitoring |
|---|---|---|--|----------------------------------|
| <p><b><u>SBR-51</u></b><br/><b>(AG-1)</b></p> | <p><b>Agricultural Conservation Easement and Implementation</b></p> <p>In order to implement the Agricultural Conservation Easement (ACE) as proposed and to ensure continued and improved agricultural production within the project and land uses compatible with agricultural uses, the applicant shall record an easement over the designated ACE areas totaling approximately 2,684 (Alternative 1B) acres to the Land Trust for Santa Barbara County or a similar not for profit entity to the satisfaction of the Department of Planning and Development. The easement shall provide for the continuation and expansion of agricultural uses with oversight by the Land Trust. In addition to the ACE, CC&amp;Rs shall be recorded with each lot, which address and identifies allowable uses and restrictions related to the development and continuation of agricultural uses within ACE areas. The County of Santa Barbara shall have the right to approve any amendments to the CC&amp;Rs. The CC&amp;Rs shall address each of the following items related to agricultural uses:</p> <ul style="list-style-type: none"> <li>• Development envelope for each lot, with the requirement that all buildings and structures, except those related to agricultural uses, be located within the development envelope</li> <li>• Development envelope shall be adjusted to a minimum 100-foot buffer between all residential structures and adjacent agriculturally zoned land.</li> <li>• No development of non-productive agricultural uses such as horse operations within the ACE</li> <li>• No construction of improvements within the ACE area except for agricultural purposes</li> <li>• No removal of trees within the ACE area, except for legitimate agricultural purposes</li> <li>• No construction of large scale greenhouses, consistent with the requirements in the Naples Town Site district ordinance (Section 35.xxx4 6.)</li> <li>• No other conditionally-permitted use on site, except for those uses</li> </ul> | <p>The easement identifying the ACE areas for each residential lot and the CC&amp;Rs for the ACE shall be prepared by the applicant and submitted for approval.</p> <p>The easement shall be recorded with the final map or deed accompanying the sale of each residential lot.</p> | <p>Prior to Final Planning Approval for any aspect of the Final Development Plans</p> <p>Prior to or concurrent with the sale of the first new residential lot within the project.</p> | <p>SB P&amp;D</p>                |

# Mitigation Monitoring and Reporting Program

| Mitigation Measure                    | Mitigation Requirements and Timing   | Method of Monitoring  | Timing of Monitoring   | Party Responsible for Monitoring |
|---------------------------------------|--|---|--|----------------------------------|
|                                       | <p>associated directly with agriculture</p> <p>The protection of land within the ACE, used in lieu of paying Williamson Act contract cancellation fees, does not qualify as mitigation for the conversion of agricultural land to urban use.</p>   |   |  |                                  |
| <b><u>SBR-52</u></b><br><b>(AG-2)</b> | <p><b>Agricultural Fencing</b></p> <p>In order to protect agricultural operations from encroaching development, agricultural fencing shall be installed along the boundaries of development envelopes shown on the project plans, where the development envelope would be contiguous to agricultural operations. Agricultural fencing shall be designed, installed and maintained to protect agricultural land from residential intrusion for the life of the project. Agricultural fencing shall be subject to design review and approval, consistent with the requirements of the NTS ordinance. Agricultural fencing design shall also take into consideration potential effects on biological resources, and shall not obstruct wildlife movement.</p>   | <p>The applicant shall submit three (3) building and/or landscape plans depicting fence designs for review and approval by P&amp;D</p> <p>Post installation, fencing shall be inspected and photo documented.</p> | <p>Fencing plans or waivers to be submitted prior to approval of site or building plans.</p> <p>Fencing to be installed prior to final building inspection clearance</p> | SB P&D                           |
| <b><u>SBR-53</u></b><br><b>(AG-3)</b> | <p><b>Buyer Notification</b></p> <p>The following buyer notification shall be recorded on a separate information sheet with the final map or deed accompanying the sale of each residential lot:</p> <p style="text-align: center;"><b><i>IMPORTANT: BUYER NOTIFICATION</i></b></p> <p><i>This property is located adjacent to property zoned for agriculture and is located in an area that has been planned for agricultural uses. The County of Santa Barbara has determined that it is in the public interest to preserve agricultural land and operations within the County of Santa Barbara and to specifically protect these lands for exclusive agricultural use. Through enactment of an ordinance adding Section 3-23, Article V to Chapter 3 of the County Code, any inconvenience or discomfort from properly conducted agricultural operations, including noise, odors, dust, and chemicals, will not be deemed a nuisance.</i></p> | Information to be recorded with the final map or deed accompanying the sale of each residential lot.  | Prior to sale of residential lot   | Applicant or owner of record     |

# Mitigation Monitoring and Reporting Program

## VISUAL RESOURCES

| Mitigation Measure                             | Mitigation Requirements and Timing  | Method of Monitoring   | Timing of Monitoring   | Party Responsible for Monitoring   |
|--|---|--|--|--|
| <p><b><u>SBR-54</u></b><br/><b>(VIS-1)</b></p> | <p><b>Design Guidelines</b></p> <p>The current Design Guidelines for Santa Barbara Ranch are Draft 4.0, dated May 29, 2008 (including an Addendum dated June 30, 2008). This version, or a subsequent update approved by Planning and Development, will apply to the project.</p> <p>All development shall substantially conform to the geographic location, physical configuration, design attributes, and overall layout of all structures, road, utilities and physical alternations shown and described in the Exhibits referenced in the Project Description. The Applicant shall submit architectural drawings of the Project and obtain Preliminary and Final Approval by the Central Board of Architectural Review (“CBAR”) as a condition prerequisite to obtaining Final Planning Approval.</p> <p>The amended Design Guidelines shall be used as the basis for completing Preliminary and Final Design Review approval for the Project. In particular, the site and architectural design of buildings proposed on Lots 51, 104, 105, 107A, 108, 134, 135, 185, 210 and 215, shall be scrutinized in conjunction with Preliminary and Final Design Review by the BAR. In specific regard to Lots 51, 107A, 134, 135 and 215, every reasonable measure shall be taken to avoid (if feasible) or minimize (if not feasible) the silhouetting of structures into the skyline. Such measures include, but are not necessarily limited to, lowering of structure height, reduction of grade elevations, contouring of the site, relocation of development envelopes, use of landscaping, or any combination thereof. In regard to Lots 104, 105, 108, 185 and 210, every reasonable measure shall be taken to further diminish the visibility of development by application of the Design Guidelines and introduction of foreground landscaping.</p> | <p>Copies of the Amended Design Guidelines and Matrix shall be submitted to P&amp;D and the CBAR for review and approval prior to Final Design Review.</p> <p>CBAR and P&amp;D to confirm compliance with Design Guidelines and Planning Commission direction</p> <p>The applicant/owner shall enter into an agreement with SB P&amp;D to install required landscaping and water-conserving irrigation systems and maintain required landscaping for the life of the project.</p> <p>Photo documentation that landscape and irrigation has been installed as required.</p> | <p>Prior to Final Planning Approval for each lot</p> <p>Prior to Final Planning Approval for applicable lots</p> <p>Prior to issuance of building permits for individual residences.</p> <p>Prior to final building inspection clearance and release of performance security</p> | <p>SB P&amp;D. CBAR review and approval of amended Design Guidelines and Prototype Matrix.</p> <p>CBAR and P&amp;D</p> <p>P&amp;D</p> <p>P&amp;D</p> |
| <p><b><u>SBR-55</u></b><br/><b>(VIS-2)</b></p> | <p><b>Windrow Maintenance</b></p> <p>To minimize visual impacts of development to travelers, recreational users, the project landscaping plans shall include a component addressing maintenance and improvements to existing windrow plantings.</p> <p>Specifically, the landscaping plans must address the following windrow maintenance issues:</p>   | <p>Copies of landscape plans and specifications shall be submitted and approved.</p>   | <p>Prior to Final Planning Approval for any aspect of the Final Development Plans</p>  | <p>P&amp;D</p>   |

# Mitigation Monitoring and Reporting Program

| Mitigation Measure                      | Mitigation Requirements and Timing   | Method of Monitoring  | Timing of Monitoring   | Party Responsible for Monitoring |
|---|--|---|--|----------------------------------|
|   | <ul style="list-style-type: none"> <li>• Maintenance needs to address thinning and pruning of mature eucalyptus trees for safety purposes</li> <li>• The provision of successional vegetation to maintain age diversity in the eucalyptus windrows or other means to provide an understory as windrow trees age and grow taller</li> <li>• Additional plantings or enhancements for the eastern cypress windrow that partially blocks views from Highway 101</li> </ul> <p>Plans and procedures to address these issues shall be incorporated into final landscaping plans submitted to the Planning and Development Department.</p>   |   |  |                                  |
| <b><u>SBR-56</u></b><br><b>(VIS -3)</b> | <p><b>Coastal Access Structure</b></p> <p>The Coastal Beach Access component of the project has been deleted, and an alternative vertical beach access is proposed on nearby property (Las Varas Ranch). In the event that the Las Versa Ranch spur and beach access implemented the beach access originally proposed in Santa Barbara Ranch would then be implemented shall apply.</p> <p>In the event that beach access at Santa Barbara Ranch is reconsidered, the following mitigation would apply: To minimize impacts to visual resources by the proposed beach access stairway/viewing platform the structure material colors and texture selected shall be selected to blend with adjacent coastal bluffs, as shown in the photo simulations. The particular color and treatment proposed shall be subject to BAR approval. This measure addresses impact Vis-7.</p> <p>The County will ensure that muted tones will be selected and approved by the BAR prior to issuance of the CDP, and Permit Compliance staff shall inspect materials and construction as necessary to document compliance with this condition.</p> | <p>Color boards for the coastal access structure shall be submitted for review and approval.</p> <p>Installation shall be monitored to ensure compliance with approved color boards</p> | <p>Prior to issuance of final CDP for the stairway/viewing platform</p> <p>During construction</p> | SB P&D and BAR                   |
| <b><u>SBR-57</u></b><br><b>(VIS-4)</b>  | <p><b>Lighting</b></p> <p>The Santa Barbara Ranch Design Guidelines, Addendum dated June 30, 2008, prepared for the Alternative 1B proposal include lighting specifications to minimize lighting and glare from the project.</p>   | Final lighting plans will be prepared and reviewed to ensure compliance with the Design Guidelines and  | Prior to Final Planning Approval for any aspect of an approved Final                               | SB P&D and BAR<br>P&D to monitor |

# Mitigation Monitoring and Reporting Program

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| Mitigation Measure        | Mitigation Requirements and Timing   | Method of Monitoring  | Timing of Monitoring                                 | Party Responsible for Monitoring                |
|---------------------------|--|---|--|---|
| <b>SBR-58<br/>(VIS-5)</b> | <p>Measures included in these guidelines include:</p> <ul style="list-style-type: none"> <li>• Light spill beyond the homesite is not allowed and exterior lights should be shielded to prevent light spillage.</li> <li>• Exterior light fixtures shall direct light downward from buildings, trees and stake mounts and be of the full cut-off type with the light source hidden from view.</li> <li>• Lamps shall be of low intensity. Any glare should be minimized as much as practical.</li> <li>• Up-lighting and flood lighting are not permitted.</li> <li>• High efficacy, energy efficient lamps should be used to the greatest extent feasible.</li> <li>• Exterior Lighting shall meet or exceed the U. S. Green Building Council, SS Credit 8, LZ1, Dark Standard for Park and Rural Settings.</li> </ul> <p><b>Sound Walls and Perimeter Structures</b></p> <p>In the event that any homeowner proposes to install any sound walls and perimeter structures for individual lots, the homeowner shall be subject to design review and approval. Such walls and structures shall be prohibited in areas that would obstruct public views toward the ocean or mountains, including views from Highway 101, the railroad, and public trails.</p> <p>The plans shall include the height, location, and design of proposed sound walls and perimeter structures.</p> <p>As part of the approval process SB P&amp;D will ensure that any plans for sound walls or other perimeter structures do not obstruct public views.</p> | with the NTSD ordinance requirements.   | Development Plan,<br><br>During construction         | installation as part of construction monitoring |
|                           |  | Building and landscape plans shall be submitted by the applicant for review and approval. | Prior to Final Planning Approval for an affected lot | P&D and CBAR                                    |

# Mitigation Monitoring and Reporting Program

**RECREATION**

| Mitigation Measure                             | Mitigation Requirements and Timing  | Method of Monitoring   | Timing of Monitoring   | Party Responsible for Monitoring       |
|--|---|--|--|--|
| <p><b><u>SBR-59</u></b><br/><b>(REC-1)</b></p> | <p><b>New Coastal Trail and De Anza Trail</b></p> <p>The trail and beach access on Santa Barbara Ranch project has been deleted from the project, and an alternative vertical beach access is proposed for nearby property (Las Varas Ranch). In the event that Las Varas Ranch spur and beach access are not implemented the following coordination shall be initiated: The applicant shall submit a design that maintains the Coast Trail segment on the property along the south side of Highway 101 in a manner that is acceptable to the Santa Barbara County Parks and Planning and Development Departments. In the event it is not feasible to locate the Coast Trail entirely south of the highway, an alternate alignment acceptable to both Parks and Recreation and P&amp;D shall be developed.</p> <p>(For illustration of Las Varas Ranch spur and beach access, see Exhibit 15 of the Planning Commission Staff Report, hearing date August 20, 2008)</p> | <p>The applicant shall provide revised trail design plans for review and approval by P&amp;D and by the Parks and Recreation Department.</p> <p>The applicant shall provide revised trail design plans for review and approval.</p> <p>Post-construction the Coast Trail shall be photo-documented and inspected to ensure compliance with approved trail plans.</p> | <p>Prior to Final Planning Approval for construction of the Coast Trail and public access trails and facilities</p> <p>Prior to issuance of CDP for construction of the Coast Trail and public access trails and facilities</p> <p>Prior to final inspection clearance for any residential unit south of Highway 101</p> | <p>SB Parks Department and P&amp;D</p> |



# Mitigation Monitoring and Reporting Program

## CULTURAL RESOURCES

| Mitigation Measure                                  | Mitigation Requirements and Timing  | Method of Monitoring   | Timing of Monitoring  | Party Responsible for Monitoring   |
|---|---|--|---|--|
| <p><b><u>SBR-60</u></b><br/><b>(Cultural-1)</b></p> | <p><b>Incorporate Measures to Avoid and Minimize Impacts to Significant Cultural Resources.</b></p> <p>The following measures will be implemented by the applicant in order to avoid and further reduce impacts to SBA-78 and -79:</p> <ul style="list-style-type: none"> <li>• Development on Lot DP-15 will be relocated east, such that the development envelope of the proposed residence lies directly adjacent to the existing farm road on the border of DP-15. This relocated development envelope will ensure that construction is sited in a location where archaeological testing by Haley et al. (1979) confirmed a lack of intact archaeological deposits.</li> <li>• The development envelopes on Lots DP-15 and DP-20 will be reduced from approximately 4 acres to approximately 2 acres in order to ensure that impact areas are reduced and that construction is sited in locations where there are minimal archeological deposits, as confirmed by archaeological testing (Haley et al. 1979), survey (King and Gamble, 1979), and supplemental surface inspection by URS archaeologists in April 2008.</li> <li>• Development on Lot DP-16 will, to the extent reasonably feasible, be restricted to within the disturbed footprint of the existing home site (i.e., the outer perimeter of buildings and surrounding surface modifications) in order to minimize the possibility that construction will impact dense archaeological deposits mapped by King and Gamble (1979) and inspected by URS archaeologists in April 2008.</li> <li>• All buried utilities on Lots DP-15, -16, and -20 will be co-located to the extent allowed by the County's Building Code in order to reduce the potential for disturbance of any archeological deposits.</li> <li>• Development proposed within 100 feet of a recorded archeological site will employ appropriate construction design to minimize the depth and volume of subsurface excavation to minimize the potential for impact. Design techniques could include the use of pier and beam foundations or footings, instead of a basement design, or, where appropriate, the use of a slab foundation.</li> <li>• With regard to any development within the areas of CA-SBA-78 and</li> </ul> | <p>Plans prepared by applicant showing all details of the development consistent with the required measures for SBA-78 and SBA-79 shall be submitted, reviewed and approved. A County approved archeologist shall compare the plans with all relevant archaeological reports</p> <p>County approved archaeologist shall conduct field checks to confirm compliance</p> | <p>Prior to Final Planning Approval for lots within proximity of CA-SBA-78 and CA-SBA-79</p> <p>During construction as necessary.</p> | <p>SBC P&amp;D and a County approved archaeologist shall be part of the review process.</p> <p>P&amp;D and County approved archaeologist</p> |

# Mitigation Monitoring and Reporting Program

| Mitigation Measure             | Mitigation Requirements and Timing   | Method of Monitoring  | Timing of Monitoring   | Party Responsible for Monitoring                                    |
|--------------------------------|--|---|--|---|
| <b>SBR-61<br/>(Cultural-2)</b> | <p>CA-SBA-79, construction plans will be designed to minimize the amount of land in archaeological deposits that would be cut as part of cut and fill for construction pads.</p> <p>The location of all developments consistent with this mitigation measure shall be shown on site plans for each applicable CDP and on grading plans.</p> <p><b>Cultural Resource Program Plan (CRPP).</b></p> <p>Construction of residential development and infrastructure associated with proposed lots DP-16 and DP-20 would directly impact site CA-SBA-78, the historic Chumash Village of <i>Mikiw</i> and development of DP-15 could affect CA-SBA-79, an unnamed habitation site north of <i>Mikiw</i>. In addition, development outside of recorded site boundaries could result in unanticipated discoveries on both Dos Pueblos Ranch and Santa Barbara Ranch. Because the project would be developed over an indefinite timeframe and by multiple applicants, a County-approved Cultural Resource Program Plan for the entire Alternative 1B project shall be prepared to provide an overall framework to ensure that all subsequent site-specific investigations and mitigations are conducted consistently. Site-specific plans would “tier” off the CRPP.</p> <p>The Cultural Resource Program Plan (CRPP) shall: (i) be prepared by a County-approved archaeologist, at the sole expense of project applicant; and (ii) be submitted to and approved by P&amp;D prior issuance of any permit or the granting of zoning clearance for any aspect of the project.</p> <p>Project development is likely to occur at different times and by different parties. As a result, it is essential that all cultural resource investigations regardless of location and applicant be compatible in order to ensure that data are recovered, analyzed, and reported consistently. Therefore, the CRPP shall be comprehensive in scope and design and shall be used to guide all investigations regardless of location or time. As noted above, the CRPP will provide an overall framework (prepared at the onset of project development) that would be refined as needed to plan and conduct site-specific investigations in different parts of the project area (e.g., in different lots). The CRPP shall be consistent with the County of Santa Barbara’s Archaeological Guidelines and embody appropriate technical advice and guidance provided by California Office of Historic Preservation technical</p> | <p>The Cultural Resource Program Plan (CRPP) shall: (i) be prepared by a County-approved archaeologist and submitted for approval.</p> <p>Upon approval of the CRPP each site-specific testing plan prepared by the applicant as part of the CRPP shall be documented and submitted for review both as a draft and final technical report</p> | <p>Prior to Final Planning Approval for lots within proximity of CA-SBA-78 and CA-SBA-79</p> | <p>P&amp;D in consultation with a County-approved archaeologist</p> |

# Mitigation Monitoring and Reporting Program

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| Mitigation Measure | Mitigation Requirements and Timing   | Method of Monitoring | Timing of Monitoring | Party Responsible for Monitoring |
|--------------------|--|----------------------|----------------------|----------------------------------|
|                    | <p>publications (<a href="http://ohp.parks.ca.gov/?page_id=1069">http://ohp.parks.ca.gov/?page_id=1069</a>) and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation, as amended and annotated (<a href="http://www.nps.gov/history/local-law/arch_stnds_0.htm">http://www.nps.gov/history/local-law/arch_stnds_0.htm</a>).</p> <p>The CRPP shall include, but is not necessarily limited to the following:</p> <ul style="list-style-type: none"> <li>a) <b>Program Research Design.</b> The Program Research Design shall be compatible in scope and detail with research designs and results of other major archaeological research programs conducted in the Santa Barbara region and elsewhere along the California coast, such as the Chevron Pt. Arguello Cultural Management Program (Erlandson 1993, 1994; Woodman et al. 1991). The Program Research Design shall specify relevant research topics and research questions; research goals, sampling procedures and field and laboratory methods that would guide site-specific testing and data recovery, archaeological investigations within the project area, including those associated with SBR-57 - unanticipated discoveries (reference Alternative 1B - Mitigation Measure Cultural 6). Site-specific research will "tier" off the Program Research Design.</li> <li>b) <b>Programmatic Testing Plan.</b> Although SBA-78 and -79 are considered significant based on previous investigations, additional testing is required to ensure that sufficient data are collected to characterize the nature and extent of previous disturbance and the density, diversity and horizontal and vertical distribution of cultural materials within lots and other areas proposed for grading, trenching and other ground disturbance, as would be identified on project grading plans, utility plans, irrigation plans, and landscaping plans.</li> </ul> <p>The Programmatic Testing Plan shall identify procedures that would be refined as needed by subsequent site-specific testing plans to reflect differences between proposed developments in different parts of the sites. For example, limited archaeological testing in DP-15 shall be required to fully define the boundaries of the highly disturbed area known as Locus 2 (Haley et al. 1979) in order to determine how and to what extent the proposed development can avoid impacts to relatively intact archaeological deposits within CA-SBA-79. In contrast, testing within DP-20 in CA-SBA-78 would focus on characterizing the deposit in order to finalize any data recovery plans that may be needed</p> |                      |                      |                                  |

# Mitigation Monitoring and Reporting Program

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| Mitigation Measure | Mitigation Requirements and Timing  | Method of Monitoring | Timing of Monitoring | Party Responsible for Monitoring |
|--------------------|---|----------------------|----------------------|----------------------------------|
|                    | <p>to adequately mitigate impacts. Field methods in each of these two lots would likely vary to some degree. The Programmatic Testing Plan shall be sufficiently comprehensive to address such differences.</p> <p>The Programmatic Testing Plan shall address, among other standard topics, excavation strategies, protocols and specifications; methods and techniques for the collection, identification, analysis, and interpretation of recovered archaeological and ecological remains; cataloguing requirements; reporting requirements; and curation.</p> <p>To test areas known to contain significant archaeological deposits, the Programmatic Testing Plan shall specify that site-specific testing plans shall include surface collections across the site and controlled hand excavated test excavation units (TEUs) spaced no greater than every 20 m (400 m<sup>2</sup>) within the area of potential disturbance (e.g., all areas within development envelopes, utility trench locations, access roads). Additional units may be required if features or concentrations of cultural materials are discovered. Typical TEUs in testing plans measure 1 x 1 m in size and are excavated in 10 cm levels, although larger units (e.g., 2 x 2 m) may be appropriate in areas characterized by very low artifact densities. TEUs may be augmented by shovel test pits (STPs) or other appropriate procedures. The Programmatic Testing Plan shall identify the appropriate use of various field methods and techniques. All excavated materials shall be screened through 1/8-inch mesh to recover artifacts and ecofacts and all excavations shall be observed by a local Native American monitor. Column samples may be required in all moderate to high density deposits and screened through finer mesh screen. The Programmatic Testing Plan (or the Programmatic Research design) shall also address other special samples and laboratory and analytical methods and techniques including, but not limited to, collection and analysis of radiocarbon samples, floatation samples, soil samples, residue and use samples, etc.</p> <p>The testing approach described above includes a probabilistic sampling plan designed to collect a systematic sample that would be used to develop unbiased estimates of descriptive population parameters, that is, the numbers and kinds of cultural materials within the target population (i.e., the project's area of impact). The Programmatic Testing Plan shall require that site-specific testing programs analyze recovered artifacts to develop population estimates with standard quantitative and qualitative measures and, to the extent</p> |                      |                      |                                  |

# Mitigation Monitoring and Reporting Program

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| Mitigation Measure | Mitigation Requirements and Timing   | Method of Monitoring | Timing of Monitoring | Party Responsible for Monitoring |
|--------------------|--|----------------------|----------------------|----------------------------------|
|                    | <p>the data allow, use those estimates to develop a data recovery sampling plan that would recover, analyze and document a representative sample of the target population (note: small sample sizes may preclude reliable quantitative population estimates). In addition, the Programmatic Testing Plan shall require that site-specific testing programs analyze recovered artifacts to identify spatial patterning that may reflect prehistoric behavior. If important patterns are identified, then they should be investigated with purposive (judgmental) sampling techniques during subsequent data recovery programs.</p> <p>Each site-specific testing plan shall be documented in a draft and final technical report reviewed and approved by P&amp;D in consultation with a County-approved archaeologist. If the findings support the need for data recovery, then the report shall conclude with a recommended Phase III data recovery plan.</p> <p>In accordance with County Archaeological Guidelines, the final testing report, archaeological collections, artifact catalogs, field notes, field maps, and photographs shall be curated at the applicant(s) expense at the UCSB Repository for Archaeological Collections, or other local curation facilities that meet standards established by the California Department of Parks and Recreation (1993).</p> <p>c) <b>Programmatic Data Recovery Plan.</b> Site-specific testing results may indicate that additional data recovery investigations are necessary to adequately mitigate project impacts. These investigations may include more intensive analysis of materials excavated during testing as well as additional excavations to recover, analyze and document a representative sample of the deposits, pursuant to the CRPP, and wholly funded by the applicant. To assist the development of site-specific data recovery programs, the CRPP shall include a Programmatic Data Recovery Plan that identifies, among other topics, standard procedures and guidelines for determining sampling intensity and data recovery methods based on testing results and the project's grading plan, utility plan, irrigation and landscaping plan, and any other plan that delineates areas of project disturbance.</p> <p>d) <b>Response Plan for Unanticipated Discoveries</b> Incorporated herein as SBR 56 (reference Alternative 1B Mitigation Measure Cultural-5). The CRPP shall specify standard procedures for recording, evaluating and mitigating unanticipated discoveries.</p> |                      |                      |                                  |

# Mitigation Monitoring and Reporting Program

| Mitigation Measure             | Mitigation Requirements and Timing  | Method of Monitoring  | Timing of Monitoring  | Party Responsible for Monitoring                          |
|--------------------------------|---|---|---|---|
| <b>SBR-62<br/>(Cultural-3)</b> | <p>e) <b>Qualifications and Organization of Construction Monitoring Personnel.</b> The CRPP shall define the qualifications, roles, responsibilities, and typical organization of construction monitoring personnel.</p>  |   |   |   |
|                                | <p>f) <b>Response Plan for Unanticipated Discovery of Human Remains</b> Incorporated herein as SBR 58 (see Alternative 1B Mitigation Measure Cultural-7). The CRPP shall specify standard procedures for recording and treating human remains in accordance with applicable laws, regulations and guidelines. In-place preservation and protection from further disturbance shall always be the preferred approach. The Response Plan shall specify all parties to be notified including, but not limited to, appropriate Native American representatives, the Coroner, P&amp;D, the project archaeologist, appropriate construction personnel and the applicant.</p>                                 |   |   |   |
|                                | <p>g) <b>Reporting and Documentation Requirements.</b> All plans shall be prepared in a manner consistent with professional standards (e.g., California OHP's <i>Guidelines for Archaeological Research Designs</i>, County of Santa Barbara Archeological Guidelines) and submitted to the County for review and approval prior to implementation Further, all cultural resource investigations shall be documented in high quality technical reports that meet professional standards (e.g., OHP's <i>Archaeological Resource Management Reports: Recommended Contents and Format, Secretary of the Interior's Standards and Guidelines</i>, County of Santa Barbara Archeological Guidelines).</p> |   |   |   |
|                                | <p>h) <b>Curation Requirements and Agreements.</b> The CRPP shall state that, pursuant to County Archaeological Guidelines, archaeological collections, final reports, field notes, and other standard documentation collected project implementation shall be permanently curated at the UCSB Repository for Archaeological Collections, or any other curation facility in Santa Barbara County that meets <i>Guidelines for the Curation of Archeological Collections</i> (California Department of Parks and Recreation 1993).</p>   |   |   |   |
|                                | <p><b><u>Cultural Resource Mitigation Plan, CA-SBA-78.</u></b></p> <p>Construction at proposed lots DP-16 and DP-20 and construction of infrastructure outside those lots could directly impact site CA-SBA-78, the historic Chumash village of <i>Mikiw</i>. A Cultural Resource Mitigation Plan for</p>   | <p>The Cultural Resource Mitigation Plan for CA-SBA-78 shall be prepared by a County-approved</p> | <p>The Cultural Resource Mitigation Plan shall be approved Prior to Final</p> | <p>SBC P&amp;D in consultation with a County-approved</p> |

# Mitigation Monitoring and Reporting Program

## Mitigation Measure

### Mitigation Requirements and Timing

CA-SBA-78 shall be prepared and implemented by a qualified archaeologist, meeting professional standards and with demonstrable local experience. The Cultural Resource Mitigation Plan shall contain the components described as follows and shall be consistent with the direction provided in the project-wide Cultural Resource Program Plan described in mitigation measure Cultural-2).

The Cultural Resource Mitigation Plan(s) shall include, but not be limited to:

- a) **Site-Specific Archaeological Testing Plan(s).** County-approved site-specific testing plan(s) shall be prepared and implemented by a qualified archaeologist for all areas proposed for grading, trenching or other excavation or ground disturbance within SBA-78. The testing plan(s) shall be prepared and implemented in accordance with the CRPP described above. All excavations shall be monitored by appropriate representatives of the local Native American community. The technical report on the testing investigation should address whether additional data recovery excavation is necessary to adequately mitigate project impacts or whether additional monitoring is sufficient.
- b) **Site-Specific Data Recovery Plan(s).** In the event that additional data recovery is required, a County-approved Phase III data recovery plan shall be prepared and implemented in accordance with the CRPP and testing results.
- c) **Cultural Resources Construction Monitoring Plan.** This plan shall minimally specify the following:
  - i) Description of the project area and approved construction corridors within SBA-78.
  - ii) Qualifications and organization of monitoring personnel.
  - iii) Points of contact and notification procedures to ensure the County and all other involved parties are contacted in the event of the unanticipated discovery of archaeological sites, features, or artifact concentrations.
  - iv) Standard procedures that would be followed to record, evaluate, and mitigate unanticipated discoveries, based on the CRPP.

### Method of Monitoring

archaeologist and submitted for approval. Approval by P&D shall confirm an implementation schedule and funding for adequate mitigation as required by CLUP Policy 10-3 and Section 35.65-2 of Article II Division 3 of the County Code.

### Timing of Monitoring

Planning Approval for any lot associated with CA-SBA-78.

Testing, data recovery, and all other activities identified in the Cultural Resource Mitigation Plan shall be completed prior to the issuance of any building or grading permit that would allow ground disturbance within lots associated with CA-SBA-78

### Party Responsible for Monitoring

archaeologist

# Mitigation Monitoring and Reporting Program

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| Mitigation Measure | Mitigation Requirements and Timing  | Method of Monitoring | Timing of Monitoring | Party Responsible for Monitoring |
|--------------------|---|----------------------|----------------------|----------------------------------|
|                    | <ul style="list-style-type: none"> <li>v) Standard procedures that would be followed if human remains and/or burial-associated artifacts were discovered (see Mitigation Measure Cultural-7).</li> <li>vi) Specifications that all ground disturbances within 100 feet of the boundaries of SBA-78 as mapped by King and Gamble (1979) shall be monitored by a qualified archaeologist and Native American observer (see Mitigation Measure Cultural-5) and that appropriate fencing will be used during construction to restrict heavy equipment movement within the site.<br/><br/> <p>The number of archaeological and Native American monitors working at any single point in time shall be dependent on the number and distance between different pieces of earth-moving equipment. Once construction activities have been detailed, the project archaeologist and the County shall determine the appropriate staffing levels for monitors. Once construction begins, the project archaeologist shall have the authority to decide when it is appropriate to change the intensity of monitoring based on actual field conditions.</p> </li> <li>vii) A pre-construction worker education workshop shall be held to brief all construction workers and supervisors on monitor roles, responsibilities, and authority; restricted areas and approved vehicle corridors; the types of artifacts that may be encountered; penalties for unauthorized collection of artifacts; and the need to temporarily redirect work away from the location of any unanticipated discovery until it is recorded and adequately documented and mitigated. The names of all personnel who attend the training shall be recorded and workers shall be issued hardhat stickers indicating they have received the workshop training. The workshop shall be videotaped or digitally recorded on DVDs or other similar media in order to train additional personnel who may join the construction project in the future. Construction workers cannot operate equipment within construction zones unless they have attended the workshop or viewed the presentation and are wearing hardhats with the required sticker.</li> </ul> <p><b>d) Capping Plan.</b> A Capping Plan prepared by a qualified archaeologist in coordination with a site stabilization expert (such as those at the</p> |                      |                      |                                  |



# Mitigation Monitoring and Reporting Program

| Mitigation Measure | Mitigation Requirements and Timing  | Method of Monitoring  | Timing of Monitoring   | Party Responsible for Monitoring |
|--------------------|---|---|--|----------------------------------|
|                    | <p>National Clearinghouse for Archaeological Site Stabilization at the University of Mississippi) shall be implemented to cap significant archaeological deposits within development envelopes. Fill material shall contain no archaeological materials, be chemically neutral, and be reinforced as needed by a geotextile mat (filter cloth). Installation of the fill shall be monitored by a qualified archaeologist and local Native American representative.</p> <p>Capping Plan stipulations also include:</p> <ul style="list-style-type: none"> <li>i) The fill shall be sufficiently deep to avoid or minimize direct impacts from structures, utilities, landscaping, irrigation lines, and other infrastructure.</li> <li>ii) The perimeter of the fill and the location of previous archaeological excavation units, archaeological features, artifact concentrations, tools, ornaments and other artifacts noted during ground preparation shall be mapped with Digital Global Positioning System (DGPS) equipment and plotted on construction plans in order to establish benchmarks that may be used in the future to re-locate the archaeological deposit.</li> <li>iii) Trees and other large plants or objects shall be removed by hand. Tree roots shall be left intact wherever feasible to minimize additional subsurface disturbance.</li> <li>iv) Depressions or “channels” between rows of orchard trees should be filled rather than graded flat if reasonably feasible. Depending on testing results, grading could require additional data recovery excavations.</li> </ul> <p>e) <b>Curation Requirements.</b> As noted in Mitigation Measure SBR – 47 (reference Alternative 1B Cultural-2), all final reports, archaeological collections, artifact catalogs, field notes, field maps, photographs and other standard documentation shall be curated at the applicant(s)’ expense at the UCSB Repository for Archaeological Collections, or other curation facilities in Santa Barbara County that meet standards established by the California Department of Parks and Recreation (1993).</p> | <p>Acceptance of curated documents at the UCSB Repository for Archeological Collection and/or other curation facilities in Santa Barbara County</p> | <p>Prior to final building inspection clearance for lots associated with CA-SBC-78</p> | <p>P&amp;D</p>                   |

# Mitigation Monitoring and Reporting Program

## Mitigation Measure

### SBR-63 (Cultural-4)

## Mitigation Requirements and Timing

### Cultural Resource Mitigation Plan, CA-SBA-79.

The residential development at Lot DP-15 shall be relocated to the area known as Locus 2 (Haley et al. 1979). Subsurface archaeological testing by Haley and his colleagues demonstrated that any significant cultural deposit that may have once existed in this location is no longer present, and construction in Locus 2 would have no significant impacts to cultural resources. However, the western and southern boundaries of Locus 2 were outside of the 1979 project area and will need to be defined in order to determine whether all of the DP-15 homesite will fit inside the disturbed area. In addition, development of access roads and other infrastructure outside of the homesite could affect significant low-to-moderate density deposits in SBA-79 (Haley et al. 1979; King and Gamble 1979). Thus the SBA-79 mitigation plan addresses these issues.

The Cultural Resource Mitigation Plan for SBA-79 shall include but is not limited to:

- a) **Site-specific Archaeological Testing Plan(s).** A County-approved site-specific testing plan shall be prepared and implemented by a qualified archaeologist for all areas proposed for grading, trenching or other excavation or ground disturbance within SBA-79. The testing plan shall be prepared and implemented in accordance with the CRPP described above. All excavations shall be monitored by appropriate representatives of the local Native American community. The testing plan shall emphasize defining the boundaries of the disturbed Locus 2 noted above and testing significant deposits that may be affected outside of Locus 2. Testing results and interpretations shall incorporate the results of previous testing (Haley et al. 1979) to provide a comprehensive description and analysis of the site. The technical report on the testing investigation should address whether additional data recovery excavation is necessary to adequately mitigate project impacts or whether additional monitoring is sufficient.
- b) **Site-specific Data Recovery Plan(s).** In the event that additional data recovery is required, County-approved Phase III data recovery plan(s) shall be prepared and implemented in accordance with the CRPP and testing results.
- c) **Cultural Resources Construction Monitoring Plan.** This plan shall

## Method of Monitoring

The Cultural Resource Mitigation Plan for CA-SBA-79 shall be prepared by a County-approved archaeologist and submitted for approval. P&D shall confirm an implementation schedule and funding for adequate mitigation as required by CLUP Policy 10-3 and Section 35.65-2 of Article II Division 3 of the County Code.

## Timing of Monitoring

The Cultural Resource Mitigation Plan shall be approved Prior to Final Planning Approval for any lot associated with CA-SBA-79.

Testing, data recovery, and all other activities identified in the Cultural Resource Mitigation Plan shall be completed prior to the issuance of any building or grading permit that would allow ground disturbance of lots associated with CA-SBA-79

## Party Responsible for Monitoring

P&D in consultation with a County-approved archaeologist

# Mitigation Monitoring and Reporting Program

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| Mitigation Measure | Mitigation Requirements and Timing   | Method of Monitoring | Timing of Monitoring | Party Responsible for Monitoring |
|--------------------|--|----------------------|----------------------|----------------------------------|
|                    | <p>minimally specify the following:</p> <ul style="list-style-type: none"> <li>i) Description of the project area and approved construction corridors within SBA-79.</li> <li>ii) Qualifications and organization of monitoring personnel.</li> <li>iii) Points of contact and notification procedures to ensure the County and all other involved parties are contacted in the event of the unanticipated discovery of archaeological sites, features, or artifact concentrations.</li> <li>iv) Standard procedures that would be followed to record, evaluate, and mitigate unanticipated discoveries, based on the CRPP.</li> <li>v) Standard procedures that would be followed if human remains and/or burial-associated artifacts were discovered (see Mitigation Measure Cultural-7).</li> <li>vi) Specifications that all ground disturbances within 100 feet of the boundaries of SBA-79 as mapped by King and Gamble (1979) shall be monitored by a qualified archaeologist and Native American observer (see Mitigation Measure Cultural-5), and that appropriate fencing will be used during construction to restrict heavy equipment movement within the site.</li> </ul> <p>The number of archaeological and Native American monitors working at any single point in time shall be dependent on the number and distance between different pieces of earth-moving equipment. Once construction activities have been detailed, the project archaeologist and the County shall determine the appropriate staffing levels for monitors. Once construction begins, the project archaeologist shall have the authority to decide when it is appropriate to change the intensity of monitoring based on actual field conditions.</p> <ul style="list-style-type: none"> <li>vii) A pre-construction worker education workshop shall be held to brief all construction workers and supervisors on monitor roles, responsibilities, and authority; restricted areas and approved vehicle corridors; the types of artifacts that may be encountered; penalties for unauthorized collection of artifacts; and the need to temporarily redirect work away from the location of any unanticipated discovery until it is recorded and adequately</li> </ul> |                      |                      |                                  |

# Mitigation Monitoring and Reporting Program

| Mitigation Measure | Mitigation Requirements and Timing  | Method of Monitoring  | Timing of Monitoring  | Party Responsible for Monitoring |
|--------------------|---|---|---|----------------------------------|
|                    | <p>documented and mitigated. The names of all personnel who attend the training shall be recorded and workers shall be issued hardhat stickers indicating they have received the workshop training. The workshop shall be videotaped or digitally recorded on DVDs or other similar media in order to train additional personnel who may join the construction project in the future. Construction workers cannot operate equipment within construction zones unless they have attended the workshop or viewed the presentation and are wearing hardhats with the required sticker.</p>   |   |   |                                  |
|                    | <p><b>d) Capping Plan.</b> A Capping Plan prepared by a qualified archaeologist in coordination with a site stabilization expert (such as those at the National Clearinghouse for Archaeological Site Stabilization at the University of Mississippi) shall be implemented to cap any significant archaeological deposits within the DP-15 development envelope. Fill material shall contain no archaeological materials, be chemically neutral, and be reinforced as needed by a geotextile mat (filter cloth). Installation of the fill shall be monitored by a qualified archaeologist and local Native American representative.</p> |   |   |                                  |
|                    | <p>Capping Plan stipulations also include:</p>  |   |   |                                  |
|                    | <p>i) The fill shall be sufficiently deep to avoid or minimize direct impacts from structures, utilities, landscaping, irrigation lines, and other infrastructure.</p>  |   |   |                                  |
|                    | <p>ii) The perimeter of the fill and the location of previous archaeological excavation units, archaeological features, artifact concentrations, tools, ornaments and other artifacts noted during ground preparation shall be mapped with Digital Global Positioning System (DGPS) equipment and plotted on construction plans in order to establish benchmarks that may be used in the future to re-locate the archaeological deposit.</p>  | <p>Acceptance of curated documents at the UCSB Repository for Archeological Collection and/or other curation facilities in Santa Barbara County</p> | <p>Prior to final building inspection clearance or occupancy for lots associated with CA-SBC-79</p> | <p>P&amp;D</p>                   |
|                    | <p>iii) Trees and other large plants or objects shall be removed by hand. Tree roots shall be left intact wherever feasible to minimize additional subsurface disturbance.</p>  |   |   |                                  |
|                    | <p>iv) Depressions or “channels” between rows of orchard trees should be filled rather than graded flat if reasonably feasible. Depending</p>   |   |   |                                  |

# Mitigation Monitoring and Reporting Program

| Mitigation Measure             | Mitigation Requirements and Timing  | Method of Monitoring   | Timing of Monitoring   | Party Responsible for Monitoring  |
|--------------------------------|---|--|--|---|
| <b>SBR-64<br/>(Cultural-5)</b> | <p>on testing results, grading could require additional data recovery excavations.</p> <p>e) <b>Curation Requirements.</b> All final reports, archaeological collections, artifact catalogs, field notes, field maps, photographs and other standard documentation shall be curated at the applicant(s)' expense at the UCSB Repository for Archaeological Collections, or other curation facilities in Santa Barbara County that meet standards established by the California Department of Parks and Recreation (1993).</p> <p>The Cultural Resource Mitigation Plan shall be consistent with the direction provided in the project-wide Cultural Resource Program Plan described in Mitigation Measure Cultural-2.</p> | <p>Cultural Resource Construction Monitoring Plan prepared as part of Mitigation Measure Cultural-2, to be approved by P&amp;D</p> <p>Observation during construction by a qualified archeologist and a Native American Monitor of a local tribal association.</p> | <p>Approval of the Cultural Resource Monitoring Plan is required prior to the Final Planning Approval for any aspect of the project.</p> <p>Monitoring for unanticipated surface and subsurface resources shall be conducted throughout the period of construction</p> <p>Confirmation of final monitoring required prior to final building inspection clearance</p> | <p>P&amp;D to confirm proper implementation of construction monitoring based on observations provided by County-approved archaeologist and Native American Monitor.</p> |
| <b>SBR-65<br/>(Cultural-6)</b> | <p><b>Response to Unanticipated Surface and Subsurface Resources.</b></p> <p>If unanticipated resources are discovered during construction, work in that area of the project shall be stopped and the resources shall be addressed under the procedures set forth in CEQA section 15064.5. If feasible, the resources shall be avoided through design modification, and, in any event, through protective measures. If the resource cannot be avoided, the project archaeologist shall make a determination of resource significance. If it is</p>  | <p>Condition to be placed on all building grading plans.</p> <p>Observation during construction by</p>   | <p>Prior to the issuance of any grading or building permit.</p> <p>In the event that unanticipated surface and</p>   | <p>SBC P&amp;D to confirm proper response implementation based on reported observations by</p>  |

# Mitigation Monitoring and Reporting Program

**Mitigation Measure**

**Mitigation Requirements and Timing**

**Method of Monitoring**

**Timing of Monitoring**

**Party Responsible for Monitoring**

determined that the resource is significant, measures to mitigate impacts shall be devised and carried out by the applicant(s) in accordance with County Archeological Guidelines.

a qualified archeologist and a Native American Monitor of a local tribal association.

subsurface resources are found during construction, the response shall conform to the requirements of the Cultural Resources Monitoring Plan and County Archeological Guidelines.

County-approved archaeologist and Native American Monitor.

Further, if archaeological deposits in areas of open space within development envelopes are exposed on the ground surface as a result of any activities related to development under the Alternative 1B Project, such deposits should be capped with fill and/or planted with shallow-rooted ground cover to obscure the ground surface in order to avoid unauthorized artifact collection by residents.

**SBR-66  
(Cultural-7)**

**Management of Unanticipated Human Remains.**

In the event human remains are encountered, construction in the area of the finding will cease, and the remains will stay in situ pending definition of an appropriate plan. The Santa Barbara County Coroner (Coroner) will be contacted to determine the origin of the remains. In the event the remains are Native American in origin, the NAHC will be contacted to determine necessary procedures for Native American consultation and protection and preservation of the remains, including reburial, as provided in the CEQA Guidelines Section 15064.5(e). The monitoring Native American shall provide oversight for the procedures and treatment of the remains that are agreeable to the monitoring tribe in accordance with cultural tradition. In the event that the remains are of historic origin, of no interest to the County coroner, and not of Native American origin, arrangements shall be made for the remains to be interred in an appropriate manner in a designated internment area.

A Response Plan for the Unanticipated Discovery of Human Remains shall be prepared as part of the Cultural Resources Construction Monitoring Plan that shall be included in the Cultural Resources Program Plan (CRPP) required under Mitigation Measure Cultural-2.

The CRPP shall be reviewed and approved prior to issuance of any permit or the granting of zoning clearance for development within the project.

P&D in consultation with a County-approved archeologist

Monitoring during construction as necessary.

SBC P&D shall be notified in the event of an unanticipated discovery of human remains. Construction will cease until approved measures are implemented.

**SBR-67  
(Cultural-8)**

**Homeowner Education.**

Property owners shall be provided with a brief homeowner education fact sheet that discusses the importance of protecting the area's historical and cultural resources which shall include a list of prohibited activities (the narrative and list would be recorded on each property's title) that could adversely affect archaeological and historical resources, including artifact collection, vandalism (e.g., "tagging" of historic buildings as identified in the 2005 Nye Report) and excavation or ground disturbance outside of approved areas shown on approved site plans for individual lots. The list may be updated as necessary after completion of all archaeological investigations.

P&D shall provide the applicant with the necessary point of contact information and a County-approved archaeologist shall review and approve the list

Approval of fact sheet prior to Final Planning Approval any affected lots

P&D and a County approved archeologist

Prior to final building inspection clearance

P&D

P&D shall be provided copies of property titles or other documentation by the applicant to ensure the fact sheet has been

# Mitigation Monitoring and Reporting Program

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| Mitigation Measure             | Mitigation Requirements and Timing  | Method of Monitoring  | Timing of Monitoring  | Party Responsible for Monitoring                      |
|--------------------------------|---|---|---|---|
| <b>SBR-68<br/>(Cultural-9)</b> | <p>In addition, the fact sheet would provide contact information for a County-approved archaeologist that the homeowners could call to answer questions about the list or to report accidental or unauthorized disturbance of cultural resources.</p> <p><b>Complete DPR Site Records for All Historic Resources.</b></p> <p>The applicant's historic report (Nye 2005) did not include DPR record forms for the resources evaluated. Documentation is thus incomplete. DPR record forms are a standard form of documentation as per California Office of Historic preservation.</p> <p>The following historical resources should be documented in their current state by a County of Santa Barbara Planning and Development (P&amp;D) approved historian: Naples Railroad Depot Water Tower, Langtry Avenue, and Historic El Camino Real/Stage Coach Road/Highway 101 Fragment.</p> <p>The applicant shall provide for documentation of all historical resource features using historic photographs, measured drawings, and archival quality photography. A copy of these documents shall be provided to P&amp;D and to the local Historic Society.</p> <p>This measure is recommended because recordation is standard documentation used for cultural resources and was not conducted by Nye (2005). It is not required because these resources would not be significantly affected by the project.</p> | <p>recorded.</p> <p>Documentation provided by applicant shall be reviewed by SBC P&amp;D approved historian. Resources to be documented on California Department of Parks and Recreation Forms 523 Series and submitted to the Office of Historic Preservation ARC for archiving.</p> | <p>Prior to Final Planning Approval for any aspect of the project</p> | <p>P&amp;D and a historian approved by the County</p> |

# Mitigation Monitoring and Reporting Program

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## TRAFFIC

### Mitigation Measure

#### SBR-69 (Traffic-1)

### Mitigation Requirements and Timing

#### Final Design Review

Plans for the reconstruction of the off ramp and interchange improvements at Highway 101 and Dos Pueblos Canyon Road must be reviewed and approved by Caltrans and County Public Works. The Applicant prepared and submitted preliminary plans for a lengthened northbound deceleration lane and a reconfiguration of the northbound off ramp and on ramp at the Highway 101 Dos Pueblos Canyon Road exit. Further design review will now be undertaken as part of the Caltrans Project Development Process framework, which provides a series of engineering and environmental reviews that ensures the designs are consistent with Caltrans standards and coordinated with any future projects by Caltrans related to Highway 101.

### Method of Monitoring

Plans to be submitted for review and approval to Caltrans and SB Public Works. Evidence of approval shall be provided to SB P&D.

### Timing of Monitoring

Prior to issuance of any final building inspection clearance for lots in the north central and northeast areas (lots 104, 105, 107A, 107B, 108, 109, 133-137, 160, 164, 185-188, 193, 195, or 201-215) or in accordance with an alternate timing as agreed to by Caltrans.

### Party Responsible for Monitoring

Caltrans, SB Public Works Department and SB P&D



# Mitigation Monitoring and Reporting Program

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## NOISE

| Mitigation Measure                               | Mitigation Requirements and Timing  | Method of Monitoring   | Timing of Monitoring                                    | Party Responsible for Monitoring    |
|--|---|--|---|-------------------------------------|
| <p><b><u>SBR-70</u></b><br/><b>(Noise-1)</b></p> | <p><b>Construction Noise Restrictions</b></p> <p>Construction activity for site preparation and for future development shall be limited to the hours of 7:00 a.m. to 4:00 p.m., Monday through Friday. No construction shall occur on State holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these requirements.</p>  | <p>Signs stating these restrictions shall be provided by applicant and posted onsite; evidence of subcontractor agreement provided by applicant.</p> <p>Building Inspectors and Permit Compliance shall spot check and respond to complaints</p> | <p>During construction</p>                              | <p>Building and Safety Division</p> |
| <p><b><u>SBR-71</u></b><br/><b>(Noise-2)</b></p> | <p><b>Noise Analysis</b></p> <p>Note: All computed exterior noise levels in the Final EIR (Section 9.13.3.2) for all development areas of the project site are below the County threshold of 65 dBA CNEL. Conventional construction techniques that provide energy conservation consistent with current Title 24 state building code requirements will provide at least a 20 dBA exterior to interior noise reduction. Interior noise levels will remain below the County 45 dBA threshold. Mitigation Measure Noise-2, requiring an acoustic survey to confirm specific construction techniques is, therefore, not necessary for this project.</p> | <p>None necessary</p>  | <p>Not applicable</p>                                   | <p>Not applicable</p>               |
| <p><b><u>SBR-72</u></b><br/><b>(Noise 3)</b></p> | <p><b>Approval and Implementation of Construction Noise Control Plan</b></p> <p>Stationary construction equipment that generates noticeable noise, such as large air compressors or generators, which exceeds 65 dBA at the project boundaries shall be shielded to P&amp;D's satisfaction and shall be located the maximum feasible distance from nearby occupied residences.</p>  | <p>Noise control plan noted on grading and building plans, reviewed and approved by Building and Safety Division</p> <p>Site inspections to ensure compliance</p>  | <p>Prior to construction</p> <p>During construction</p> | <p>P&amp;D, Building and Safety</p> |

# Mitigation Monitoring and Reporting Program

AIR

**Mitigation Measure**

**SBR-73  
(AQ-1)**

**Mitigation Requirements and Timing**

**Construction PM<sub>10</sub> Emissions**

The following requirements for the reduction of dust during construction will be incorporated into the grading plans for the project and implemented during construction:

- Water trucks or sprinkler systems shall be used during construction to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, such areas shall be watered down in the late morning and after completion of work at the end of the day. Reclaimed water shall be used whenever possible.
- The frequency of watering shall be increased when wind speeds exceed 15 miles per hour if soils are not completely wet. If wind speeds increase to the point that the dust control measures cannot prevent dust from leaving the site, construction activities shall be suspended.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- The applicant shall provide street cleaning if soil track-out occurs.
- If importation, exportation, or stockpiling of fill is involved, soil stockpiled for more than two days shall be covered and kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- After clearing, grading, earth moving, or excavation is completed, the disturbed area shall be treated by watering, revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- A person or persons shall be designated by the contractor or builder to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Such monitoring responsibilities shall include holiday and weekend periods when work may not be in progress. The contractor shall provide the name and telephone number of the construction monitor.

**Method of Monitoring**

Final grading plans will be reviewed for the inclusion of dust control measures on a separate sheet. Construction monitor will be verified.  
  
Dust control measures shall be implemented during construction and monitored as spot checks.

**Timing of Monitoring**

Prior to approval of grading plans for any component of the project  
  
Implementation of dust control measures occurs at the commencement of, during, and after project construction, as appropriate.

**Party Responsible for Monitoring**

SB Building and Safety, P&D  
  
Construction monitoring to be performed by SB Building and Safety  
  
APCD shall respond to nuisance complaints.

# Mitigation Monitoring and Reporting Program

| Mitigation Measure   | Mitigation Requirements and Timing   | Method of Monitoring  | Timing of Monitoring   | Party Responsible for Monitoring  |
|--|--|---|--|---|
| <p><b><u>SBR-74</u></b><br/><b>(AQ-2)</b></p>  | <p><b>ROC and NO<sub>x</sub> Emission Reduction</b></p> <p>During construction ROC and NO<sub>x</sub> emissions generated by project construction shall be kept to a minimum by the following control measures listed below:</p> <ul style="list-style-type: none"> <li>• Minimize equipment idling time.</li> <li>• Maintain equipment engines in good condition and in proper tune as per manufacturers' specifications.</li> <li>• Lengthen the construction period during smog season (May through October), to minimize the number of vehicles and equipment operating at the same time.</li> <li>• Use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), or electric, if feasible.</li> </ul>  | <p>Grading plans will be reviewed for the inclusion of ROC and NO<sub>x</sub> reduction measures on a separate sheet.</p> <p>ROC and NO<sub>x</sub> reduction measures shall be implemented during construction and monitored as spot checks.</p>                             | <p>Prior to approval of grading plans for any lot in the project</p>   | <p>SB Building and Safety, P&amp;D shall review grading plans.</p> <p>Building and Safety, P&amp;D.</p> <p>APCD shall respond to nuisance complaints.</p> |
| <p><b><u>SBR-75</u></b><br/><b>(Improvement Measure)</b><br/><b>(AQ-3)</b><br/><b>(PS-1)</b></p> | <p>The applicant shall incorporate the following energy conservation measures into project building plans unless the applicant proves that incorporation of a specific measure is infeasible:</p> <ul style="list-style-type: none"> <li>• Meet or exceed the California Title 24 Energy Code for all relevant applications, including energy efficient appliances and lighting</li> <li>• Install heat transfer modules in all furnaces</li> <li>• Apply light colored, water based paint and roofing materials on all structures</li> <li>• If feasible, incorporate the use of solar panels for water heating systems and water heater systems that heat water only on demand into the design of all habitable structures</li> <li>• Include design elements that maximize the use of natural lighting</li> <li>• Construct parking areas with concrete or other non-polluting materials instead of asphalt g) Include provisions for the installation of energy efficient appliances and lighting</li> </ul> | <p>Review to ensure inclusion of P&amp;D approved energy conservation measures in Project Building Plans, Final Development Plan/Final Landscaping Plan. Approval of plans.</p> <p>Site inspections to ensure inclusion of P&amp;D approved energy conservation measures.</p> | <p>Prior to the approval of any building permit for construction of residential units.</p> <p>During project construction.</p> | <p>Building and Safety and P&amp;D</p> <p>Building &amp; Safety</p>   |

# Mitigation Monitoring and Reporting Program

## PUBLIC SERVICES AND INFRASTRUCTURE

| Mitigation Measure  | Mitigation Requirements and Timing  | Method of Monitoring  | Timing of Monitoring                                  | Party Responsible for Monitoring   |
|---|---|---|---|--|
| <p><b><u>SBR-76</u></b><br/> <b>(Note: PS-1 is combined with AQ-3 above) (PS-2)</b></p> | <p><b>Impact Fees</b></p> <p>The applicant shall pay the applicable Development Impact Fees in effect at the time of issuance, including school, and sheriff prior to issuance of building permits. To the extent that Development Impact Fees paid to the County do not compensate for the construction of Fire Station 10, the developer will contribute a one-time payment for the construction of Fire Station 10 in western Goleta. The fee shall be collected prior to the issuance of the first building permit and deposited into a dedicated account for the construction of this new fire station. The County of Santa Barbara in coordination with the City of Goleta will determine the amount of the fee through a fair share analysis in conjunction with other City and County projects that will contribute to the construction of the future County fire station.</p> <p>Payment made by the applicant to Santa Barbara County shall conform to the manner and amount as prescribed by applicable fee schedules in effect at the time of zoning clearance.</p> <p>Payment of fees in association with the construction in of Fire Station 10 shall be paid to the City of Goleta prior to issuance of construction permits in accordance with Policy PF 9.3.</p> | <p>Monitoring of payment of impact fees</p>   | <p>Prior to issuance of the first building permit</p> | <p>SB P&amp;D, City of Goleta</p>  |
| <p><b><u>SBR-77</u></b><br/> <b>(PS-3)</b></p>  | <p><b>Short-Term Fire Protection Facilities.</b></p> <p>In the event that Fire Station 10 in the City of Goleta is not operational by the time that the first residential units are occupied, the applicant will consult with the County Fire Department and provide an acceptable interim on-site staging area for fire protection equipment and operations. These shall be located in disturbed areas, existing buildings, or development envelopes as designated in the Final EIR and shall be capable of providing a level of service or response time to the project area equivalent to County Fire Department standards. Acceptable arrangements, at the Fire Department's discretion, may include service coordination with the California Department of Forestry or other public safety.</p>  | <p>The applicant shall submit evidence of consultation with Fire Department and if required plans for the interim on-site staging area to the County Fire Department for review and approval. Applicant will subsequently provide evidence of agreement for P&amp;D approval.</p> | <p>Prior to issuance of building permits</p>          | <p>SB County Fire Department to provide approval of interim staging area. SB P&amp;D to verify agreement with SB County Fire Department.</p> |

# Mitigation Monitoring and Reporting Program

| Mitigation Measure                            | Mitigation Requirements and Timing   | Method of Monitoring   | Timing of Monitoring  | Party Responsible for Monitoring   |
|---|--|--|---|--|
| <p><b><u>SBR-78</u></b><br/><b>(PS-4)</b></p> | <p><b>Use of Package Sewage Treatment Plant</b></p> <p>The applicant shall avoid the use of individual septic systems and shall connect all new residential units to the proposed package wastewater treatment facility.</p> <p>[Note: this measure is a component of Alternative 1B.]</p> <p>If conventional septic systems and leachfields are proposed for lots DP-11, DP-12, DP-13, DP-15, DP-16, and DP-20, they must be designed based on site-specific testing to the satisfaction of the RWQCB.</p>  | <p>The applicant shall demonstrate that the proposed wastewater treatment plant design, location, and capacities are adequate to service the intended units. Applicant shall provide copy of RWQCB Discharge Requirements for WWTP</p> <p>Confirmation of RWQCB approval will be required for any septic system or leachfield proposed for an individual lot.</p> <p>Final inspections</p> | <p>Prior to issuance of building permits for dwellings to be served by WWTP.</p> <p>Prior to issuance of building permits for dwellings to be served by septic systems.</p> <p>Prior to final building inspection clearance</p> | <p>P&amp;D, RWQCB, and County Environmental Health Division</p> <p>P&amp;D, RWQCB, and County Environmental Health Division</p> <p>Building and Safety</p> |
| <p><b><u>SBR-79</u></b><br/><b>(PS-5)</b></p> | <p><b>School Enrollment</b></p> <p>The applicant shall notify GUSD and SBHSD of the expected buildout date of the project and each lot shall pay the statutory schools fees to allow the districts time to plan for the new students</p>   | <p>The applicant shall submit a copy of the notice and proof of payment of fees to GUSD and SBHSD.</p>   | <p>Prior to approval of any residential building permit</p>   | <p>GUSD and SBHSD shall provide P&amp;D notification of payment of fees</p>  |
| <p><b><u>SBR-80</u></b><br/><b>(PS-6)</b></p> | <p><b>Construction Waste.</b></p> <p>Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite.</p> <p>This requirement shall be printed on the grading and construction plans. Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy of final building inspection clearance.</p> | <p>The applicant shall provide grading and construction plans with measure for review and approval.</p>  | <p>Prior to approval of any grading or building permits for the project</p>   | <p>P&amp;D</p>   |
| <p><b><u>SBR-81</u></b><br/><b>(PS-7)</b></p> | <p><b>Use of Recycled Materials</b></p> <p>The applicant shall submit, along with the Solid Waste Management Program, a description of the amounts and types of recycled materials to be</p>   | <p>The applicant shall submit a description of recycled materials</p>  | <p>Prior to approval of any grading or building permits</p>   | <p>SB P&amp;D</p>  |

# Mitigation Monitoring and Reporting Program

| Mitigation Measure                     | Mitigation Requirements and Timing  | Method of Monitoring  | Timing of Monitoring   | Party Responsible for Monitoring  |
|--|---|---|--|---|
|  | used in project construction to P&D and Public Works.   | use for review and approval along with Solid Waste Management Program.  | for the project  |   |
| <b><u>SBR-82</u></b><br><b>(PS-8)</b>  | <p><b>Solid Waste Management Program</b></p> <p>The applicant shall develop and implement a Solid Waste Management Program for the residential development. The program shall include one or more of the following measures:</p> <ul style="list-style-type: none"> <li>• Provision of space and/or bins for storage of recyclable materials within the project area</li> <li>• Implementation of a curbside recycling and green waste program to serve the new development</li> <li>• Development of a plan for accessible collection of materials on a regular basis</li> <li>• Regular composting of lawn clippings and other landscape materials</li> </ul> | The applicant shall submit the Solid Waste Management Program for review and approval   | <p>Prior to Final Planning Approval for any aspect of the Final Development Plans</p> <p>Program components shall be implemented prior to final building inspection clearance.</p> | SB P&D and SB Department of Public Works  |
| <b><u>SBR-83</u></b><br><b>(PS-9)</b>  | <p><b>Landscape Plan</b></p> <p>The Project landscape plan shall be developed to maximize the use of low-water demand species for ornamental purposes. The final landscape plan shall define precisely high and lower demand species</p> <p>Project CC&amp;Rs shall include information and photographs about drought-tolerant plantings for individual private spaces (i.e., front and back yards) and encourage and facilitate owner use of these water-saving species).</p>  | <p>The applicant shall submit the landscape plans for review and approval.</p> <p>The applicant shall submit CC&amp;Rs for review and approval</p> <p>P&amp;D staff shall verify the installation of the required landscaping in the field.</p> | <p>Prior to Final Planning Approval for any aspect of the Final Development Plans</p> <p>Prior to final building inspection clearance</p> <p>During construction</p>               | <p>P&amp;D and CBAR to approve final landscape plans. P&amp;D.</p> <p>P&amp;D</p> |
| <b><u>SBR-84</u></b><br><b>(PS-10)</b> | <p><b>Reclaimed Water</b></p> <p>The Project shall incorporate the use of reclaimed water in agricultural irrigation as set forth in the Water Management Plan.</p> <p>The applicant shall, where feasible, utilize reclaimed water for all common area exterior landscaping. Where feasible, reclaimed water shall be used to</p>  | <p>The applicant shall submit the final plans for reclaimed water use for review and approval.</p> <p>P&amp;D staff shall verify the</p>  | <p>Prior to Final Planning Approval for the WWTP</p> <p>Prior to final building inspection clearance</p>   | <p>P&amp;D</p> <p>P&amp;D</p>   |

# Mitigation Monitoring and Reporting Program

| Mitigation Measure               | Mitigation Requirements and Timing  | Method of Monitoring   | Timing of Monitoring   | Party Responsible for Monitoring |
|----------------------------------|---|--|--|----------------------------------|
|                                  | water exterior landscaping. If not feasible, the applicant shall provide documentation as to the efforts made to procure reclaimed water from purveyors and the negative outcome.   | installation of the reclaimed water infrastructure in the field.   |  |                                  |
| <b>SBR-85</b><br><b>(PS -11)</b> | <b>Indoor Water Use</b>   |  |  |                                  |
|                                  | Indoor water use in all proposed structures shall be limited through the following measures <ul style="list-style-type: none"> <li>• Recirculating, point-of-use, or on-demand water heaters shall be installed</li> <li>• Low flow toilets shall be installed</li> <li>• Water saving fixtures, including low flow showerheads, shall be installed</li> <li>• Each home shall be equipped only with high efficiency (HE) washing machines</li> </ul> | The applicant shall submit the final plans for indoor water use for review and approval.<br>P&D staff shall verify the installation of indoor water features | Prior to issuance of building permits<br><br>Prior to final building inspection clearance                                      | P&D<br><br>P&D                   |
| <b>SBR-86</b><br><b>(PS-12)</b>  | <b>Water Management Plan</b>  |  |  |                                  |
|                                  | Through the use of multiple water sources and water conservation strategies, the project would provide domestic water service without diverting water from the Dos Pueblos Creek. The preliminary Water Management Plan has been submitted to P&D.  | Review and approval of Water Management Plan<br><br>Implementation of Water Management Plan shall be verified, by method to be determined by P&D             | Prior to Final Planning Approval any aspect of the Final Development Plans<br><br>Prior to final building inspection clearance | P&D<br><br>P&D                   |