Santa Barbara County Planning and Development Department

Initial Study and Final Mitigated Negative Declaration

For the

Relocation of Fire Station 51

06NGD-00000-00002

Applicant
Santa Barbara County Fire Department
4410 Cathedral Oaks Road
Santa Barbara, CA 93110

Santa Barbara County Sheriff-Coroner
4434 Calle Real
Santa Barbara, CA 93110

Architect
Santa Barbara County General Services Department
Robert Ooley, County Architect
1105 Santa Barbara Street
Santa Barbara, CA 93101

Project Manager
John Green, Capital Projects Coordinator
Santa Barbara County General Services Department

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COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
INITIAL STUDY CHECKLIST & REPORT
FOR FIRE STATION 51

1.0 Project Description

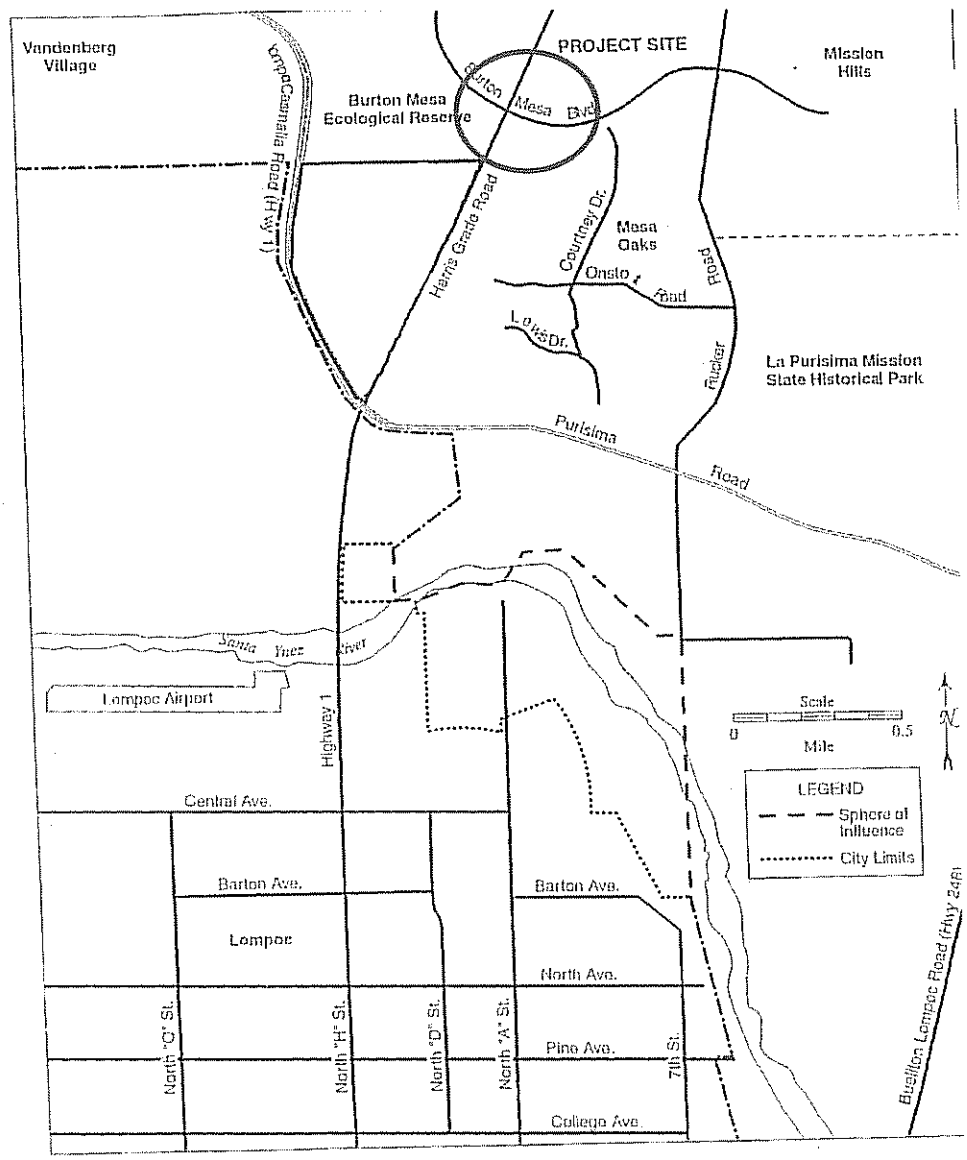
The Lompoc area of Santa Barbara County is experiencing expansion and population growth. Public safety agencies are becoming increasingly challenged to meet the growing needs of the community. Lompoc Fire Station 51 and Sheriff Substation located at 749 Burton Mesa Boulevard, serve the unincorporated areas of the Lompoc Valley. Since 1964 and 1978, respectively, the Fire and Sheriff Departments have been occupying a 5 acre county owned parcel for its Fire Station 51 and Sheriff Substation facility. Existing facilities are dilapidated and do not meet current essential services facility requirements. The existing property that makes up the five acres is serviced with a marginal water service, not capable of providing the required service needs. The existing site is also currently on a dated septic system. Traffic movement along Burton Mesa Blvd. has increased making fire truck egress somewhat hazardous. The State of California currently has surplus Cal Tran's right of way property at the intersection of Burton Mesa Rd. and Harris Grade Rd. The County is purchasing one parcel for the purpose of relocating the Station 51 Fire / Sheriff Facility. The parcel is the southeasterly parcel at the intersection. The new structure will be approximately 15,000 square feet. The Fire Department will occupy approximately 9,500 square feet and the Sheriff's Department will occupy approximately 5,500 square feet. This new structure will encompass three apparatus bays, living quarters to accommodate eight on-duty firefighters, office space, a conference/training room, and a work-out room. The architecture of the proposed new building will be compatible with the neighboring environment reflecting stone and natural materials. The lobby of the new station is planned to incorporate a Burton Mesa interpretive center and display.

Fire station 51 supports structural and wild land firefighting operations, paramedic transport services, and reserve firefighter operations. Sheriff's patrol operations for the Lompoc Valley are supported by this facility. Some common areas of the facility will be shared between Sheriff/Fire operations and personnel.

The design of this project complies with the County Board of Supervisor's adopted Facility Policy Framework document, one element of which requires new facilities to be compatible with its surroundings and sustainable. The project is exempt from the County permitting requirements; however, environmental review is required pursuant to the California Environmental Quality Act (CEQA). In addition, the County Planning Commission made a determination of local General Plan consistency per Government Code Section 65402.

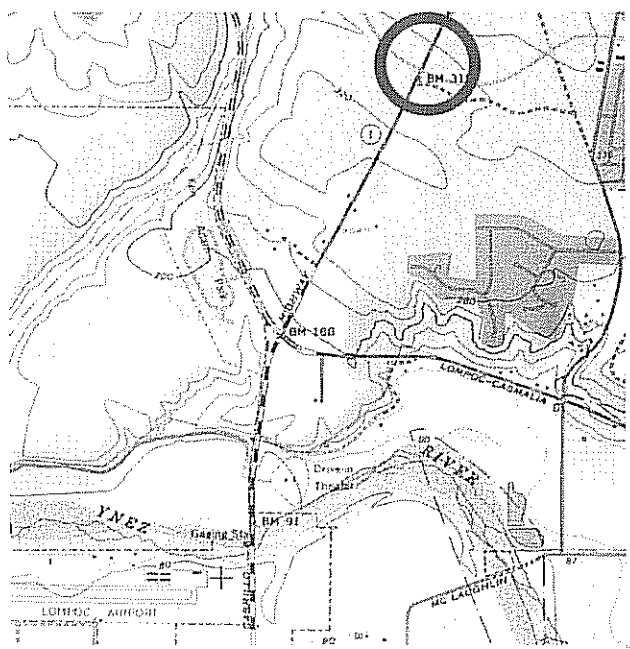
2.0 Project Location

There currently exists a large CalTrans road right-of-way comprised of un-parcelized land area bounding each corner of the intersection of Burton Mesa and Harris Grade Roads. The subject area was originally proposed as a major Highway One interchange when Harris Grade Road was Highway One. The area of the right-of-way extends several hundred feet on each side of Burton Mesa and Harris Grade Roads away from the existing intersection. At some time in the 1950's when Harris Grade Road became a County Road the resulting county road right-of-way was mapped at about 100 feet, that is 50 feet each side of the road center line. The remaining area is the original Highway One right-of-way.

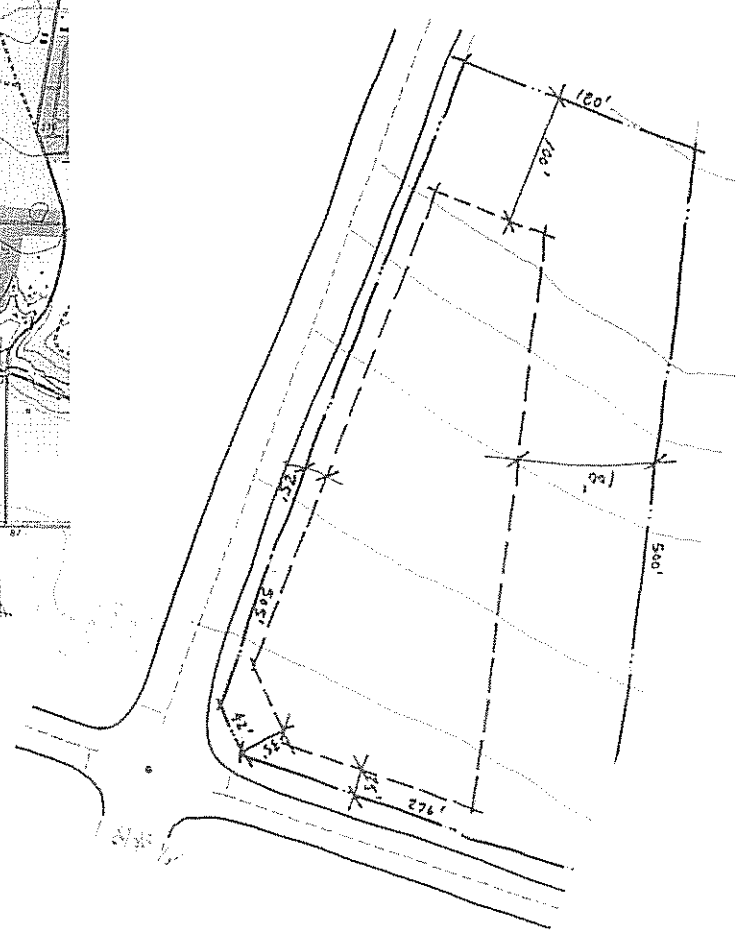


This project proposes to create a parcel from the larger CalTrans road right-of-way described above. This new parcel will be located on the southeasterly area at the intersection of Burton Mesa Road and Harris Grade Road as indicated by the circled area on the USGS map below. The parcel area for development is indicated below right as an area roughly 200 feet by 500 feet. In 2001 the Board of Supervisors adopted the *Facility Policy Framework* (FPF). The FPF set forth development goals for County owned lands and apply to this proposed new parcel. Among FPF Objectives is the establishment of property line setbacks. The minimum setback is 100 feet per FPF Objective 3 and FPF Policy 3.5. However, because the fire station component may need to be located closer than the 100 foot setback requirement, the street side setback has been proposed at 25 feet. Other FPF Objectives will be discussed in other sections of this document as appropriate.

The proposed parcel will be 15.35 acres in total, of which only approximately 2 ½ acres will be required to develop the new public facility.



USGS Map (concept parcel to the right)



2.1 Site Information			
County Comprehensive Plan Designation	*This is a rural-wild life area with established Burton Mesa Preserve Area surrounding the Project Area.*		
Zoning District, Ordinance	*The land use designation is A-U (Agricultural-Unlimited) County Ordinance 661*		
Site Size	*668,953 square feet (15.35 acres)*		
Present Use & Development	*Undeveloped CalTrans road right-of-way*		
Surrounding Uses/Zoning	North: *Agriculture-Burton Mesa Preserve, U* South: *Burton Mesa Road and single family residential, RR-10* East: *Burton Mesa Preserve, U* West: *Harris Grade Road and Burton Mesa Preserve, U*		
Access	*Access to this project is from either Burton Mesa or Harris Grade Road*		
Public Services	Water Supply *Mission Hills Community Services District*[1] Sewage: *Mission Hills Community Services District** Fire: *County Fire* Electricity: *PG&E* Gas: *Southern California Gas*		
Required Setbacks	North: *100 feet* South: *35 feet* East: *100 feet* West: *25 feet*		
Parking Fire Station (B-12) 6,890 sf Sheriff Station (B-16) 3,940 sf	Required (1/300) 23 13 Visitor 0	Existing 0 0 0	Provided 23 13 6
Totals	**36**	**0**	**41**

3.0 Environmental Setting

Slope/Topography

This site is located within on low rolling hills on the south-facing slope of the Burton Mesa. The Santa Ynez River lies approximately 5,000 feet south of the site, with the 100-flood plain of the river extending within 3,000 feet of the site. The property is characterized by a 3 to 7 percent slope to the south-southwest. A moderately steep, west-northwest facing slope including a deeply incised drainage is present in the northwest portion of the site.

Biological Resources

The biological resources on site were studied by Science Applications International with their final report issued in October 2005. Their specific findings can be found in Attachment 3.

[1] Mission Hills Community Services District (MHCSD) will serve the site after annexation into the MHCSD is approved.

The site supports mostly central coast maritime chaparral in the form of Burton Mesa chaparral. Additional the site supports a small area dominated by California sagebrush, planted pine trees and an open herbaceous plant community dominated by native species, ruderal or weed-dominated areas in disturbed areas near the roadside. Wildlife species observed or expected to occur on the project site include species typical of Burton Mesa chaparral, oak woodland, and disturbed habitats. The project is located near the intersection of two streets, Burton Mesa Boulevard and Harris Grade Road, with considerable amounts of traffic. The arid characteristics of Burton Mesa chaparral result in mostly unfavorable conditions for most amphibian species. However, several reptile species are known to occur in this habitat.

Archaeological Resources

The archaeological resources on site were studied by Western Points Archaeology with their final report issued in August 2005. Their specific findings can be found in Attachment 4.

Natural vegetation is a significant portion of the general project region consists primarily of chaparrals mentioned in the biological resources summary above. The immediate project area not only contains the plant types associated with such floral communities but also is set within a very sandy, dune like environment. The geology of the project site is described as Pleistocene and Holocene in origin and is composed primarily of recent (Holocene) alluvium and terrace deposits that include unconsolidated and semi consolidated shale, sands, silt and diatomaceous earth.

The general area of study encompasses the traditional lands of the Chumash Native American tribal groups. Evidence from previously researched archaeological sites documents that prehistoric cultural occupation in the county-wide environs and project vicinity has spanned the past 9,000 or more years.

Soils, Topography and Stratigraphy

The general area is located within low rolling hills of the Burton Mesa. The Santa Ynez River is situated to the south some 5,000 feet for the subject site. The majority of the site has slopes of 3 to 7 percent. A moderately steep west-northwest facing slope including a deeply incised drainage is present in the northwest portion of the site and adjacent to Harris Grade Road.

A soil engineering investigation completed by Earth Systems Consultants (1998) for a development south of the subject site indicates that near surface soils beneath the general area of the subject site consist of Orcutt Sands, which is generally sandy and highly erodible. However, such loose sandy soils are intermixed with localized areas of indurated (i.e. hard) Orcutt Formation sandstone. Geologic mapping completed by Dibblee (1998) indicates that Orcutt Sandy similarly underlies a large area of Burton Mesa.

Faulting

The subject project site is located within a seismically active area typical of central California. The California Uniform Building Code includes the project site within Seismic Zone 4, on a scale of 1 to 4, with 4 being the most severe. The majority of coastal California is similarly classified within this zone.

The potentially active Santa Ynez River and Lion's Head faults are located approximately three miles south and north of the subject site, respectfully. The active San Andreas fault, considered one of the most active faults in California, is located about 54 miles northeast of the subject site. Other potentially active faults near the subject site are: the Los Alamos-West Baseline fault (11

miles to the northeast); Hosgri fault (19 miles to the northwest); and the main branch of the Santa Ynez fault (14 miles to the southeast) (Jennings 1994).

Although the potential for surface fault rupture during an earthquake is considered low, these faults could cause strong ground shaking during a seismic event, causing considerable damage to structures and underground utilities on-site. The California Geological Survey (CGS) (formally the California Division of Mines and Geology (1996) completed a probabilistic ground acceleration study for California. Ground movement caused by seismic waves is measured as ground acceleration (g). The CGS model shows that there is a 10% chance of peak ground acceleration to exceed 0.2-0.3 (g) in the vicinity of the site, over a 50-year time span.

4.0 Potentially Significant Effects Checklist

The following checklist indicates the potential level of impact and is abbreviated as follows:

KS: Known significant environmental impacts.

UPS: Unknown potentially significant impacts which need further review to determine significance level.

PSM: Potentially significant impacts which can be mitigated to less than significant levels.

NS: Impacts which are not considered significant.

Reviewed Under Previous Document: The analysis contained in a previously adopted/certified environmental document addresses this issue adequately for use in the current case. Discussion should include reference to the previous documents, a citation of the page or pages where the information is found, and identification of mitigation measures incorporated from those previous documents. NOTE: Where applicable, this box should be checked in addition to one indicating significance of the potential environmental impact.

4.1 Aesthetics/Visual Resources

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. The obstruction of any scenic vista or view open to the public or the creation of an aesthetically offensive site open to public view?			✓		
b. Change to the visual character of an area?			✓		
c. Glare or night lighting, which may affect adjoining areas?				✓	
d. Visually incompatible structures?			✓		

Impact Discussion:

(a-d) The project site is located in an undeveloped area at the intersection of Burton Mesa and Harris Grade Roads. There is no development within several hundred feet of the subject site. The construction of this public facility will change the visual character through this section of the Harris Grade corridor. The Burton Mesa Management Plan anticipates continued development in the project area, which will continue to change the visual character of the area. However, the Plan did anticipate development on this particular site.

(b) The proposed new fire-sheriff station is designed as a one-story high structure of natural (earth-tone) building materials. This will help the structure blend with its natural surroundings.

Mitigation Measures:

1. Building materials and colors compatible with the surrounding terrain shall be used on exterior surfaces of all structures, fences, and walls. **Plan Requirements:** Materials and colors shall be denoted on building plans. **Timing:** Structures shall be painted and the trellis with screening vegetation shall be installed within 30 days of occupancy.

2. No understories or retaining walls shall be higher than six (6) feet, and shall be in tones compatible with the surrounding terrain using textured materials or construction methods, which create a texture effect. **Plan Requirements:** The applicant shall note this requirement on final building plans, the landscape plan and retaining wall plans. **Timing:** Vegetation shall be installed within 30 days of occupancy.

3. Any exterior night lighting installed on the project shall be low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spillover onto adjacent parcels. Plan Requirement: the applicant shall note this requirement on final building plans and lighting plans.

4. The County of Santa Barbara shall install additional on-site landscaping and irrigation for screening purposes along and in the new parking lot area. All landscaping shall consist of native Burton Mesa chaparral species suitable to the project area. **Plan Requirement:** This requirement shall be noted on the landscape plan. **Timing:** The landscape and irrigation plan for the on-site screening along and in the parking lot area shall be developed and implemented within 30 days of occupancy.

5. The landscaping shall be maintained for the life of the project.

6. All utilities serving the building shall be placed underground.

7. Prior to this issuance of a building permit and start of construction, proposed plans shall be reviewed by the Central Board of Architectural Review (CBAR) for compliance with these conditions.

Monitoring. Construction plans and specifications will be submitted to P&D for approval by the Office of the County Architect for compliance with the mitigation measures cited above. P&D and the construction inspector from the Office of the County Architect will also conduct periodic inspections to assure that the project meets the requirements of this section.

Mitigation and Residual Impacts: Adherence to these measures would reduce impacts to Visual Resources to less than significant levels. Residual impacts would be less than significant.

4.2 Agricultural Resources

Will the proposal:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. Convert prime agricultural land to non-agricultural use, impair agricultural land productivity (whether prime or non-prime) or conflict with agricultural preserve programs?				✓	
b. An effect upon any unique or other farmland of State or Local Importance?				✓	

Impact Discussion:

(a & b): Less than significant. The proposed project is surrounded by the Burton Mesa Preserve (BMP) and thereby not in agricultural use. The proposed project would not convert any agricultural land, unique, or otherwise, to non-agricultural use. Because there is no current agricultural use and none planned there is no impact to such use.

Mitigation and Residual Impact: The proposed project would not have a significant impact on Agricultural Resources; therefore, no mitigation is required.

4.3 Air Quality

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation including, CO hotspots, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect, mobile and stationary sources)?				✓	
b. The creation of objectionable smoke, ash or odors?				✓	
c. Extensive dust generation?			✓		

Impact Discussion:

a. *Less than significant.* Project generation of ozone precursors (nitrogen oxides [NOx] and reactive Organic Compounds [ROC]) from vehicle exhaust based on the project's estimated Average Daily Trips (ADT) generation of 135 weekday trips would be below the County significance threshold of 25 pounds per day of either NOx or ROC (County Environmental Thresholds Manual). Specifically, ROC would be 4.509 lbs./day, NOx would be 3.367 lbs./day as calculated by the Urbemis7G air quality impact computer modeling system. Therefore, long-term air quality impacts of the project are considered insignificant. The ADT was generated using land use category 630 in the Trip Generation Handbook published by the Institute of Traffic Engineers (ITE).

b. *Less than significant.* The proposed government use of this building will not generate objectionable smoke, ash or odors.

c. *Potentially significant and mitigable.* No quantitative threshold has been established for short-term, construction related suspended particulate matter 10 microns or less in diameter (PM10). However, this impact should be discussed in all environmental documents for projects involving ground disturbance and dust mitigations are required for all discretionary construction activities. Dust-related impacts are considered potentially significant, but mitigable with the application of the standard dust control mitigation measures listed below.

Cumulative Project Impacts

The threshold for cumulative impacts is the same as for project specific impacts; therefore there is no cumulative impact beyond the potential project specific impacts, which are mitigated below.

Mitigation Measures:

8. During site grading and transportation of fill materials (if any), regular water sprinkling shall occur. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent fugitive dust from leaving the site. Each day after construction activity ceases, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

9. Trucks transporting fill material to and from the site shall be covered from the point of origin.

10. After clearing, grading, earth moving or excavation is completed and prior to construction activities, should construction activities be delayed, the entire area of disturbed soil shall be treated to prevent fugitive dust from leaving the site. This shall be accomplished by seeding and watering until grass cover is grown, spreading soil binder, or other methods approved in advance by the Air Pollution Control District.

11. All roadways, driveways, sidewalks, etc. shall be paved as soon as possible. Additionally, building pads should be laid as soon as possible after grading to prevent fugitive dust from leaving the site.

12. All soil stockpiled for more than two (2) days shall be covered, kept moist or treated with soil binders to prevent fugitive dust from leaving the site.

    Plan Requirements and Timing: All requirements stated above, except for the first, shall be shown on grading and building plans. Prior to beginning demolition and construction, contractor shall submit a Dust Control Plan for approval by the Department, which incorporates these mitigation measures. After approval, this plan shall be made available to all subcontractors and posted in the construction site trailer. **Monitoring:** The construction inspector from the Office of the County Architect shall approve the Dust Control Plan and spot check **daily** during demolition and grading activities and **weekly** during all other construction activities.

Mitigation and Residual Impacts: Adherence to these measures would reduce impacts to Air Quality to less than significant levels. Residual impacts would be less than significant.

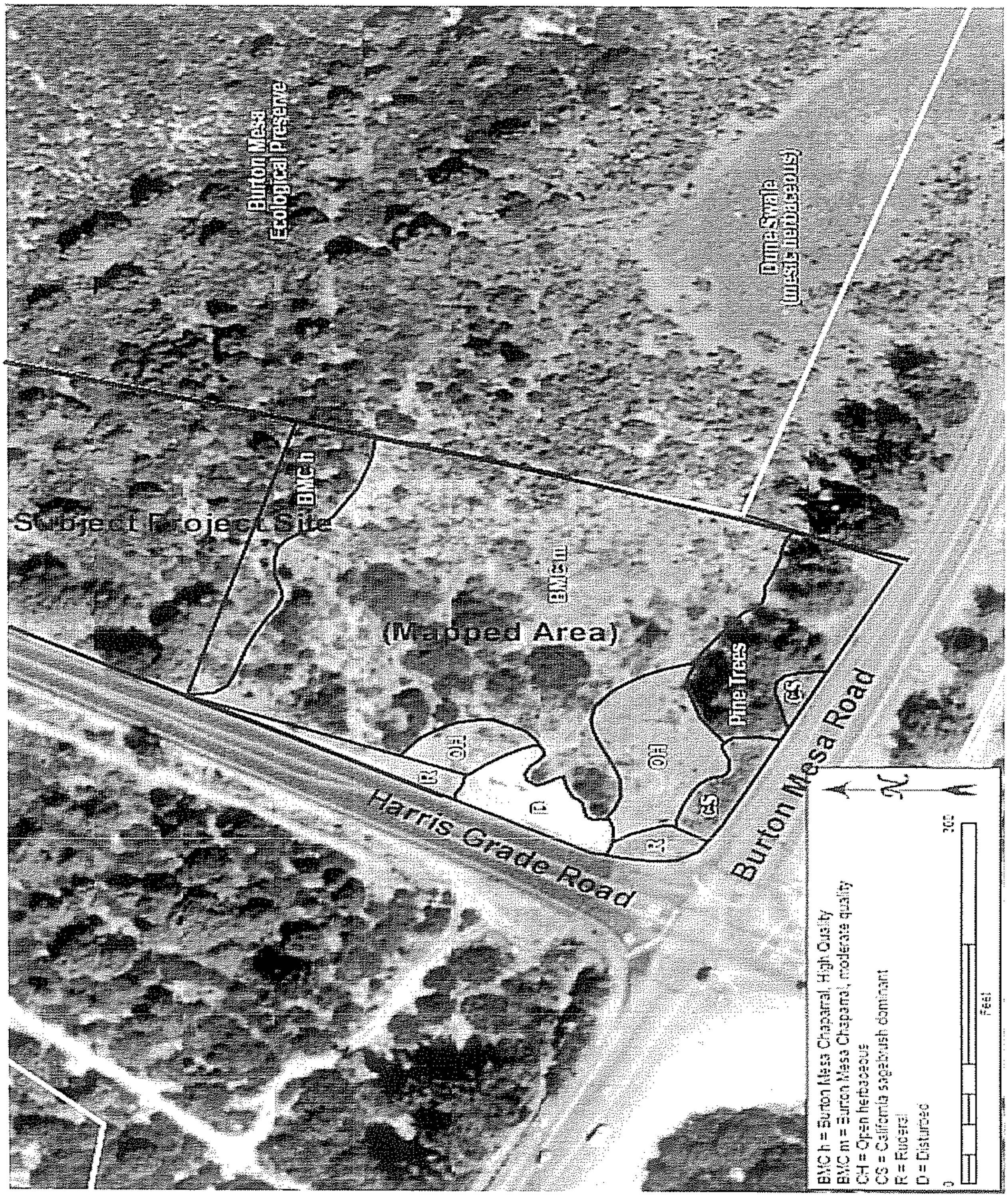
4.4 Biological Resources

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
Flora					
a. A loss or disturbance to a unique, rare or threatened plant community?			✓		
b. A reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants?			✓		
c. A reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements)?			✓		
d. An impact on non-native vegetation whether naturalized or horticultural if of habitat value?				✓	
e. The loss of healthy native specimen trees?				✓	
f. Introduction of herbicides, pesticides, animal life, human			✓		

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
habitation, non-native plants or other factors that would change or hamper the existing habitat?					
Fauna					
g. A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals?			✓		
h. A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)?			✓		
i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?			✓		
j. Introduction of barriers to movement of any resident or migratory fish or wildlife species?			✓		
k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?			✓		

Setting:

The site is primarily surrounded by the Burton Mesa Preserve. The site is not within the boundary of the Burton Mesa Preserve and consists of parcels owned by the California Department of Transportation as state highway right-of-way. The CalTrans right-of-way is now determined by that department to be surplus to transportation needs. In August and October of 2005, the Office of the County Architect authorized the study of the one of four available parcels for the construction of a new fire-sheriff station. Those studies are summarized in this report.


Burton Mesa
Ecological Preserve
Dune Swale
(mesic herbaceous)
BMC h
Subject Project Site
BMC m
(Mapped Area)
Pine Trees
OH
R
D
CS
Harris Grade Road
Burton Mesa Road
BMC h = Burton Mesa Chaparral, High Quality
BMC m = Burton Mesa Chaparral, moderate quality
OH = Open herbaceous
CS = California sagebrush dominant
R = Ruderal
D = Disturbed
0
300
Feet
N

Impact Discussion:

(a-c) *Potentially Significant and Mitigable.* As discussed throughout this report, the subject project site is primarily surrounded by the Burton Mesa Preserve which contains a high quality maritime chaparral. This assessment is also supported by the Biologic Resources Report dated October 2005 and the Burton Mesa Specific Plan EIR.

It is expected that development within the proposed project area would result in the complete loss of native vegetation and wildlife habitats as follows:

- Up to 1.7 acres of Burton Mesa chaparral (0.2 acres of high quality and1.5 acres of moderate quality), a native habitat for wildlife and plants that are identified as sensitive habitat type in local and regional plans as well as the CDFG.
- 0.1 acres dominated by California sagebrush
- 0.25 acres of the open herbaceous plant community and wildlife habitat
- 0.1 acres of ruderal habitat
- 0.1 acres of unvegetated disturbed areas.

The site supports mostly central coast maritime chaparral in the form of Burton Mesa chaparral. Additionally, a small area is dominated by California sagebrush, planted pine trees and an open herbaceous plant community dominated by native species, ruderal or weed-dominated areas in disturbed sections near the road edges. The Burton Mesa chaparral plant community present at the project site is considered a rare habitat type by the California Natural Diversity Data Base (CNDDB 2005). The Burton Mesa Ecological Reserve (BMER), managed by the California Department of Fish and Game, borders the eastern edge of the project site (Santa Barbara County 1994). The map above illustrates the distribution of plant communities.

Maritime Chaparral

Maritime chaparral is distributed widely with the region and occupies most of the project site. The dominate plants are fire-adapted woody shrubs with a close canopy that often forms impenetrable thickets (Smith 1998). It is found interspersed with Bishop pine forest and coastal sage scrub on the upper slopes and crest of the Purisima Hills. Burton Mesa chaparral is a distinct form or coastal maritime chaparral characteristically found on the sandy soils of the Burton Mesa terrace and nearby Purisima Hills and is noteworthy for the high rate of endemism (restricted to the region) in its flora. Burton Mesa chaparral is recognized as a sensitive plant community (Santa Barbara County 1995) as evidences by the existence of the Burton Mesa Ecological Reserve and its management plan.


Sand Mesa Manzanita

Two manzanita species, Sand Mesa manzanita (*Arctostaphylos rudis*) and La Purisima manzanita (*Arctostaphylos purissima)* are characteristic of Burton Mesa chaparral and are included on the California Native Plant Society (CNPS) List 1B (rare and endangered in California and elsewhere). Additionally, the U.S. Fish and Wildlife Service recognize Sand Mesa manzanita as a federal Species of Concern. While both La Purisima and Sand Mesa manzanita are present on the site, the later is more prevalent.

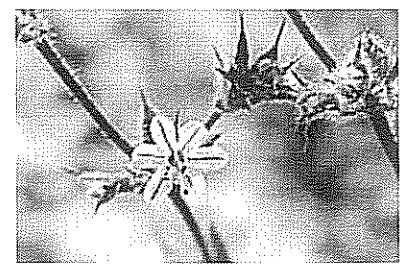

La Purisima Manzanita

Other associated species include chamise (*Adenostoma faciculatum*), black sage (*Salvia mellifera*), mock heather (*Ericameria ericoides*), California sagebush (*Artemisia californa*) and bush monkey flower (*Mimulus aurantiacus* ssp. *Lompocensis*). Lompoc ceanothus (*Ceanothus cuneatus* var. *Fascicularis*), CNPS List 4 (watch list) is an occasional component.

The Burton Mesa chaparral on the project site in the area of proposed development is considered moderate quality with the higher quality chaparral located in the north and northeast portions of the site. The high quality habitat occupies about 0.2 acre of the 2 ½ acre development site of the 15.35 parcel size.

Herbaceous Openings Dominated by California Spineflower

There is about 0.25 acre on the project site characterized as open herbaceous, which is dominated by native herbaceous species including the native annual California Spineflower (*Musronea californa*), a CNPS List 4 plant species. The California Spineflower is recognized (when past the bloom stage) by its distinctive and conspicuous red stems and bracts that remain after the plants have died. Other native species observed on site include the California croton (*Croton californa*), horkelia (*Horkelia cuneata* var. *cuneata),* common rush rose (*Hemizonia increscens* ssp. *Increscens).*


California Spineflower

(d-e) *Less than significant.* Ruderal Plant Community, Pine Trees and Other Habitat Types

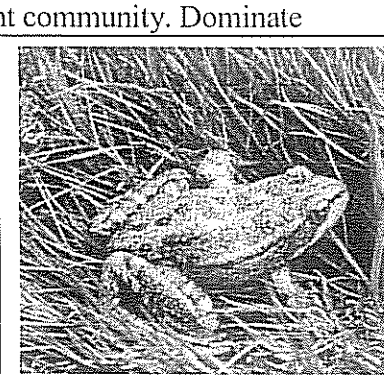
Ruderal or weed-dominated habitats on the project site are limited to roadside and disturbed areas and include about 0.1 acre. Non-native invasive plants are known to occur in the vicinity of the project and on the project site itself.

Along the project edge at Burton Mesa Road are a row of Pine trees. The pine species include Monterey Pine (*Pinus radiate*), Bishop Pine (*Pinus muricata*) and other pine species (*Pinus* sp.). Although Monterey Pines are native to California, that are not indigenous in the project area. Since most of the pines occur adjacent to the roadside they are most likely the result of past planting efforts or fugitives of nearby landscaping efforts. One small area about 0.1 acre of habitat near Burton Mesa Road in the vicinity of the pine trees is dominated by California sagebrush which often occurs in association with Burton Mesa chaparral. In addition there is about 0.1 acre of non vegetated disturbed areas on site.

(f-k) *Potentially Significant and Mitigable.*

Wetlands

There were no wetlands observed within the project area or on site specifically. East of the project site there was a large area that supported a mesic herbaceous plant community and is identified as a dune swale habitat type. Soils in this area are sandy and well drained, so it is likely that a high groundwater table is present that supports this plant community. Dominate plant species observed during survey included low-growing rushes (*Juncus* sp.) and sedges (*Carex* sp.) mixed with upland species including non-natives grasses and scattered coyote brush (*Baccharis pilularis*).



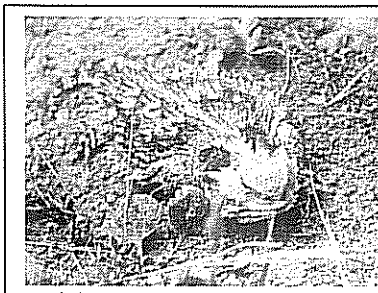
Wildlife

There are several special status species including state and federally listed animals species observed or expected to occur in or use the habitats within the project boundary. The CNDDB

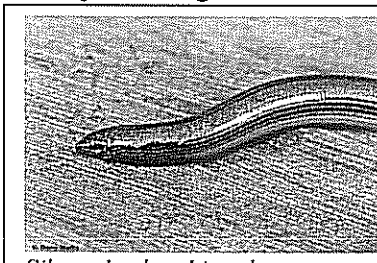
review of the Lompoc 7.5-minute series USGS Quadrangle (LFR 2004) indentified four sensitive animals as occurring in the region: California red-legged frogs (*Rana Auroa Draytonii)* (federally listed as threatened and a California Species of Special Concern (CSC), southern steelhead trout (*Oncorhynchus mykiss)* (federally listed as endangered, CSC), coast horned lizard (*Phrynosoma coronatum frontale*) (CSC), and the southwestern pond turtle (*Chemmys marmorata pallida, CSC).

The California red-legged frog, southern steelhead trout and the southwestern pond turtle need a permanent source of water which is not present on the subject project site.

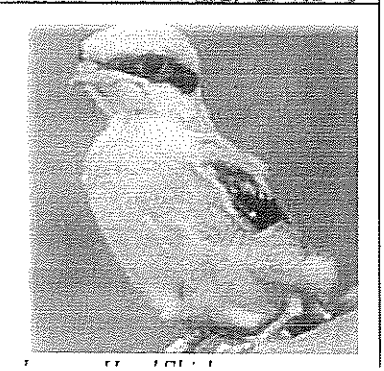
The Coast horned lizard and American badger digs were observed during surveys of the site. There is no evidence that the American badger is using the site for denning. This animal is using the site as part of its foraging range.


California Horned Lizard

California Horned Lizard (Phrynosoma coronatum frontale) (CSC)
This animal can be found in a variety of habitats including grassland, oak woodland, and maritime chaparral. It requires loose sandy soil, preferably in the presence of low shrubs that provide cover from predators. Additional requirements are open areas for sunning, and the presence of ants and other insert prey. Eggs are laid in sandy soils from April through June (Stebbins 1985). This species has been observed on the subject project site.


Silvery Legless Lizard

Silvery Legless Lizard (Anniella pulchra pulchra) (CSC)
This animal requires loose soil with plant cover and can be found in chaparral, pine-oak woodland, and streamside growth of sycamores, cottonwoods and oaks. The Silvery Legless Lizard prefers the loose litter beneath vegetation. Although the species was not observed during site surveying, suitable habitat does exist and this species is likely to be present on the subject project site.



White-Tailed Kite (Elanus leucurus) (California Fully Protected)
This animal requires large open fields and relatively undisturbed oak woodland, grassland, riparian or coastal sage scrub for successful breeding. Small mammals are the normal prey items of this species. Eggs are laid as early as mid-March and as late as the end of May. Nesting habitat usually consists of a riparian corridor with cottonwoods, eucalyptus, willows and oaks are present and adjacent to large open fields in which to hunt. The species has been observed in the general region and could be expected to be present on regular basis foraging over the open herbaceous habitat with the subject site boundary. However, due to the proximity of two major roadways and general lack of suitable vertical cover, this species is not likely to nest on the subject property.

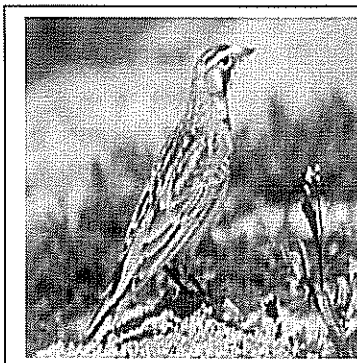
Logger Head Shirke (Lanius ludovicianus) (CSC)
This animal feeds predominantly on inserts, lizards and small rodents. The breading season begins in mid-March to early April,

nests are built in solitary shrubs or small trees in proximity to open grassland where it forages. This species was not observed during site survey, though suitable wintering and nesting habitat is present in the area. Logger Head Shirkes are uncommon breeders in the Lompoc area.

California Thrasher (Toxostoma redivium) (FSC)
This animal is a species associated with dense stands of chaparral, sage scrub and riparian areas. Species listed as "Federal Species of Special Concern" (FSC) consist of those species that the USFWS formerly considered as List 2 candidate species. There are no legal protections for FSC species, however, FSC will eventually be proposed for listing. Because of the level of sensitivity this species is still included in the CSFG's "Special Animals" List. This species was observed on site during surveying.

California Thrasher

California Horned Lark (Eremophila alpestris actia) (CSC)
This animal is a species that prefers open grassland habitat with sparse vegetation and is also a fairly common breeder in short grasses and agricultural fields in the Lompoc Area (Lehman 1994). Marginal breeding habitat for this species is present on the subject project site; however this habitat's proximity to roads makes this species unlikely breeder on this site.



California Horned Lark

Cumulative Project Impacts: Cumulative biological impacts due to development in the Lompoc Planning Area include the decrease of the native tree population, Burton Mesa chaparral and habitat for species indicated in this discussion and within the attachments. Cumulative impacts are Potentially Significant and Mitigable with the set aside of addition area of habitat. The project site has a total of just of nine acres with no land use designation. This area is determined to be in a "no development" zone by the project. As a result, addition habitat could be added to the Burton Mesa Preserve from this excess undisturbed area as mentioned below.

Mitigation and Residual Impact: The proposed project site is comprised of just over 15 acres of land, currently not within the boundary of the Burton Mesa Preserve. However, almost 2/3 of the project site will remain undisturbed, which in de facto places the undeveloped portion within the preserve for the foreseeable future. However, there are no guarantees that the property will be preserved in perpetuity. As stated in the Biological Report by SAIC (Page 15), the Burton Mesa Management Plan prescribes mitigation requirements for impacted chaparral habitat. High quality habitat must be replaced, in perpetuity, at a 3:1 ratio, and moderate quality habitat must be replaced, in perpetuity, at a 2:1 ratio. There is no requirement to replace disturbed or otherwise low quality habitat. The proposed development would impact 0.2 acres of high quality habitat and 1.5 acres of moderate habitat. This requires 3.6 acres of replacement habitat that must be preserved in perpetuity $\{[(0.2 \times 3) + (1.5 \times 2)] = 3.6\}$. Of the remaining 12.85 acres of the site which is not proposed for development at this time, a minimum of 3.6 acres must be preserved in perpetuity. Moreover, when it comes to replacement habitat, a preference is given to land adjacent to the Burton Mesa Preserve and that can potentially be incorporated into the Preserve. Portions of the subject site not proposed for development at this time abut the preserve.

1. Prior to the issuance of a building permit and start of construction, a minimum of 3.6 acres of the site shall be set aside for permanent protection. The acreage set aside shall be commensurate with the habitat impacted by the project, according to the ratio listed above and in the Burton Mesa Management Plan, and shall abut the existing Preserve boundary. If substantial evidence is presented that less or more habitat was impacted by the project, or that a higher or lower quality habitat was impacted, the 3.6 acres shall be adjusted accordingly. The mechanism to insure that the habitat set aside is designated in perpetuity shall be the creation of a separate parcel from the development parcel. The first step is to create a 15.5 acre legal parcel from the abandoned road right-of-way, then to subdivide the parcel into one five-acre parcel and one 10.5 acre parcel. This last parcel will be designated open space/preserve. **Plan Requirements and Timing:** The site plan submitted for a building permit shall graphically show the area to be set aside and protected.
Monitoring: Santa Barbara County Project Manager and P&D (potentially in consultation with County Counsel) shall insure that the plan set submitted for permit review shows the area to be preserved and that there are adequate assurances for permanent protection.

2. The loss or fragmentation of Burton Mesa chaparral from the project site along the boundary of the site and Burton Mesa Reserve shall be minimized. Placement and development of new improvements shall demonstrate efforts to maximize preservation of existing Burton Mesa chaparral habitat. The grading and development plans shall be prepared in consultation with a county-qualified botanist and biologist. **Plan Requirements and Timing:** County –qualified botanist and biologist shall sign the final grading and development plans. **Monitoring:** P&D and the Santa Barbara County Project Manager shall insure that the plan set submitted for permit review has the signature of the botanist and biologist.

3. Native habitat not affected by clearing, grubbing, grading and construction activities, including areas designated as open space and adjacent to Burton Mesa Reserve shall be protected by a 50-foot preservation buffer. Restrictions and fencing applicable to native habitat preservation shall be indicated on preliminary and final grading and development plans. Any chaparral removal for pre-construction clearing or grubbing shall be preceded by a biological survey and may be monitored if necessary by the survey biologist. This preservation buffer shall be indicated on all preliminary through final development plans. **Plan Requirements and Timing:** Clearly indicate the boundary of the preservation buffer with instruction that no construction activity whatsoever is to take place therein. This boundary shall be determined at the preliminary planning stage and shall be indicated on any site grading or development plan subsequently. **Monitoring:** P&D and the Santa Barbara County Project Manager shall insure that the plan set submitted for permit review has the signature of the botanist and biologist. Should chaparral mapping be required as a pre-construction activity effort, a county-qualified biologist shall monitor this activity.

4. Restore any large areas that are temporarily affected by project activities (outside any required buffer areas) with Burton Mesa chaparral species, especially areas adjacent to the existing BMER. Prepare an Onsite Restoration Plan that includes the following:
    1. Specific goals and objectives for restoration.
    2. Specifics for sources of plant materials (including salvaging from the project site, if appropriate), seeding (including timing for seed collection and seeding methods), planting methods and timing, plant density, plant protection, and

maintenance. Details describing how all native plants materials for restoration should be collected locally.

3. Monitoring and maintenance requirements including frequency and timing of watering, weed control methods and timing, and monitoring and reporting procedures.
4. Performance criteria that specify the minimum requirements for size and health of replacement plants including a period of time without supplemental watering. In addition, the plan shall include measures that would be implemented if it is determined that performance criteria are not being met within the specified time period.
5. An annual report submitted to the oversight agencies (County and CDFG) for review.

5. A County-qualified biologist and botanist shall be retained to conduct the following survey and monitoring activities during initial clearing, grubbing and mass grading of the site or any portion of the site and construction.

a. The survey shall be conducted prior to any construction activity to determine the presence of common animal species; this may also include the potential capture and relocation of individual animals to the extent feasible. These surveys shall occur during the time periods known to be the activities times of listed or known species and at least during the following time periods:

1. Seaside Bird's-Beak: late June to Mid-August
2. Bird Breeding Seasons: February to September. A pre-construction Wildlife Survey and Monitoring Plan shall be prepared by a County-approved Biologist to locate all on-site nests.
3. Spring flowing plant communities: April to June

b. The biologist shall be on-site for the initial phases of clearing, grubbing and grading activities and initial construction activities of each major development phase to monitor impacts to wildlife.

c. The botanist shall be on-site for the initial phases of clearing, grubbing and grading activities and initial construction activities of each major development phase to monitor impacts to the plant communities being protected.

d. A construction fence or some other appropriate barrier to movement shall be established to minimize animals returning into the construction zone and the area shall be periodically surveyed and any fugitive animals removed.

e. The biologist shall periodically visit the site during the construction phases to implement measures to reduce or eliminate injury or mortality of resident and protected wildlife species.

f. The biologist shall submit a written report detailing the results and methods to the capture and relocation efforts subsequent to the commencement of clearing, grubbing or grading.

g. At the conclusion of construction activities the biologist and botanist shall produce a written final report.

Plan Requirements and Timing: A mitigation table shall be included on all grading or development site plans with frequency of monitoring. **Monitoring:** P&D and the Santa Barbara County Project Manager shall insure that the plan set submitted for permit review has the signature of the botanist and biologist.

6. The project landscape plan shall only use native Burton Mesa chaparral plants in its design. No non-native plants shall be used. Avoid the use of ornamentals or cultivars that could invade or otherwise cause the degradation of adjacent native plant communities. Prepare a Landscape Maintenance Plan that includes provisions to inspect and maintain landscaped and fuel break area, at least annually, to ensure no establishment of non-native invasive plant species. Supplemental landscape irrigation shall be minimized to the maximum extent possible. **Plan Requirements and Timing:** Preliminary landscaping plans shall be reviewed by the botanist and approved by the botanist prior to construction. A signature block shall be provided for the botanist. **Monitoring:** P&D and the Santa Barbara County Project Manager shall insure that the plan set submitted for permit review has the signature of the botanist and biologist.

7. Sensitive Wildlife Species

a. Prior to the start of grading, a county-approved biologist should conduct a preconstruction survey for the American Badger. If the badger is present on site, the biologist should notify the Project Manager and the Planning and Development Department and the following mitigation measures shall be implemented:

1. The entrance to potential den sites should be smoothed including an area approximately one square meter in front of the entrance. Diatomaceous earth should be evenly spread over the smoothed areas. The biologist should inspect the entrance for the next three mornings for badger tracks. If no tracks are observed, it can be assumed that the den is no longer occupied. Then, to assure no loss of badger, the den should be excavated by hand completely and backfilled to prevent re-occupation.
2. If tracks are observed, the biologist should progressively block the entrance, using soil and other nearby materials (stick, etc.) to discourage continued occupation. The entrance should be rendered progressively more difficult to enter and exit over the following three days. Then, to assure no loss of badger, the den should be excavated by hand completely and backfilled to prevent re-occupation.

b. Prior to the start of grading, a county-approved biologist should conduct a preconstruction survey for the California Horned Lizards and California Legless Lizards.. If either are present on site, the biologist should notify the Project Manager and the Planning and Development Department. It either are found, they should be relocated to similar undisturbed habitat north or east.

4.5 Cultural Resources

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
Archaeological Resources					
a. Disruption, alteration, destruction, or adverse effect on a recorded prehistoric or historic archaeological site (note site number below)?				✓	
b. Disruption or removal of human remains?				✓	
c. Increased potential for trespassing, vandalizing, or sabotaging archaeological resources?				✓	
d. Ground disturbances in an area with potential cultural resource sensitivity based on the location of known historic or prehistoric sites?				✓	
Ethnic Resources					
e. Disruption of or adverse effects upon a prehistoric or historic archaeological site or property of historic or cultural significance to a community or ethnic group?				✓	
f. Increased potential for trespassing, vandalizing, or sabotaging ethnic, sacred, or ceremonial places?				✓	
g. The potential to conflict with or restrict existing religious, sacred, or educational use of the area?				✓	

Setting: There are no known cultural resources on this project site.

Impact Discussion:

(a-g) *Less than significant.* A Phase I site assessment was done (Western Points, 2005) and no evidence of surface or subsurface resources were encountered or deemed likely and no further studies were deemed necessary prior to construction (Attachment 4). There are no known human remains and there is no reason to believe there is an increase potential for trespassing, vandalizing, or sabotaging of archeological resources. However, there remains a remote possibility that subsurface remains or artifacts may be encountered during grading and trenching activities.

Mitigation and Residual Impact: The following "Standard Discovery" clause is adequate to ensure that that project would not have significant adverse effects related to cultural resources.

1. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans.

   MONITORING: P&D shall check plans prior to issuance of a Building Permit.

Cumulative Impacts: The threshold for cumulative impacts is the same as for project specific impacts; therefore there is no cumulative impact beyond the potential project specific impacts.

4.6 Energy

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. Substantial increase in demand, especially during peak periods, upon existing sources of energy?				✓	
b. Requirement for the development or extension of new sources of energy?				✓	

Impact Discussion:

(a-b) *Less than significant.* The scope of the project is not large enough to substantially effect energy demand on existing energy sources, and the project would not require the development or extension of new energy sources. Existing energy sources would have sufficient capacity to serve the project.

Mitigation and Residual Impact: The proposed project would not create a significant impact to Energy Resources; therefore, no mitigation is required.

4.7 Fire Protection

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. Introduction of development into an existing high fire hazard area?				✓	
b. Project-caused high fire hazard?				✓	
c. Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting?				✓	
d. Introduction of development that will hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas?				✓	
e. Development of structures beyond safe Fire Dept. response time?				✓	

Impact Discussion:

(a-e) *Less than significant.* The project would have a beneficial impact on fire protection services by providing better facilities and reducing overall response times.

Mitigation and Residual Impact: The proposed project would not create a significant impact to Fire Protection; therefore, no mitigation is required.

4.8 Geologic Processes

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. Exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards?				✓	

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
b. Disruption, displacement, compaction or overcovering of the soil by cuts, fills or extensive grading?				✓	
c. Permanent changes in topography?				✓	
d. The destruction, covering or modification of any unique geologic, paleontologic or physical features?				✓	
e. Any increase in wind or water erosion of soils, either on or off the site?				✓	
f. Changes in deposition or erosion of beach sands or dunes, or changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed of the ocean, or any bay, inlet or lake?				✓	
g. The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent?				✓	
h. Extraction of mineral or ore?				✓	
i. Excessive grading on slopes of over 20%?				✓	
j. Sand or gravel removal or loss of topsoil?				✓	
k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?				✓	
l. Excessive spoils, tailings or over-burden?				✓	

Impact Discussion:

(a) Less than significant. No unique geological, paleontologic, or physical features exist within the project site. The project would therefore not affect any unique geological, paleontologic, or physical features.

(b-l) *Less than significant.* There are no beach sands or body of water adjacent to the project site. The project does not require the use of a septic disposal system, or the extraction of mineral or ore from the ground. The project is not being developed on slopes over 20%. Therefore the proposed project would have a less than significant affect on these resources.

Mitigation and Residual Impact: The proposed project would not create a significant impact to Geological Resources; therefore, no mitigation is required.

4.9 Hazardous Materials/Risk Of Upset

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)?				✓	
b. The use, storage or distribution of hazardous or toxic materials?				✓	
c. A risk of an explosion or the release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions?				✓	
d. Possible interference with an emergency response plan or an emergency evacuation plan?				✓	

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
e. The creation of a potential public health hazard?				✓	
f. Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)?				✓	
g. Exposure to hazards from oil or gas pipelines or oil well facilities?				✓	
h. The contamination of a public water supply?				✓	

Impact Discussion:

(a-h) *Less than significant.* There has been no known use of hazardous materials on the property in the past. The proposed project would not introduce any hazardous substances to the site. There are no facilities onsite that would potentially lead to the risk of explosion or release of hazardous substances in the event of an accident or upset conditions

Mitigation and Residual Impact: The proposed project would not create a significant impact to Hazardous Materials/Risk of Upset; therefore, no mitigation is required.

4.10 Historic Resources

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. Adverse physical or aesthetic impacts on a structure or property at least 50 years old and/or of historic or cultural significance to the community, state or nation?				✓	
b. Beneficial impacts to an historic resource by providing rehabilitation, protection in a conservation/open easement, etc.?				✓	

Impact Discussion:

(a-b) *Less than significant.* No structures or resources of historic or cultural significance exist on the project site.

Mitigation and Residual Impact: The proposed project would not create a significant impact to Historical Resources; therefore, no mitigation is required.

4.11 Land Use

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. Structures and/or land use incompatible with existing land use?				✓	
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding of mitigating an environmental effect?				✓	

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
c. The induction of substantial growth or concentration of population?				✓	
d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?				✓	
e. Loss of existing affordable dwellings through demolition, conversion or removal?				✓	
f. Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓	
g. Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓	
h. The loss of a substantial amount of open space?				✓	
i. An economic or social effect that would result in a physical change? (i.e. Closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.)				✓	
j. Conflicts with adopted airport safety zones?				✓	

Impact Discussion:

(a, c-j) *Less than Significant.* The proposed governmental building is a compatible use with current or future surrounding uses and does conflict with the existing land use designation. The project does not displace any existing housing units or people. The project would involve no loss of high quality open space, would not involve economic or social changes resulting in substantial physical changes, and would not conflict with any airport safety zones. Mitigation measures regarding under grounding of utilities and exterior night lighting shall be stated on all final construction plans.

(b) *Less than significant.* The proposed governmental building is compatible with the land use designation indicated within the County Community Plan for this site under Ordinance 661.

Cumulative Impacts: The threshold for cumulative impacts is the same as for project specific impacts; therefore there is no cumulative impact beyond the potential project specific impacts.

Mitigation and Residual Impact: The proposed project would not create a significant impact related to Land Use; therefore, no mitigation is required.

4.12 Noise

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. Long-term exposure of people to noise levels exceeding County thresholds (e.g. locating noise sensitive uses next to an airport)?				✓	

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
b. Short-term exposure of people to noise levels exceeding County thresholds?			✓		
c. Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)?				✓	

Setting

Land uses in the project vicinity include planned development neighborhoods to the south, commercial/industrial uses to the north, east and west. Ambient noise is generated primarily from vehicle traffic along Laurel and R.

Impact Discussion:

(a,c) *Less than significant.* The project site is located at the intersection of Burton Mesa and Harris Grade Roads. This is a moderate level interest. Other than the sporadic noise increases due to an alarm response, no increase in existing noise levels are anticipated.

County thresholds identify noise levels exceeding 65 decibels (dBA) for outdoor living areas and 45 dBA for indoor living areas as significant for noise sensitive uses such as residences and schools. Operational noise levels from the proposed building would be similar to those of the existing area and according to Figure 1 from the Environmental Threshold and Guidelines Manual; a private business office generates noise that is below the thresholds indicated above.

(b) *Potentially significant and mitigable.* According to EPA guidelines, average construction noise is 95 dBA at a 50' distance from the source. A 6-dB drop occurs with a doubling of the distance from the source. Therefore noise levels would affect locations within 1600' of the construction site over 65 dBA. As indicated above, the nearest noise sensitive receptor is 1,000' from the project site. Mitigation measures limiting the hours of operation have been included to reduce noise impacts to a level below significance.

Cumulative Impacts

The threshold for cumulative impacts is the same as for project specific impacts; therefore there is no cumulative impact beyond the potential project specific impacts, which are mitigated below.

Mitigation Measures and Residual Impacts: With the following mitigation measures, the project would not have significant effects related to noise.

1. At least 20 days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 1,000' of the project area. The notice shall contain a description of the proposed project, a construction schedule including days and hours of construction, and the name and phone number of the contractor's contact person who can answer questions and provide additional information.

2. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on State holidays (i.e.: Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction

activities such as interior painting are not subject to these restrictions. One sign placed at the Chestnut Street entrance stating these restrictions shall be provided the project, and placed prior to grading operations and remain in place during the construction period.

3. All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturer' muffler and silencing devices and sound control devices and techniques such as noise shields and blankets shall be employed as needed to reduce the level of noise to surrounding businesses and residents.

4. Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded to levels of less than 65dBA and shall be located at a minimum of 50 feet from occupied residences. Plan Requirements: The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Timing: Equipment and shielding shall remain in the designated location throughout construction activities.

Plan Requirements and Timing: These conditions shall be printed on construction drawings submitted for a building permit, along with evidence that required noticing has occurred. Notice to surrounding residents regarding construction activities shall be provided at least 20 days prior to the commencement of construction. Proof of equipment muffler and silencing devices must be provided to the General Services Department prior to the commencement of construction. A General Services Department contact person shall be designated. The contact person's name and phone number shall be printed on all notices and signage.

Monitoring: The construction inspector from the General Services Department shall approve the equipment submittal list and verify the mailing list to all residents within 1,000'. Additionally, the inspector shall inspect for noise violations regularly during demolition and construction activities. In addition all noise complaints will be logged by the inspector and followed-up with the contractor.

Mitigation and Residual Impacts: Adherence to these measures would reduce impacts to less than significant levels. Residual impacts would be less than significant.

4.13 Public Facilities

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. A need for new or altered police protection and/or health care services?				✓	
b. Student generation exceeding school capacity?				✓	
c. Significant amounts of solid waste or breach any national, state, or local standards or thresholds relating to solid waste disposal and generation (including recycling facilities and existing landfill capacity)?				✓	
d. A need for new or altered sewer system facilities (sewer lines, lift-stations, etc.)?				✓	

Impact Discussion:

(a,&b) *Less than significant.* This project would provide a new more efficient fire and sheriff station located closer to service needs.

(c) *Less than significant.* Remaining landfill capacity is limited in Santa Barbara County, and the County is under a State mandate to reduce solid waste disposal. At an estimate of 8.38 tons/year, the estimated waste generation of the project would be less than the County of Santa Barbara threshold of 40 tons/year for solid waste, and would not rise to a level of significance. Trash and recyclable material will be removed from the building by private local haulers under a franchise with the County and disposed of at permitted landfills and recovery facilities in the County.

(d) *Less than significant.* Per Mission Hills Community Service District, the site is served by an adequately sized lateral sewer pipe. The project requires an annexation into the CSD service area, but the CSD has already confirmed adequate capacity and there are no considerable growth-inducing effects because the site would either be annexed as an island or with only one intervening parcel owned by either Caltrans (existing) or the County Parks Department (proposed).

Mitigation and Residual Impact: The proposed project would not create a significant impact to Public Facilities; therefore, no mitigation is required.

4.14 Recreation

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. Conflict with established recreational uses of the area?				✓	
b. Conflict with biking, equestrian and hiking trails?				✓	
c. Substantial impact on the quality or quantity of existing recreational opportunities (e.g., overuse of an area with constraints on numbers of people, vehicles, animals, etc. which might safely use the area)?				✓	

Impact Discussion:

(a-c) *Less than significant.* The project site is located in a rural area and will not conflict with any established recreational uses of the area nor will it conflict with any hiking, biking, and equestrian trails. The project will create a public courtyard-like commons that will enhance the outdoor experience for all users of the buildings.

Mitigation and Residual Impact: The proposed project would not create a significant impact to Recreation; therefore, no mitigation is required.

4.15 Transportation/Circulation

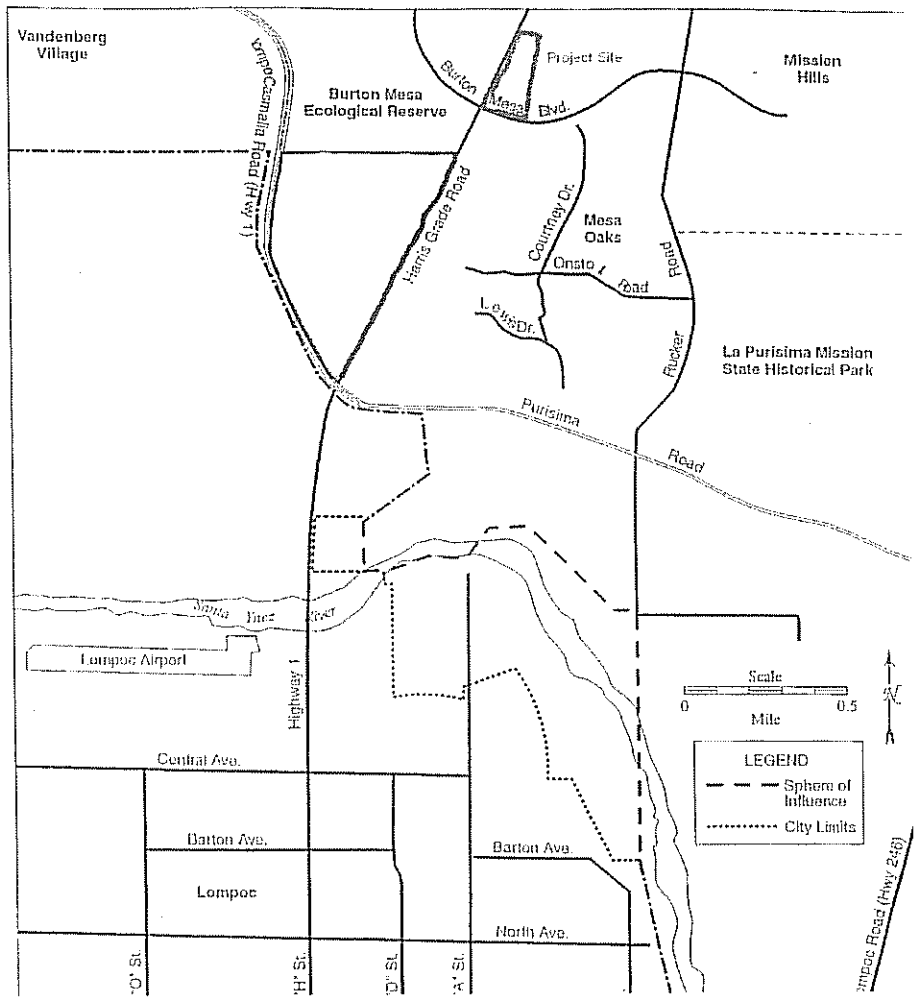
Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. Generation of substantial additional vehicular movement (daily, peak-hour, etc.) in relation to existing traffic load and capacity of the street system?				✓	
b. A need for private or public road maintenance, or need for new road(s)?				✓	
c. Effects on existing parking facilities, or demand for new parking?				✓	

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
d. Substantial impact upon existing transit systems (e.g. bus service) or alteration of present patterns of circulation or movement of people and/or goods?				✓	
e. Alteration to waterborne, rail or air traffic?				✓	
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians (including short-term construction and long-term operational)?				✓	
g. Inadequate sight distance?				✓	
ingress/egress?				✓	
general road capacity?				✓	
emergency access?				✓	
h. Impacts to Congestion Management Plan system?				✓	

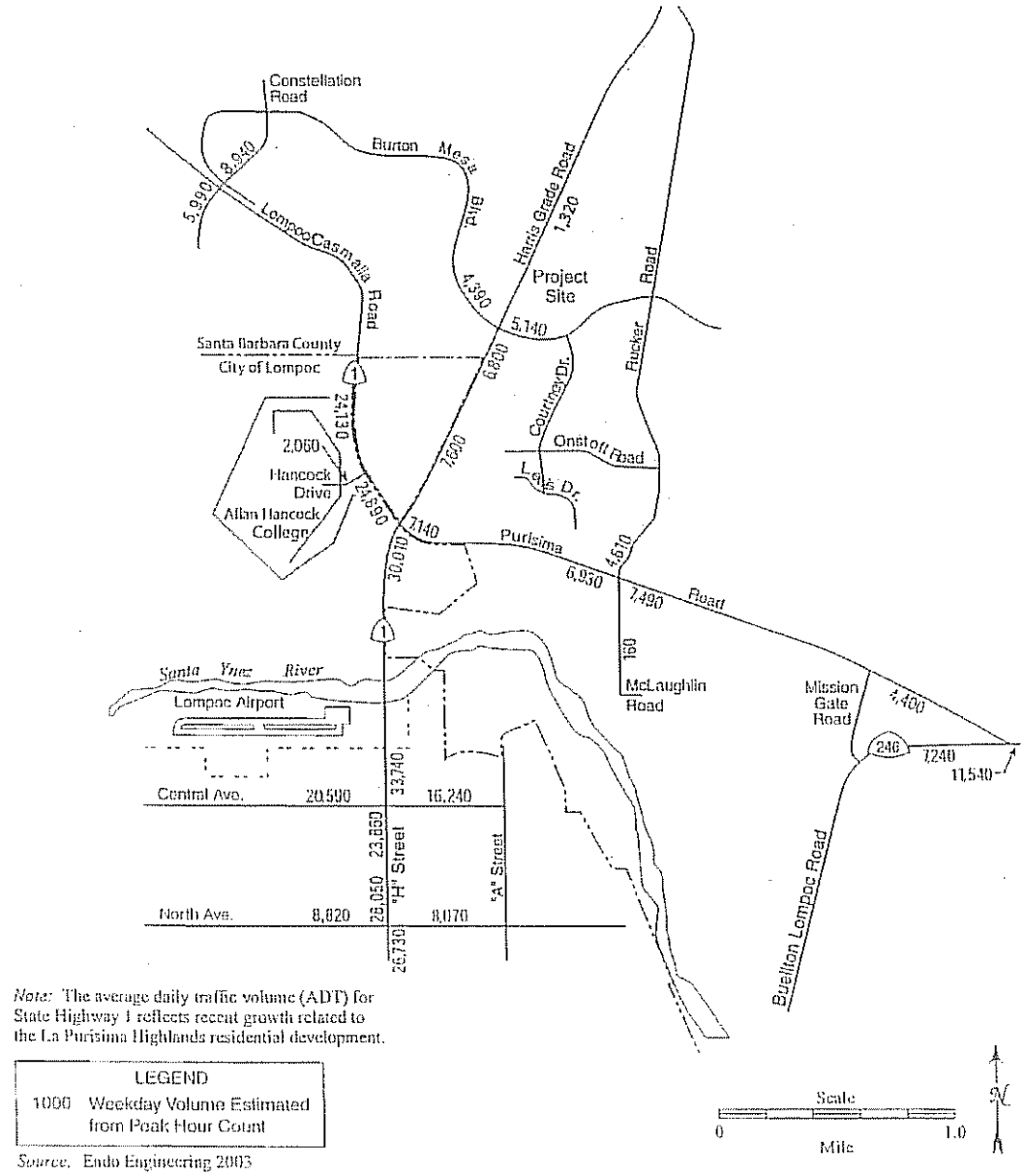
Setting:

Regional access to the area is available from State Highway 1 and State Highway 246. Local access to the site is available from Burton Mesa and Harris Grade Roads.

Harris Grade Road is a north/south two-lane undivided roadway with a prima facie speed of 55 mph that provides direct access to the subject project site. This road has 20-foot to 24-foot wide road section and graded but unimproved 4-foot to 6-foot shoulder. This road is designated as a Major Arterial south of Burton Mesa Road and a Minor Arterial north of Burton Mesa Road.



Burton Mesa Road (Boulevard) is a two-lane roadway adjacent to the subject project site and connects Vandenberg Village to the west with Mission Hills to the east. It is classified as a Major Arterial in the County Comprehensive Community Plan and as a Major Arterial in the Lompoc Circulation Element. Burton Mesa Road has striped bike lanes on both sides of the roadbed west and east of Harris Grade Road. The intersection of Burton Mesa and Harris Grade Roads in controlled by 4-way stop signs.



Note: The average daily traffic volume (ADT) for State Highway 1 reflects recent growth related to the La Purisima Highlands residential development.

Source: Endo Engineering 2003

Existing Traffic Volumes

Morning and evening peak hour traffic counts were made by Endo Engineering (2003) of existing traffic volumes for the Burton Ranch Specific Plan. Those counts were reviewed as part of the current Burton Ranch Specific Plan EIR (2005) by SCIC and ATE.

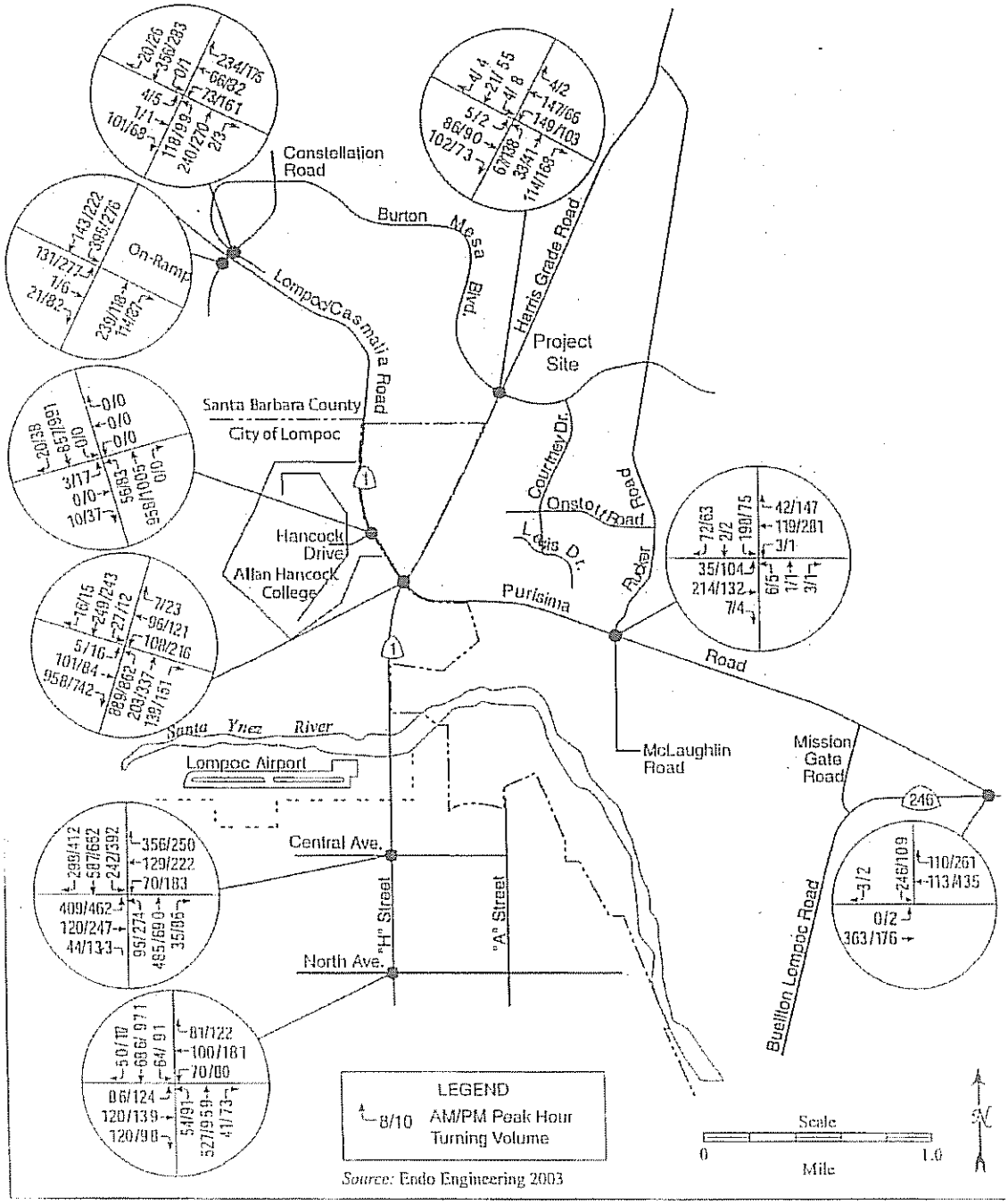
The count data was collected to establish: (1) the extent to which the existing peak hour intersections capacities are being utilized by existing volumes; (2) average daily traffic volumes (ADT) estimates; and (3) the directional orientation of traffic in the area. The operational characteristics of the roadway segments within the study area were analyzed based on the leveled service performance standards established by the City of Lompoc, County of Santa Barbara and the Santa Barbara County Association of Governments per the Congestion Management Plan statues. There standards vary somewhat, depending on the agency with jurisdiction over each intersection and roadway segment.

Levels of Service (LOS)

In rating a roadway's operating condition, Levels of Service (LOS) "A" through "F" are used, with LOS A indicating a very good operational level and LOS F just the opposite. LOS of C is a standard middle point that all intersections should be able to perform at during peak hour movements.

Volume-to-Capacity (V/C) Analysis

The County of Santa Barbara, Public Works Transportation, does not currently endorse the use of roadway link analysis in terms of volume-to-capacity ratios and LOS in traffic impact studies addressing roadways under the County's jurisdiction. However, Design Capacity of County roadways are defined in the County Comprehensive Plan Circulation Element. Santa Barbara County uses segment analysis applying V/C ratios for CEQA review and during review of project consistency with the County Circulation Element. They are considered the upper limit of LOC C for roadway segment capacities.



Source: Endo Engineering 2003

Impact Discussion:

(a) *Less than significant*: The proposed project is estimated to generate 115 average daily trips (ADT) and 12.5 P.M. peak hour trips (PHT) to area roadways and intersections. The PHT was calculated based on the Institute of Transportation Engineers, latest edition, Trip Generation Handbook, (pages 875-884). The land use designation from that handbook is 630; there is no Fire/Police Station designation within the handbook. The Trip Generation Handbook indicates the trips calculations may not be accurate in that a limited amount of study was available to produce the data. While the project will produce a number of physical trips, of that number (115), only 15% result in new vehicle trips on the roadway, or 15 ADT.

(b, d-h) *Less than significant.* The project is located on a portion of the site that is already disturbed. The proposed project will not impact the surrounding infrastructure. The project area is generally flat and visibility in all directions will not be impacted by this project.

(c) *Less than significant.* This is a vacant parcel and as such there are no existing parking spaces. The project will be providing 36 staff parking spaces and 6 visitor spaces. Of these 41 spaces, 2 will be for disabled parking, one in each section.

Mitigation and Residual Impact: The proposed project would not create a significant impact to Traffic; therefore, no mitigation is required.

4.16 Water Resources/Flooding

Will the proposal result in:	KS	UPS	PSM	NS	Reviewed Under Previous Document
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?				✓	
b. Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff?			✓		
c. Change in the amount of surface water in any water body?				✓	
d. Discharge into surface waters, or alteration of surface water quality, including but not limited to temperature, dissolved oxygen, turbidity, or thermal water pollution?			✓		
e. Alterations to the course or flow of flood water or need for private or public flood control projects?				✓	
f. Exposure of people or property to water related hazards such as flooding (placement of project in 100 year flood plain), accelerated runoff or tsunamis?				✓	
g. Alteration of the direction or rate of flow of groundwater?				✓	
h. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or recharge interference?				✓	
i. Overdraft or over commitment of any groundwater basin? Or, a significant increase in the existing overdraft or over commitment of any groundwater basin?				✓	
j. The substantial degradation of groundwater quality including saltwater intrusion?				✓	
k. Substantial reduction in the amount of water otherwise available for public water supplies?				✓	

Setting:

The project site has been approved for inclusion into the Mission Hills Community Services District (CSD), which has indicated that service and capacity is available.

Impact Discussion:

(a-c) *Less than Significant.* The project does not have the potential to affect the course or direction of surface water bodies nor will it significantly change the amount of surface water in any water body.

(b,d) *Potential Significant and Mitigable.* The subject project site currently has no hard surfaces. The entire site provides surface percolation. This will change after the project is completed. To the maximum extent possible, surface drainage will be captured, routed or used on-site

for landscape irrigation. To the maximum extent possible impervious surfaces will be kept to a minimum. Pollution from cars, parking areas, landscaped areas, and rooftops, becomes concentrated as it runs off. Drainage will be provided to the existing storm drain system that serves the area, if not reused on-site.

(e,f) *Less than Significant.* The project is not in a 100-year flood plain. The project will have no affect on the course or flow of flood water or cause a need for public flood control projects.

(g-k) *Less than Significant.* The project would have no significant affect on the rate, flow, quantity, or quality of groundwater. The threshold of significance for new development in the Lompoc Groundwater Basin is 12 acre feet per year. The project's water use would be similar to that of a single family residence, which is approximately one (1) acre foot per year or less.

Cumulative Impacts:

Cumulative water resources impacts due to development in the area include those associated with changes in percolation rates, drainage patterns, and the rate of surface run-off and discharge into surface waters, or alteration of surface water quality. The proposed project's incremental contribution to these cumulative impacts would be insignificant because water demand would be well below the adopted threshold of significance.

1. During construction, washing of concrete, paint, or equipment shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. An area designated for washing functions shall be identified. **Plan Requirements:** General Services shall designate a wash off area on the construction plans. **Timing:** The wash off area shall be designated on all plans submitted for a building permit. The wash-off area shall be in place throughout construction.

2. Prior to Building Permit issuance, General Services shall provide a Can and Will serve letter from the Mission Hills Community Service District indicating that adequate water is available and that the Mission Hills CSD can and will serve the project.

Monitoring: P&D shall verify compliance prior to the issuance of a building permit.

Mitigation and Residual Impacts: Adherence to these measures would reduce impacts to Water Resources to less than significant levels. Residual impacts would be less than significant.

5.0 Information Sources

5.1 County Departments Consulted

Police, **Fire, Public Works, Flood Control**, Parks, Environmental Health, Special Districts, Regional Programs, City of Lompoc and the Mission Hills Community Service District

5.2 County Comprehensive Community Plan

✓	Seismic Safety/Safety Element	✓	Conservation Element
✓	Open Space Element	✓	Noise Element
	Coastal Plan and Maps	✓	Circulation Element
✓	ERME	✓	Planning Department

5.3 Other Sources

✓	Field work		Ag Preserve maps
✓	Calculations (Burton Ranch Specific Plan)	✓	Flood Control maps (Burton Ranch Specific Plan)
✓	Project plans	✓	Other technical references (reports, survey, etc.)
✓	Traffic studies (Burton Ranch Specific Plan)		
✓	Records	✓	Planning files, maps, reports
✓	Grading plans	✓	Zoning maps
✓	Elevation, architectural renderings	✓	Soils maps/reports (Burton Ranch Specific Plan)
✓	Published geological map/reports	✓	Plant maps
✓	Topographical maps	✓	Archaeological maps and reports
✓	Burton Ranch Specific Plan (2005)	✓	Burton Mesa Management Plan (1994)

6.0 Project Specific *(Short- And Long-Term)* And Cumulative Impact Summary

Project-specific impacts, which are potentially significant but can be mitigated to less than significant levels:

1) Aesthetics: Visual Impact from public roadways.

2) Air Quality: Dust from construction activities.

3) Biological Resources: Vegetation/habitat removal.

4) Cultural Resources: Potential to encounter subsurface artifacts.

5) Noise: Short-term construction-related noise.

6) Water Resources: Change in percolation rate, drainage patterns, or the rate and amount of surface water runoff, and discharge into surface waters, or alteration of surface water quality. Also, need can and will serve letter.

The project would not have potentially significant cumulative impacts.

7.0 Mandatory Findings Of Significance

	KS	UPS	PSM	NS	Reviewed Under Previous Document
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				✓	
2. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals?				✓	
3. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.)				✓	
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓	
5. Is there disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR ?				✓	

8.0 Project Alternatives

If potentially significant, adverse unmitigable impacts would result, identify potential project alternatives to minimize these effects (reduced project, alternative use, alternative site location, etc.)

No identification of alternatives is needed because all impacts can be mitigated to less than significant levels.

9.0 Initial Review of Project Consistency with Applicable Zoning And Comprehensive Plan Requirements

Zoning Requirements

Public projects developed outside of the coastal zone are not subject to Discretionary Approvals and Land Use Permit Regulations required of private applications. The project does meet all zoning requirements (e.g., setbacks, building height, parking, etc.) and is allowed within the AG district per County Ordinance 661.

General Plan Requirements

The Office of the County Architect, in consultation with County Planning staff, has determined the project would be consistent with the General Plan in the project area. On November 9, 2005, the County Planning Commission heard an item related to the purchase of the project site from the State of California. The staff report for that hearing provided a policy-by-policy analysis of the proposed construction of a fire/police station at this location. That staff report can be found as Attachment 5.

10.0 Recommendation By P&D Staff

On the basis of the Initial Study, the staff of Planning and Development:

____ Finds that the proposed project WILL NOT have a significant effect on the environment and, therefore, recommends that a Negative Declaration (ND) be prepared.

__✓__ Finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures incorporated into the PROJECT DESCRIPTION would successfully mitigate the potentially significant impacts. Staff recommends the preparation of an MND. The MND finding is based on the assumption that mitigation measures are acceptable to the applicant.

____ Finds that the proposed project MAY have a significant effect on the environment, and recommends that an EIR be prepared.

____ Finds that from existing documents (previous EIRs, etc.) that a subsequent document (containing updated and site-specific information, etc.) pursuant to CEQA Sections 15162/15163/15164 should be prepared.

Potentially significant unavoidable adverse impact areas:

___ With Public Hearing __✓__ Without Public Hearing

PREVIOUS DOCUMENT: N/A

PROJECT EVALUATORS:
Robert Ooley, AIA County Architect (Principal Author, December 12, 2005)
Gary Kaiser, Planner III, (Revisions, February 28, 2006)

11.0 Determination By Environmental Hearing Officer

__✓__ I agree with staff conclusions. Preparation of the appropriate document may proceed.
____ I DO NOT agree with staff conclusions. The following actions will be taken:
____ I require consultation and further information prior to making my determination.

SIGNATURE: Gary C. Kaiser **INITIAL STUDY DATE:** 2.28.06

SIGNATURE: Gary C. Kaiser **DRAFT ND DATE:** 3.14.06

SIGNATURE: Gary C. Kaiser **REVISION DATE:** 11.16.06

SIGNATURE: Gary C. Kaiser **FINAL ND DATE:** 11.16.06

12.0 Attachments

1. Conceptual Site Plan
2. Conceptual Floor Plans
3. Biological Resource Survey Report (SAIC-2005)
4. Phase I Archaeological Resources Assessment (Western Points-2005)
5. Planning Commission Staff Report for November 9, 2005 Hearing
6. Response to Public Comments – CA Dept. of Fish and Game Letter
7. Summary of Mitigation Measures Requied

13.0 Attachments by Reference Only

1. Burton Mesa Management Plan (1994)
2. Burton Ranch Specific Plan and EIR (October 2005, City of Lompoc)

RESPONSE TO COMMENTS

Santa Barbara County Planning and Development Department
Draft Mitigated Negative Declaration

For the

Relocation of Fire Station 51

06NGD-00000-00002
State Clearinghouse # 2006031086
Public Comment Period 3-27-2006 to 4-28-2006

Response to Comments
October 18, 2006

Public/Agency Comments Received

California Department of Fish and Game (4.26.2006)
No Other Comments

This Response to Comments will address issues raised in a Comment Letter dated April 26, 2006 from Mr. Larry L. Eng, Ph.D. Regional Manager, South Coast Region with the Department of Fish and Game, State of California. The Response supplements the analysis in the Draft Negative Declaration and explains why additional mitigation measures were deemed appropriate and necessary. The comment letter from Dr. Eng is attached hereto, as is a comprehensive list of mitigation measures required for the project. The list include the mitigation measures originally proposed I the Draft Negative Declaration plus additional mitigation measures added in response to the letter from Dr. Eng.

For purposes of organization, Mr. Eng's letter has been coded by paragraph as each paragraph raises a new issue. A complete copy of the letter has been included herein. Dr. Eng has raised a number of good points. Our response that follows will focus on the main points contained within paragraphs:

1.1: Spring Plant Survey
1.2: County Comprehensive Plan Requirements
1.3: Cumulative Impacts
1.4: Method to Ensure Permanent Protection
1.5: Management Plan
1.6: Fuel Clearance
1.7: Weed Invasion and Containing Impacts to the Construction Area
1.8: Erosion
1.9: Argentine Ants
1.10 Wildlife
1.11 Nesting Birds
1.12 Utilities
1.13 Project Details
1.14 Remaining Open Space

1.1 Spring Plant Survey

The County Biologist, Melissa Mooney, conducted additional surveys on May 22, 2006 and July 17, 2006. The surveys were conducted at mid-day using meandering transects. No individuals of either the seaside bird's beak or the monkeyflower were observed on the site.

1.2: Replacement Habitat

We agree. The body of the CEQA document describing the quality of the habitat impacted by the project has been revised and the mitigation requirement (i.e., acreage that must be set aside for permanent protection) has been increased to 4.6 acres.

1.3: Cumulative Impacts

The replacement habitat required by the Lompoc Area Goals and Interpretive Guidelines (which has now been increased for his project to 4.6 acres) is intended to offset project-specific and cumulative impacts.

1.4: Method to Ensure Permanent Protection

The 4.6 acres that must be set aside for permanent protection lies contiguous to the Burton Mesa Ecological Preserve (BMEP). The 4.6 acres could be permanently protected through the recordation of a deed restriction or conservation easement, or through the recordation of a lot line adjustment that adds 4.6 acres to the BMEP.

1.5: Management Plan

The 4.6 acres that must be set aside for permanent protection is high quality habitat and has been for decades, without a management plan. Nevertheless, mitigation measures have been revised to require a management plan, if the County retains ownership of the property. If a lot line adjustment is completed, and the property is deeded to the State for inclusion into the BMEP, a separate management plan would not be necessary. A management plan, if necessary, shall be approved by the County P&D Biologist or Planning Director prior to the start of construction.

1.6: Fuel Clearance

Paved parking areas and driveways would surround the proposed building. Beyond these paved areas but still within the "limit of work" (as shown on revised Plans) would be a detention basin and landscaped area consisting of low-growing native materials (see Revised Landscape Plans). The General Services Department and Fire Department will coordinate to ensure that the paved areas and newly landscaped areas substantially comply with fuel break requirements. It is likely that much of the area outside the parking lot but within the "limit of work" can remain in native vegetation; however, we have assumed a worst case scenario (i.e., that all existing vegetation within the "limit of work" would be removed). This is what resulted in the requirement to set aside other lands for permanent protection.

1.7: Weed Invasion and Containing Impacts to the Construction Area

Mitigation measures have been added to fence the "limit of work" to avoid the staging of equipment and vehicles and impacts in general beyond the planned work area. This avoids the need for a restoration plan, but the proposed landscape plan does consist only of native materials.

1.8: Erosion

The site is flat but would be graded to drain gently toward the proposed detention basin. Erosion potential is low but a mitigation measure has been added to require densely planted plugs of Nassela pulchra (purple needlegrass) or Horkelia cuneata cuneata (wedgeleaf horkelia) along the flowline, where erosion would be most likely to occur.

1.9: Argentine Ants

As suggested, a mitigation measure has been added to require that all paved and cemented surfaces be curbed and drain towards the southwest, or into the detention basin, and not toward the BMEP. The added mitigation measure also prohibits landscaping that requires permanent irrigation.

1.10: Wildlife

The mitigation measures for wildlife that appear on Pages 16 and 17 of the Biological Resources Survey Report have been incorporated into the Final Negative Declaration. These mitigation measure require preconstruction surveys, periodic inspections during construction and a post construction monitoring report.

1.11 Nesting Birds

The preconstruction surveys described above are to include nesting surveys, if construction activities occur during the nesting season (February 1 – August 15).

1.12 Utilities

All utility extensions will occur in or along existing roadways; this trenching will not disturb areas that would not be otherwise disturbed.

1.13 Project Details

The Project Manager is John Green from the General Services Department. Mr. Green can be reached at (805) 934-6229 for information about architectural and landscape details as they become available.

1.14 Remaining Open Space

The County purchased 15.35 acres of excess right-of-way from Caltrans for their proposed +/- 2.3 acre fire station, anticipating that off-site acquisition would be required in order to offset impacts related to habitat displacement. Based on the habitat assessment and habitat replacement ratio prescribed in the Lompoc Area Goals and Interpretive Guidelines it is agreed that 4.6 acres needs to be set aside for permanent protection. This acreage will be deed restricted, put into a conservation easement, or deeded to the California Department of Fish and Game for inclusion into the Burton Mesa Ecological Preserve, as discussed above. This comment pertains to the remaining +/- 8.45 acres. This acreage will continue to be owned by the County and is not currently proposed for any kind of development or use at this time. Such development or use I the future would be subject to separate review pursuant to the California Environmental Quality Act (CEQA).

State of California – The Resources Agency ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF FISH AND GAME
http://www.dfg.ca.gov
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4201

April 26, 2006

RECEIVED
MAY 2 1 2006
S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT

Gary Kaiser
Santa Barbara County
620 W. Foster Road, Suite C
Santa Maria, CA 93455
Fax No. (805) 934-6258

Draft Mitigated Negative Declaration for the Relocation of Fire Station No. 51 SCH #2006031006, Santa Barbara County

Dear Mr. Kaiser:

The Department of Fish and Game (Department), has reviewed the above Draft Mitigated Negative Declaration (DMND) for impacts to biological resources. The Santa Barbara County (County) Fire Department proposes to relocate Lompoc Fire Station 51 and Sheriff Substation, located near Vandenberg Village at 749 Burton Mesa Boulevard, about ½ mile to the southeast at the northeast corner of Burton Mesa Boulevard and Harris Grade Road. The proposed site currently is undeveloped and lies within a County-owned15.35 acre parcel adjacent to the State-owned and Department designated and managed Burton Mesa Ecological Reserve (BMER). The proposed development includes a15,000 ft.² building and adjacent parking lot, and installation of underground utilities. Habitat types proposed to be removed by the project include Burton Mesa chaparral Rare Natural Community (1.7 acres), coastal scrub (0.35 acre), and closed-cone conifers (0.25 acre). Wildlife with the potential to be impacted by the project include the State Endangered seaside bird's beak (*Cordylanthus rigidus littoralis*), the California Native Plant Society List 1B La Purisima manzanita (*Arctostaphylos purissima*) and Sand mesa manzanita (*Arctostaphylos rudis*), the Federal and State Special Concern Species silvery legless lizard (*Anniella pulchra pulchra*), the State Special Concern Species coast horned lizard (*Phrynosoma coronatum frontale*) and loggerhead shrike (*Lanius ludovicianus*), and the Federal Special Concern Species California thrasher (*Toxostoma redivivum*).

The Santa Barbara County Comprehensive Plan Land Use Element for the Lompoc Area, Goals and Interpretive Guidelines, specify replacement ratios for unavoidable impacts to Burton Mesa Chaparral, including 3:1 compensatory mitigation for loss of high quality Burton Mesa Chaparral (BMC) habitat, 2:1 for moderate quality habitat, and 1.5:1 for degraded habitat.

Measures proposed to mitigate impacts include: providing 3.6 acres of replacement habitat (calculated for the ratios described above) for the BMC removed. This acreage would come from the remainder of the 15.35 acre parcel; pre-construction surveys conducted to minimize impacts to sensitive species through avoidance and relocation; protective fencing installed around the perimeter of the work site to avoid impacts to the BMER; a 100 foot development setback from the BMER; and, landscaping to consist of native Burton Mesa Chaparral plants.

An additional component of the project is the inclusion of a Burton Mesa interpretive center and display in the lobby. The Department, as manager of the adjacent BMER, is pleased to see this included in the project, and we are available to work with the County to develop appropriate materials for this area that will to improve the public's understanding and appreciation of the biological and public safety issues associated with the BMER.

The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the project (CEQA Guidelines §15386(a)). The Project as proposed has the potential for adverse effects, either individually or cumulatively, on wildlife (as defined in Section 711.2 of the Fish and Game Code), and therefore does not qualify for a filing fee exemption under 14 CCR §753.5 (c).

Rare Plant Surveys

The Biological Resources Survey Report (BRSR), prepared by Science Applications International (SAIC) and attached to the DMND, indicates that the site was visited by biologists on September 1, 2005 (pg. 1). On page 12, the BRSR indicates that "surveys were not conducted at the appropriate time of year to determine the presence or absence of some sensitive plant species..." We are particularly concerned that rare spring flowering annuals may have not been detected as a result, and that the need for surveying for the state-listed endangered *Cordylanthus rigidus* ssp. *littoralis* as described on page 17 of the BRSR has not been carried forward as a requirement in the DMND. A spring survey should be undertaken in the next few weeks, and we are particularly concerned with the potential to miss a population of the very rare *Mimulus fremontii* ssp. *vandenbergensis*, a recently described species that is only
1.1 known from three or four locations in the world, all in the local vicinity.

Replacement Habitat

The DMND indicates that 3.6 acres of replacement habitat are proposed to mitigate the loss of Burton Mesa chaparral (BMC). The 3.6 acre figure was calculated in the BRSR, in which SAIC determined the proposed project would result in the permanent loss of 0.2 acres of high quality BMC and 1.5 acres of moderate quality BMC (depicted in Fig. 2 in the SAIC report). The Department disagrees, however, with this determination. On a site visit conducted on 4/12/06, we compared the proportions of BMC habitats from Fig. 2 of the BRSR to what we observed in the field (the aerial photo used in Fig. 2 appears to not be recent, and not an accurate depiction of current conditions). We determined that 1.2 acres of the 1.7 acre BMC habitat area within the proposed project site is high quality habitat, based upon the preponderance of Burton Mesa endemic chaparral shrubs, lack of fragmentation, adjacency to already preserved habitats, presence of sensitive and declining wildlife species, and very low levels of invasive weeds. We agree with the moderate quality classification for the remaining 0.5 acres of BMC located in the southeast portion. We then calculated, using ratios from the County guidelines, that replacement
1.2 acreage of BMC should be (1.2 high quality X 3) + (0.5 moderate quality X 2) = 4.6 acres, or 1 acre more than that calculated by SAIC.

Cumulative Impacts

Page 10 of the DMND states "Cumulative biological impacts due to development in the Lompoc Planning Area ...are Potentially Significant and Mitigable." No mitigation is proposed to address these cumulative impacts. Cumulative impact analyses contained in several other environmental documents prepared for projects in the Lompoc area concluded that cumulative impacts would be significant (Providence Landing Environmental Impact Report, SCH #2000011025; Clubhouse Estates Residential Development Environmental Impact Report, SCH #2004031146; The Lompoc Wye Specific Plan Environmental Impact Report, SCH #2000081045). The Department contends the proposed project's contribution to cumulative impacts in the Lompoc Planning Area is significant, and should be mitigated, in the form of additional replacement habitat discussed in the paragraph above.

1.3

Little information is provided regarding the mechanism through which the replacement lands would be permanently protected. Discussion in the DMND at page 16 indicates the mechanism for permanent protection would be either a lot line adjustment, deed restriction or conservation easement. We fail to see how a lot line adjustment would provide permanent protection, and our experience has been that binding permanent conservation easements are much more effective than deed restrictions, which can be terminated at a later date.

1.4

There is also no discussion of who would manage these preserved lands, or how necessary management would be funded. It has been our experience that the habitat values on unfunded small land set-asides will degrade over time absent management, particularly for weed invasion.

1.5

Additional Direct and Indirect Impacts

The DMND does not address fuel clearance relative to the placement of facilities and structures in an area with high flammability. For instance, page 13 of the BRSR notes the potential for indirect effects from weed invasion in "flammable vegetation maintenance areas", "such as the 100-foot firebreak that would be required around any structure". This appears to be the only mention of a firebreak we could find in the document. Additionally, we note that the project requires installation of landscaping using native Burton Mesa chaparral species. The Department supports the use of native endemic Burton Mesa chaparral species in landscaping. The document needs to clarify whether fuel modification zones are planned, where they are located, their size, and how that would overlap with landscaped areas and adjacent natural habitats. The DMND should calculate losses of habitat associated with the 100 foot fire break and include into the impacted acreage figure. This habitat loss should also be mitigated appropriately.

1.6

There is potential for weed invasion on disturbed and/or graded edges, landscape areas, locations receiving unseasonal runoff and fuel reduction areas abutting the BMSR and the onsite mitigation area. This impact is described to some degree on page 13 of the BRSR. This discussion is not carried forward into the body of the DMND. On pages 14 and 15 of the BRSR, several mitigation measures are listed intended to address some of these indirect effects, including the preparation of a restoration plan for areas temporarily affected by project activities. The restoration plan is not carried forward as a requirement in the DMND. This should be corrected, and the restoration plan should address ALL areas temporarily affected by grading and disturbance, and not be limited to "large" areas as described in page 15 of the

1.7

BRSR

I.8 We recommend that landscaped areas and any fuel modified areas be specifically targeted for revegetation using native plant species that can provide strong control at the soil surface. For example dense plantings of plugs of Nassella pulchra (purple needlegrass), or native perennial BMC herbs such as Horkelia cuneata cuneata, inoculated with soil mycorrhizae may help to cover disturbed ground and increase weed resistance.

I.9 The BRSR (page 13) correctly identifies the potential for invasion by Argentine ants. This potential adverse impact is also not carried forward into the body of the DMND. A growing body of research indicates this species invades wildlands following soil disturbance, construction of buildings, paving and when irrigation is introduced to otherwise arid locations. Once nesting sites are established Argentine ants can forage into nearby wildlands for several hundred or many feet, displacing native insects and causing a cascading, negative effect on the entire ecology of the site. To reduce the likelihood of entrenched infestations overtaking this area, we recommend that extreme care be given to the design of paved and cemented surfaces and irrigation. For example, all paved and cemented surfaces should be designed to capture and direct rainfall and any irrigation or fire department water (eg: hose tower, carwashing) AWAY from the BMER and the onsite set aside lands. Low curbs around the edges of paved areas and grading with a slight slope towards the west and south can help reduce runoff leaving the paved surfaces and reaching the surrounding habitats. Permanent irrigation around the parking areas, away from the immediate buildings, should be specifically prohibited.

I.10 We also note several additional wildlife measures described in section 5.0 of the BRSR. We recommend these measures be fully incorporated into the project.

Impacts to Nesting Birds

I.11 All migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1916 (50 C.F.R. Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of birds and their active nests, including raptors and other migratory nongame birds as listed under the MBTA. Proposed project activities (including disturbances to vegetation) should therefore 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 project activities cannot avoid the breeding bird season, preconstruction nest surveys should be conducted and active nests should be avoided and protected with a minimum buffer as determined by a biological monitor (the Department recommends a minimum 500 foot buffer for all active raptor nests). This measure was also recommended in the BRSR (page 17).

Installation of Utilities

I.12 All utilities are proposed in the DMND to be placed underground (page 3). This will require trenching off-site for the sewer and water lines to reach the proposed building. We could not find in the DMND a detailed description of this indirect impact, as required in CEQA Guidelines §15064(d). We are therefore requesting a thorough description and analysis of impacts associated with the placement of water and sewer lines, along with appropriate

mitigation measures, if warranted.

I.13 It appears that the exact details regarding the project footprint, design features, landscaping and restoration plans, will require further development and are conceptual at this time. The Department would appreciate the opportunity to review and comment on subsequent site plans, since neighboring resources subject to our jurisdiction, may be affected.

I.14 We would also like additional information as to the fate of the remaining acreage on the 19.35 acre parcel. Page 16 indicates there is no guarantee that the property would be conserved. Since the county is creating a parcel on lands that currently is a Right of Way, what zoning does the county intend to apply to the remainder parcel? Can zoning be used to ensure the site remains undeveloped open space? The DMND should describe which county agency will own the remainder parcel.

In summary, the Department believes the DMND is inadequate in describing and analyzing potential project impacts and in presenting appropriate mitigation. We are especially concerned with the way certain recommendations contained in the BRSR were incorporated into the DMND while other recommendations contained in the BRSR important to protecting wildlife resources were not mentioned in the DMND.

Thank you for the opportunity to provide comment. Questions regarding this letter and further coordination on these issues should be directed to Mr. Martin Potter, Wildlife Biologist, at (805) 640-3677, or Ms. Mary Meyer, Plant Ecologist, at (805) 640-2019.

Sincerely,

Larry L. Eng, Ph.D.
Regional Manager
South Coast Region

cc: Department of Fish and Game
Mr. Morgan Wehtje, Carlsbad
Mr. Martin Potter, Ojai
Ms. Mary Meyer, Ojai
Ms. Theresa Stewart, San Diego
State Clearinghouse
Mr. Scott Morgan, Sacramento

COMPREHENSIVE SUMMARY OF MITIGATION MEASURES REQUIRED FOR THE RELOCATION OF FIRE STATION 51[1]

05GOV-00000-00004 & 06NGD-00000-00002

Aesthetics/Visual Resources

1. Building materials and colors compatible with the surrounding terrain shall be used on exterior surfaces of all structures, fences, and walls. **Plan Requirements:** Materials and colors shall be denoted on building plans. **Timing:** Structures shall be painted and the trellis with screening vegetation shall be installed within 30 days of occupancy.

2. No under stories or retaining walls shall be higher than six (6) feet, and shall be in tones compatible with the surrounding terrain using textured materials or construction methods, which create a texture effect. **Plan Requirements:** The applicant shall note this requirement on final building plans, the landscape plan and retaining wall plans. **Timing:** Vegetation shall be installed within 30 days of occupancy.

3. Any exterior night lighting installed on the project shall be low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spillover onto adjacent parcels. Plan Requirement: the applicant shall note this requirement on final building plans and lighting plans.

4. The County of Santa Barbara shall install additional on-site landscaping and irrigation for screening purposes along and in the new parking lot area. All landscaping shall consist of native Burton Mesa chaparral species suitable to the project area. **Plan Requirement:** This requirement shall be noted on the landscape plan. **Timing:** The landscape and irrigation plan for the on-site screening along and in the parking lot area shall be developed and implemented within 30 days of occupancy.

5. The landscaping shall be maintained for the life of the project.

6. All utilities serving the building shall be placed underground.

7. Prior to this issuance of a building permit and start of construction, proposed plans shall be reviewed by the Central Board of Architectural Review (CBAR) for compliance with these conditions.

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[1] This summary table includes additional mitigation measures not included in the body of the Initial Study/Draft Negative Declaration that were added in response to the comment letter received from the California Department of Fish and Game.

Monitoring. Construction plans and specifications will be submitted to P&D for approval by the Office of the County Architect for compliance with the mitigation measures cited above. P&D and the construction inspector from the Office of the County Architect will also conduct periodic inspections to assure that the project meets the requirements of this section.

Air Quality

8. During site grading and transportation of fill materials (if any), regular water sprinkling shall occur. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent fugitive dust from leaving the site. Each day after construction activity ceases, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

9. Trucks transporting fill material to and from the site shall be covered from the point of origin.

10. After clearing, grading, earth moving or excavation is completed and prior to construction activities, should construction activities be delayed, the entire area of disturbed soil shall be treated to prevent fugitive dust from leaving the site. This shall be accomplished by seeding and watering until grass cover is grown, spreading soil binder, or other methods approved in advance by the Air Pollution Control District.

11. All roadways, driveways, sidewalks, etc. shall be paved as soon as possible. Additionally, building pads should be laid as soon as possible after grading to prevent fugitive dust from leaving the site.

12. All soil stockpiled for more than two (2) days shall be covered, kept moist or treated with soil binders to prevent fugitive dust from leaving the site.

Plan Requirements and Timing: All requirements stated above, except for the first, shall be shown on grading and building plans. Prior to beginning demolition and construction, contractor shall submit a Dust Control Plan for approval by the Department, which incorporates these mitigation measures. After approval, this plan shall be made available to all subcontractors and posted in the construction site trailer. **Monitoring:** The construction inspector from the Office of the County Architect shall approve the Dust Control Plan and spot check **daily** during demolition and grading activities and **weekly** during all other construction activities.

Biological Resources

13. Prior to the issuance of a building permit and start of construction, a minimum of 4.6 acres of the site shall be set aside for permanent protection. The acreage set aside shall be commensurate with the habitat impacted by the project, according to the ratio listed above and in the Burton Mesa Management Plan, and shall abut the existing Preserve boundary. If substantial evidence is presented that less or more habitat was impacted by the project, or that a higher or lower quality habitat was impacted, the 4.6 acres shall be adjusted accordingly. The mechanism to insure that the habitat set aside and protected in perpetuity shall be either:
(a) Recordation of a lot line adjustment that transfers title of the 4.6 acres to the California Department of Fish and Game for management as part of the BMEP;
(b) Recordation of a conservation easement or deed restriction that guarantees permanent protection and adequate provisions for maintenance. A management plan, if necessary, shall be approved by the County P&D Biologist or Planning Director prior to the start of construction. **Plan Requirements and Timing:** The site plan submitted for a building permit shall graphically show the area to be set aside and protected. **Monitoring:** Santa Barbara County Project Manager and P&D (potentially in consultation with County Counsel) shall insure that the plan set submitted for permit review shows the area to be preserved and that there are adequate assurances for permanent protection.

14. The loss or fragmentation of Burton Mesa chaparral from the project site along the boundary of the site and Burton Mesa Reserve shall be minimized. Placement and development of new improvements shall demonstrate efforts to maximize preservation of existing Burton Mesa chaparral habitat. The grading and development plans shall be prepared in consultation with a county-qualified botanist and biologist. The applicant shall fence the "limit of work" to avoid the staging of equipment and vehicles and impacts in general beyond the planned work area. **Plan Requirements and Timing:** County–qualified botanist and biologist shall sign the final grading and development plans. **Monitoring:** P&D and the Santa Barbara County Project Manager shall insure the plan set submitted for permit review has the signature of the botanist and biologist.

15. Native habitat not affected by clearing, grubbing, grading and construction activities, including areas designated as open space and adjacent to Burton Mesa Reserve shall be protected by a 50-foot preservation buffer. Restrictions and fencing applicable to native habitat preservation shall be indicated on preliminary and final grading and development plans. Any chaparral removal for pre-construction clearing or grubbing shall be preceded by a biological survey and may be monitored if necessary by the survey biologist. This preservation buffer shall be indicated on all preliminary through final development plans. **Plan Requirements and Timing:** Clearly indicate the boundary of the preservation buffer with instruction that no construction activity whatsoever is to take place therein. This boundary shall be determined at the

preliminary planning stage and shall be indicated on any site grading or development plan subsequently. **Monitoring:** P&D and the Santa Barbara County Project Manager shall insure that the plan set submitted for permit review has the signature of the botanist and biologist. Should chaparral mapping be required as a pre-construction activity effort, a county-qualified biologist shall monitor this activity.

16. Restore any large areas that are temporarily affected by project activities (outside any required buffer areas) with Burton Mesa chaparral species, especially areas adjacent to the existing BMER. Prepare an Onsite Restoration Plan that includes the following:

    1. Specific goals and objectives for restoration.
    2. Specifics for sources of plant materials (including salvaging from the project site, if appropriate), seeding (including timing for seed collection and seeding methods), planting methods and timing, plant density, plant protection, and maintenance. Details describing how all native plants materials for restoration should be collected locally.
    3. Monitoring and maintenance requirements including frequency and timing of watering, weed control methods and timing, and monitoring and reporting procedures.
    4. Performance criteria that specify the minimum requirements for size and health of replacement plants including a period of time without supplemental watering. In addition, the plan shall include measures that would be implemented if it is determined that performance criteria are not being met within the specified time period.
    5. An annual report submitted to the oversight agencies (County and CDFG) for review.

17. A County-qualified biologist and botanist shall be retained to conduct the following survey and monitoring activities during initial clearing, grubbing and mass grading of the site or any portion of the site and construction.

    a. The survey shall be conducted prior to any construction activity to determine the presence of common animal species, including but not limited to nesting birds; this may also include the potential capture and relocation of individual animals to the extent feasible. These surveys shall occur during the time periods known to be the activities times of listed or known species and at least during the following time periods:

        1. Seaside Bird's-Beak: late June to Mid-August
        2. Bird Breeding Seasons: February to September. A pre-construction Wildlife Survey and Monitoring Plan shall be prepared by a County-approved Biologist to locate all on-site nests. No construction activities shall occur within 500 feet of an active nest.
        3. Spring flowing plant communities: April to June

b. The biologist shall be on-site for the initial phases of clearing, grubbing and grading activities and initial construction activities of each major development phase to monitor impacts to wildlife.

c. The botanist shall be on-site for the initial phases of clearing, grubbing and grading activities and initial construction activities of each major development phase to monitor impacts to the plant communities being protected.

d. A construction fence or some other appropriate barrier to movement shall be established to minimize animals returning into the construction zone and the area shall be periodically surveyed and any fugitive animals removed.

e. The biologist shall periodically visit the site during the construction phases to implement measures to reduce or eliminate injury or mortality of resident and protected wildlife species.

f. The biologist shall submit a written report detailing the results and methods to the capture and relocation efforts subsequent to the commencement of clearing, grubbing or grading.

g. At the conclusion of construction activities the biologist and botanist shall produce a written final report.

Plan Requirements and Timing: A mitigation table shall be included on all grading or development site plans with frequency of monitoring. **Monitoring:** P&D and the Santa Barbara County Project Manager shall insure that the plan set submitted for permit review has the signature of the botanist and biologist.

18. The project landscape plan shall only use native Burton Mesa chaparral plants in its design. No non-native plants shall be used. Avoid the use of ornamentals or cultivars that could invade or otherwise cause the degradation of adjacent native plant communities. The landscape plan shall include densely planted plugs of Nassela pulchra (purple needlegrass) or Horkelia cuneata cuneata (wedgeleaf horkelia) along the flowline, where erosion would be most likely to occur. All paved and cemented surfaces shall be curbed and shall drain towards the southwest, or into the detention basin, and not toward the BMEP. Prepare a Landscape Maintenance Plan that includes provisions to inspect and maintain landscaped and fuel break area, at least annually, to ensure no establishment of non-native invasive plant species. Landscaping shall not require permanent irrigation. **Plan Requirements and Timing:** Preliminary landscaping plans shall be reviewed by the botanist and approved by the botanist prior to construction. A signature block shall be provided for the botanist. **Monitoring:** P&D and the Santa Barbara County Project Manager shall insure that the plan set submitted for permit review has the signature of the botanist and biologist.

19. Sensitive Wildlife Species

a. Prior to the start of grading, a county-approved biologist should conduct a preconstruction survey for the American Badger. If the badger is present on site, the biologist should notify the Project Manager and the Planning and Development Department and the following mitigation measures shall be implemented:

1. The entrance to potential den sites should be smoothed including an area approximately one square meter in front of the entrance. Diatomaceous earth should be evenly spread over the smoothed areas. The biologist should inspect the entrance for the next three mornings for badger tracks. If no tracks are observed, it can be assumed that the den is no longer occupied. Then, to assure no loss of badger, the den should be excavated by hand completely and backfilled to prevent re-occupation.
2. If tracks are observed, the biologist should progressively block the entrance, using soil and other nearby materials (stick, etc.) to discourage continued occupation. The entrance should be rendered progressively more difficult to enter and exit over the following three days. Then, to assure no loss of badger, the den should be excavated by hand completely and backfilled to prevent re-occupation.

b. Prior to the start of grading, a county-approved biologist should conduct a preconstruction survey for the California Horned Lizards and California Legless Lizards.. If either are present on site, the biologist should notify the Project Manager and the Planning and Development Department. It either are found, they should be relocated to similar undisturbed habitat north or east.

Cultural Resources

20. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans.

MONITORING: P&D shall check plans prior to issuance of a Building Permit.

Noise

21. At least 20 days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 1,000' of the project area. The notice shall contain a description of the proposed project, a construction schedule including days and hours of construction, and the name and phone number of the contractor's contact person who can answer questions and provide additional information.

22. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on State holidays (i.e.: Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. One sign placed at the Chestnut Street entrance stating these restrictions shall be provided the project, and placed prior to grading operations and remain in place during the construction period.

23. All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturer' muffler and silencing devices and sound control devices and techniques such as noise shields and blankets shall be employed as needed to reduce the level of noise to surrounding businesses and residents.

24. Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded to levels of less than 65dBA and shall be located at a minimum of 50 feet from occupied residences. Plan Requirements: The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Timing: Equipment and shielding shall remain in the designated location throughout construction activities.

Plan Requirements and Timing: These conditions shall be printed on construction drawings submitted for a building permit, along with evidence that required noticing has occurred. Notice to surrounding residents regarding construction activities shall be provided at least 20 days prior to the commencement of construction. Proof of equipment muffler and silencing devices must be provided to the General Services Department prior to the commencement of construction. A General Services Department contact person shall be designated. The contact person's name and phone number shall be printed on all notices and signage.

Monitoring: The construction inspector from the General Services Department shall approve the equipment submittal list and verify the mailing list to all residents within 1,000'. Additionally, the inspector shall inspect for noise violations regularly during demolition and construction activities. In addition all noise complaints will be logged by the inspector and followed-up with the contractor.

Water Resources/Flooding

25. During construction, washing of concrete, paint, or equipment shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. An area designated for washing functions shall be identified. **Plan Requirements:** General Services shall designate a wash off area on the construction plans. **Timing:** The wash off area shall be designated on all plans submitted for a building permit. The wash-off area shall be in place throughout construction.

26. Prior to Building Permit issuance, General Services shall provide a Can and Will serve letter from the Mission Hills Community Service District indicating that adequate water is available and that the Mission Hills CSD can and will serve the project.

Monitoring: P&D shall verify compliance prior to the issuance of a building permit.