

Rancho Estates Mobile Home
Park Fire Improvements Project

APPENDIX

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MITIGATION MONITORING AND
REPORTING PROGRAM

RANCHO ESTATES MOBILE HOME PARK FIRE IMPROVEMENTS PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

1.0 INTRODUCTION

The California Environmental Quality Act (CEQA) requires a lead or public agency that approves or carries out a project for which an environmental impact report has been certified and that identifies one or more significant adverse environmental effects and where findings with respect to changes or alterations in the project have been made, to adopt a "...reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment" (Public Resources Code §§ 21081, 21081.6). A Mitigation Monitoring and Reporting Program (MMRP) is required to ensure that adopted mitigation measures are successfully implemented for the Rancho Estates Mobile Home Park Fire Improvements Project (Project). The City of Goleta is the Lead Agency for the Project and is responsible for implementing the MMRP. This report describes the MMRP for the Project and identifies the departments in the City of Goleta (City) that will be responsible for monitoring implementation of the individual mitigation measures in the MMRP.

2.0 MITIGATION MONITORING AND REPORTING PROGRAM

This MMRP includes mitigation measures from the EIR. The MMRP for the Project primarily will be active during construction, although measures involving restoration will continue after construction is complete. The attached table identifies the required mitigation program that must be implemented by the City for the Project. The table identifies those mitigation measures required by the City to mitigate or avoid significant adverse impacts associated with the implementation of the Project, the timing of implementation, and the individual responsible for monitoring compliance. The MMRP also includes columns that will be used by the compliance monitor to document when implementation of the measure is completed. As individual mitigation measures are completed, the compliance monitor will sign and date the MMRP, indicating that the required mitigation measure has been completed for the subject period. The compliance monitor will also note the documentation (title of the monitoring report) that was submitted for each mitigation measure.

**RANCHO ESTATES MOBILE HOME PARK FIRE IMPROVEMENTS PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

MITIGATION MEASURE	AGENCY RESPONSIBLE FOR IMPLEMENTATION	TIMING OF IMPLEMENTATION	COMPLIANCE MONITOR	DOCUMENTATION OF COMPLIANCE	
				SOURCE	SIGNATURE
BIOLOGICAL RESOURCES					
<p>MM BIO-1. General Biological Resource Protection during Construction All workers must be given environmental training by a City-approved biologist regarding sensitive plant and animal species that could be present. A record of all personnel trained must be kept and provided to the City showing training of all new workers at the site.</p> <p>Plan Requirements and Timing: Planning and Environmental Review Director (or designee) must review and approve the training materials prior to construction activities. Project plans and specifications must include the requirement for training of all workers.</p> <p>Monitoring: Monitoring must be conducted by the Planning and Environmental Review Director (or designee) to ensure that training of all new workers on site occurs.</p>	City of Goleta	Before construction	Planning and Environmental Review Director, or designee, in consultation with City-approved biologist	<p>Project plans and specifications</p> <hr/> <p>Record of worker training</p>	<p>Planning and Environmental Review Director, or designee</p> <hr/> <p>Date of compliance</p> <hr/> <p>Planning and Environmental Review Director, or designee</p> <hr/> <p>Date of compliance</p>

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<p>MM BIO-2. Protection of Special-status Plant Species Davidson’s salt scale and southern tarplant may be present where the emergency access road would be constructed; these species can only be detected when in bloom. Before commencement of grading activities and during the blooming period for each species, a City-approved qualified botanist must survey for any existing Davidson’s salt scale and southern tarplant in the construction area. If any individuals are found, a mitigation plan must be developed and implemented.</p> <p>To ensure protection and mitigation of Davidson’s salt scale and southern tarplant, a City-approved mitigation plan must be prepared for the Project and must include the following elements at a minimum if the species is present at the Project site:</p> <ul style="list-style-type: none"> • A bond amount, held by the City, to cover the mitigation plan implementation. • A description of the plants that will be removed for the Project. • A description of how seeds from existing plants will be collected and stored to ensure viability is maintained. • Identification of a reference site where the species occur for comparison to establish the necessary characteristics of a restoration site. The reference site can have similar disturbance characteristics to the impacted site. • A restoration/replanting plan for a suitable area for reestablishment of the species. Suitability of a restoration site will be assessed based on a variety of factors identified at the reference site, but may include soils, salinity, and slope. The grassy field to the east of the Fire Department hammerhead (mapped as ruderal in Figure 4.2-1 of the EIR) has been tentatively identified for Project mitigation. 	<p>City of Goleta</p>	<p>Surveys for special-status plants to be conducted before commencement of grading activities and during appropriate blooming season</p>	<p>Planning and Environmental Review Director, or designee, in consultation with City-approved biologist</p>	<p>Survey report submittal</p>	<p>Planning and Environmental Review Director, or designee</p>
		<p>If a species is found, mitigation plan to be developed and implemented prior to issuance of any grading or building permits</p>		<p>Final mitigation report</p>	<p>Date of compliance</p>
		<p>Prior to issuance of any grading or building permits, all grading and construction plans to be revised to reflect all necessary mitigation measures, if applicable</p>		<p>Mitigation plan submittal</p>	<p>Date of compliance</p>
		<p>Five years after implementation of mitigation activities, final report to be submitted to City and relevant regulatory agencies</p>			<p>Planning and Environmental Review Director, or designee</p>
					<p>Date of compliance</p>

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<ul style="list-style-type: none"> A map showing planting locations for the restoration plan. <p>A description that explains how plants will be protected, monitored, and maintained for the minimum monitoring period (5 years). Maintenance will include weed control.</p> <ul style="list-style-type: none"> A description of the goals of the mitigation plan. A description of the performance criteria, which will minimally include a 5-year monitoring period, a provision for removal of nonnative species, number of individuals, and plant vigor. The types and species of nonnative plant species that would be removed must be defined and if permitted, a maximum amount of these species will be stated. For example, some nonnative grass species, such as those that currently dominate the construction area, would likely be permitted to a degree, but an overabundance would not be. In addition, a number of species would not be permitted at all (e.g., fountain grass [<i>Pennisetum setaceum</i>]). The performance criteria will be based on a comparison to the reference site, if feasible. Survival requirements will be at least 3 square feet of healthy surviving plants meeting all of the performance criteria for each square foot of Davidson’s salt scale or southern tarplant removed. Health of the plants will be determined based on size, leaf color, flower/fruit production, and abundance of foliage. Remedial plans that will result in the attainment of 3 square feet of surviving plants for each comparable area that was removed. Remedial action plans can include replanting at the mitigation site, if methods or conditions have changed such that it is anticipated to be successful when other methods failed, but should also include alternative sites for plantings. 				<hr/> Building and grading plans	<hr/> Planning and Environmental Review Director, or designee
					<hr/> Evidence of bonding

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MITIGATION MONITORING AND REPORTING PROGRAM**

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<p>Plan Requirements and Timing: Before the City issues any grading or building permits, the permittee must submit to the Planning and Environmental Review Director (or designee) for approval a survey report of the species, and if any are present in the survey area, a plant species mitigation plan that incorporates the requirements noted above for ongoing onsite protection, propagation, and plantings. The mitigation plan (if required) must be developed by a City-approved qualified biologist.</p> <p>Before the City issues any grading or building permits, all plans for grading and construction must be revised, as necessary, to reflect all necessary measures for implementation of the mitigation plan, if applicable. In addition, the applicant shall provide evidence that bonding is in place, if applicable.</p> <p>Five years after implementation of mitigation activities, the permittee must submit a final mitigation report to the Planning and Environmental Review Director (or designee) and relevant Regulatory Agencies. The mitigation report must discuss at a minimum the implementation, monitoring, and management of the mitigation project over the 5-year period, and indicate whether the mitigation has been successful based on established performance criteria provided in the mitigation plan.</p> <p>Monitoring: The Planning and Environmental Review Director (or designee) must conduct onsite monitoring to ensure implementation of the mitigation plan, if applicable. The Planning and Environmental Review Director (or designee) must also verify implementation and success of any activities for mitigation conducted pursuant to the mitigation plan.</p>					

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<p>MM BIO-3. Protection of Special-status Plants and Wildlife</p> <p>All measures for protection of special-status species and their habitat in the Project's Streambed Alteration Agreement must be implemented, including preparation of any species protection and relocation plans.</p> <p>Plants: The limits of construction between Devereux Creek and private properties to the north must be fenced to exclude encroachment of workers into the creek area. Construction personnel must strictly confine their activities, vehicles, equipment, and construction materials to the limits of disturbance. The Project biologist must monitor construction activities for the duration of the Project's construction phase to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the Project footprint. Special attention must be provided to ensure that the fencing is maintained.</p> <p><u>Red-legged frog</u>: A USFWS-approved biologist must conduct a survey for red-legged frogs along Devereux Creek within 500 feet of the Project within 5 work days prior to the start of construction. If any are found, the USFWS will be notified and an appropriate barrier to prevent individuals from entering the work area must be installed and maintained for the duration of construction. A memo survey report must be prepared and submitted to the City within 2 working days after the survey is complete. The work area must be</p>	<p>City of Goleta</p>	<p>Prior to construction, limits of construction between Devereux Creek and private properties to the north to be fenced</p> <p>Within 5 work days of construction initiation, a USFWS- and CDFW- approved biologist to survey for red-legged frogs and southern western pond turtles</p> <p>Within 2 days after survey, memo report to be submitted to City</p> <p>If red-legged frogs or southern western pond turtles are found, an appropriate barrier to be installed prior to construction</p>	<p>Planning and Environmental Review Director, or designee</p>	<p>Building and grading plans</p>	<p>Planning and Environmental Review Director, or designee</p> <p>Date of compliance</p>
				<p>Fencing installed</p>	<p>Planning and Environmental Review Director, or designee</p> <p>Date of compliance</p>
				<p>Survey conducted</p>	<p>Planning and Environmental Review Director, or designee</p> <p>Date of compliance</p>

**RANCHO ESTATES MOBILE HOME PARK FIRE IMPROVEMENTS PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

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<p>checked before work each day to ensure that no individuals have entered the area and could be affected by work activities. No individuals will be harassed or moved out of the work area unless a Biological Opinion that allows such take is issued by USFWS.</p> <p><u>Southern western pond turtle</u>: A CDFW-approved and permitted biologist must conduct a survey for southern western pond turtles along Devereux Creek within 500 feet of the Project within 5 work days before start of construction. A memo survey report must be prepared and submitted to the City within 2 working days after the survey is complete. If any are found, an appropriate barrier to prevent individuals from entering the work area must be installed and maintained for the duration of construction. If any individuals are found, they will be moved out of harm's way to a predesignated area of suitable habitat. The work area must be checked before work each day to ensure that no individuals have entered the area and could be affected by work activities.</p> <p>Plan Requirements and Timing: Planning and Environmental Review Director (or designee) must review and approve any species protection/relocation plans and verify that required surveys are completed and protection measures are installed prior to construction activities.</p>		<p>Work area to be inspected daily to ensure that no red-legged frogs or southern western pond turtles have entered the area</p> <p>Before construction, any species protection/relocation plans to be reviewed/approved, completion of required surveys and installation of protective measures to be verified</p>		<p>Memo report submittal</p>	<p>Planning and Environmental Review Director, or designee</p>
					<p>Date of compliance</p>
				<p>Barrier installed</p>	<p>Planning and Environmental Review Director, or designee</p>
				<p>Daily inspection of work area</p>	<p>Planning and Environmental Review Director, or designee</p>
					<p>Date of compliance</p>

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MITIGATION MONITORING AND REPORTING PROGRAM**

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<p>Monitoring: Monitoring must be conducted by the Planning and Environmental Review Director (or designee) to ensure that the special-status species protection plan is implemented and maintained as described.</p>				<p>Develop species protection/relocation plans</p>	<p>Planning and Environmental Review Director, or designee</p> <p>Date of compliance</p>
<p>MM BIO-4. Protect/ Replace/ Enhance Riparian Habitat The applicant must secure approval from the City of a riparian habitat protection, replacement, and enhancement plan prepared by a City-approved biologist. The purpose of the plan is to protect riparian habitat and mitigate riparian habitat that would be removed by the Project. At a minimum the plan must include the following:</p> <ul style="list-style-type: none"> • Identification (e.g., flagging) of vegetation that may be removed for project construction. • Protection measures or Best Management Practices (BMPs) to prevent silt-laden runoff from the construction area from entering Devereux Creek. • Requiring a biological monitor to be present during all vegetation removal on City-owned property. • Removal of all nonnative trees, except eucalyptus trees, from the City and Rancho Estates properties within 100 feet of Devereux Creek top of bank. This can be done incrementally over time if needed to reduce habitat impacts. Nonnative vegetation removed will be replaced with native species as described below to replace native trees lost and to improve wildlife habitat. 	City of Goleta	Prior to, during, and after construction activities, develop and implement the riparian habitat protection, replacement, and enhancement plan	Planning and Environmental Review Director, or designee	<p>Riparian habitat protection, replacement, and enhancement plan</p> <p>Evidence of bonding</p>	<p>Planning and Environmental Review Director, or designee</p> <p>Date of compliance</p> <p>Planning and Environmental Review Director, or designee</p> <p>Date of compliance</p>

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<ul style="list-style-type: none"> Measures to protect wildlife species including butterflies and raptors during removal of nonnative vegetation from the riparian zone. A description of the goals of the mitigation plan, including minimum replacement ratios for native trees 2 inches diameter at breast height or larger that will be removed for construction of the emergency access road. Replacement trees will be planted in the Devereux Creek corridor on the City-owned parcel and/or the Rancho Estates parcel. Replacement trees are to be of the same species as those removed and are to be from genetic material derived from the Santa Barbara South Coast region and propagated at a local native plant nursery. In particular, replacement sycamores must be from cuttings of very old trees to ensure they are not from hybrids with nonnative sycamore trees. Additional native trees are to be planted to replace habitat removed when nonnative species are removed from the habitat. These can be any native tree appropriate to the site, including coast live oak, arroyo willow, and western sycamore. Map(s) showing removal area for nonnative vegetation and replacement tree planting locations. A description that explains how plants will be protected, monitored, irrigated, and maintained for the minimum monitoring period (5 years). A description of the performance criteria which will minimally include a 5-year monitoring period, number of individuals, size of replacement plants, cover and presence of invasive species, and plant vigor. 					

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<ul style="list-style-type: none"> Survival requirements of surviving saplings meeting all of the performance criteria for each tree removed. Health of the plants will be determined based on size, leaf color, and abundance of foliage. Remedial plans that will result in the attainment of the minimum number of surviving plants for each tree that was removed. Remedial action plans can include replanting at the mitigation site, if methods or conditions have changed such that it is anticipated to be successful when other methods failed, but should also include alternative sites for plantings. Placing temporary fencing to mark limits of work. <p>Plan Requirements and Timing: The Planning and Environmental Review Director (or designee) must review and approve the riparian habitat protection, replacement, and enhancement plan for approval and verify that bonding is in place before the beginning of site preparation or construction activities. The costs associated with City review, including any consulting biologist, will be the responsibility of the applicant.</p> <p>Monitoring: Monitoring must be conducted by the Planning and Environmental Review Director (or designee) to ensure that the riparian habitat protection, replacement, and enhancement plan is implemented as described and succeeds in meeting performance criteria.</p>					

<p>MM BIO-5. Protection of SPA Buffer from Non-Local Genotypes of Native Species The emergency access road location is within the SPA and SPA buffer, and adjacent areas disturbed by construction within the 100-foot SPA buffer must be planted with native species from local propagules to be consistent with GP/CLUP Sub-policy CE 1.8. Any plants must be propagated and maintained at a local native plant nursery until installation. Seed must be collected from local sources. Plant species must be selected to enhance wildlife values of the SPA buffer. Examples of species that would be appropriate for this use include milkweed (<i>Asclepias fascicularis</i>) and hummingbird sage (<i>Salvia spathacea</i>). The seed mix and landscape plan, if applicable, must be approved by the City-approved botanist, before the City issues grading permits. Plan Requirements and Timing: Grading plans must provide seed mixes and specify that only local native plant species are to be used in the SPA and SPA buffer. Monitoring: A City-approved botanist will review the grading plans and landscape plans (if applicable) and, before grading, submit a letter to the Planning and Environmental Review Director (or designee) stating that the plans are acceptable. The City-approved botanist will inspect all plant and seed material at the time of delivery to determine if the material is consistent with landscape plans and this measure. Upon recommendations by the City-approved botanist, the Planning and Environmental Review Director (or designee) will refuse unacceptable material and require the applicant to replace the material with plants or seed in accordance with this condition. The developer must pay for all costs associated with such review.</p>	<p>City of Goleta</p>	<p>Prior to grading, review and approve grading and landscape plans At time of delivery, inspect all plant and seed material</p>	<p>Planning and Environmental Review Director, or designee.</p>	<p>Letter stating plans approved</p> <hr/> <p>Seed and plant material inspected</p>	<p>Planning and Environmental Review Director, or designee</p> <hr/> <p>Date of compliance</p> <hr/> <p>Planning and Environmental Review Director, or designee</p> <hr/> <p>Date of compliance</p>
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<p>MM BIO-6. Protection of SPA Buffer from Human Encroachment The applicant must install a fence on the south side of the emergency access road to reduce passive trail user access to the SPA. The fence shall be compatible with wildlife passage, such as split rail or equivalent.</p> <p>Plan Requirements and Timing: The Planning and Environmental Review Director (or designee) must review site plans to ensure that they include the fencing and provide approval before site preparation or construction activities.</p> <p>Monitoring: Monitoring must be conducted by the Planning and Environmental Review Director (or designee) to ensure that the fencing is installed to protect riparian habitats.</p>	City of Goleta	Prior to site preparation or construction	Planning and Environmental Review Director, or designee.	<p>Review and approve site plans</p> <hr/> <p>Verify fence installed</p>	<p>Planning and Environmental Review Director, or designee</p> <hr/> <p>Date of compliance</p> <hr/> <p>Planning and Environmental Review Director, or designee</p> <hr/> <p>Date of compliance</p>
<p>MM BIO-7. Protection of Wildlife Habitat The following measures must be implemented to avoid impacts on nesting birds during Project construction and operation/maintenance:</p> <ul style="list-style-type: none"> Schedule construction and maintenance of the emergency fire access road and associated water line outside the nesting season (1 February – 31 August). If work is scheduled to occur between 1 February and 31 August, conduct a preconstruction nesting bird survey that covers the work area plus a buffer of at least 150 feet for songbirds and 500 feet for raptors. The survey must be performed by a City-approved biologist. The survey must be conducted no more than 2 weeks before the start of ground disturbance. If nesting activity is found, work must not begin within a buffer determined by the biologist until the young fledge or the nest becomes inactive. 	City of Goleta	<p>Prior to site preparation or construction, review and approve site plans</p> <p>Conduct nesting bird surveys no more than 2 weeks before the start of ground disturbance</p>	Planning and Environmental Review Director, or designee	<p>Review and approve site plans</p> <hr/> <p>Nesting bird survey (if applicable)</p>	<p>Planning and Environmental Review Director, or designee</p> <hr/> <p>Date of compliance</p> <hr/> <p>Planning and Environmental Review Director, or designee</p> <hr/> <p>Date of compliance</p>

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MITIGATION MONITORING AND REPORTING PROGRAM**

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<p>Plan Requirements and Timing: The Planning and Environmental Review Director (or designee) must review site plans and specifications to ensure that they include the work windows and survey requirements, and provide approval before site preparation or construction activities.</p> <p>Monitoring: Monitoring must be conducted by the Planning and Environmental Review Director (or designee) to ensure that the work windows are followed and that any necessary nesting bird surveys are conducted.</p>				<p>Work windows confirmed</p>	<p>Signature by Planning and Environmental Review Director, or designee</p> <p>Date of compliance</p>
CULTURAL RESOURCES					
<p>MM CUL-1. Construction Monitoring All site preparation (pavement and vegetation removal) and subsurface ground-disturbing activities (e.g., grading, trenching) of the fire lines, hydrants, and road construction along the corridor north of Devereux Creek and in the mobile home park must be monitored by a City-approved archaeologist and Chumash Native American observer (with selection to be reviewed and approved by the City). Before construction, a brief archaeological monitoring plan will be prepared and approved by the Planning and Environmental Review Director (or designee) to ensure that any unexpected discoveries of cultural resources are treated adequately and efficiently. The plan must include, without limitation, the following requirements:</p> <p>1. If cultural materials are discovered during construction, all earth-moving activity within and around the immediate discovery area will be diverted until a qualified archaeologist can assess the nature and significance of the find. The City of Goleta will be immediately notified. If resources are discovered that are considered potentially eligible for listing in the California Register of</p>	City of Goleta	<p>Approve archaeological monitoring plan before construction</p> <p>Monitor during construction</p> <p>Prepare final monitoring report after construction</p>	Planning and Environmental Review Director, or designee	<p>Archaeological monitoring plan</p> <p>Final monitoring report</p>	<p>Planning and Environmental Review Director, or designee</p> <p>Compliance Date</p> <p>Planning and Environmental Review Director, or designee</p> <p>Compliance Date</p>

**RANCHO ESTATES MOBILE HOME PARK FIRE IMPROVEMENTS PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

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<p>Historic Resources, then they must be addressed under the procedures set forth in CEQA Guidelines §15064.5. If significant resources are encountered and impacts are unavoidable, then data recovery through excavation will be conducted. If the cultural materials are of Native American origin, the Planning and Environmental Review Director (or designee) will confer with the Chumash Native American observer, and a data recovery plan will be prepared and implemented.</p> <p>2. Provisions for the curation of recovered artifacts, per CEQA Guidelines § 15126.4, in consultation with culturally affiliated Native Americans.</p> <p>3. If human remains are discovered, Health and Safety Code § 7050.5 requires that further disturbances and activities must cease in any area or nearby area suspected to overlie remains, and the County Coroner must be contacted. Pursuant to PRC § 5097.98, if the remains are thought to be Native American, the coroner must notify the Native American Heritage Commission, who must then notify the Most Likely Descendent. At this time, the project archaeologist must contact the Planning and Environmental Review Director (or designee) so that the agencies may work with the Most Likely Descendent on the respectful treatment and disposition of the remains. Further provisions of PRC § 5097.98 are to be followed as applicable.</p> <p>Plan Requirements and Timing: The archaeological monitoring plan will be submitted for review and approval to the Planning and Environmental Review Director (or designee) before construction. The plan will include the names and resumes for both the qualified archaeologist and Chumash Native American observer. In addition, the following note will be placed on all grading plans:</p>					

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<p>1. "If cultural materials are discovered during construction, all earth-moving activity within and around the immediate discovery area must be stopped until a qualified archaeologist can assess the nature and significance of the find. The City of Goleta will be immediately notified."</p> <p>2. "If human remains are discovered, Health and Safety Code § 7050.5 requires that further disturbances and activities must cease in any area or nearby area suspected to overlie remains, and the County Coroner must be contacted. Pursuant to Public Resources Code § 5097.98, if the remains are thought to be Native American, the coroner will notify the Native American Heritage Commission who will then notify the Most Likely Descendent. At this time, the person who discovered the remains will contact the Planning and Environmental Services Director (or designee) so that they may work with the Most Likely Descendent on the respectful treatment and disposition of the remains. Further provisions of Public Resources Code § 5097.98 are to be followed as applicable."</p> <p>Monitoring: A final written monitoring report will be prepared by the archaeological monitors and submitted to the Planning and Environmental Services Director (or designee) at completion of the project.</p>					

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<p>MM CUL-2. Discovery of Paleontological Resources</p> <p>This mitigation measure has been identified to mitigate impacts on paleontological resources identified in Impact CUL-2. All site preparation, ground disturbance, and grading associated with the Rancho Estates Project must be spot-monitored on a part-time basis by a qualified paleontologist (with selection to be reviewed and approved by the City). The Planning and Environmental Review Director (or designee) and the project paleontologist must develop a schedule of regular part-time monitoring. This schedule can be increased, reduced, or eliminated as warranted by observed field conditions during construction. If fossils are exposed during grading and excavation, and found by the Project paleontologist or construction personnel, the following actions must be taken:</p> <ol style="list-style-type: none"> 1. Follow appropriate notification procedures; 2. Assess the find, usually in the field by the project paleontologist, and determination of recovery procedures; 3. Provide for construction avoidance until a find is assessed and, if recovery is called for, scientifically recovered, construction-related excavations could continue in other areas away from the discovery; 4. Provide for continued monitoring of construction in all appropriate areas while the find is being recovered; and 5. Post-field initial study and curation preparation and subsequent curation. <p>Plan Requirements and Timing: Fossils that may be discovered during construction must first be assessed by a qualified paleontologist to determine whether they are scientifically significant and whether recovery measures are warranted. If recovery is recommended, it must be completed in a manner reflecting scientific</p>	<p>City of Goleta</p>	<p>Part-time monitoring during site preparation, ground disturbance, and grading activities</p> <p>Any archaeological artifacts discovered during construction will be processed using the appropriate procedures and the Planning and Environmental Review Director must be notified within 12 hours of discovery</p>	<p>Planning and Environmental Review Director, or designee</p>	<p>Requirements included on grading plans</p> <hr/> <p>Monitoring report submitted</p>	<p>Planning and Environmental Review Director, or designee</p> <hr/> <p>Compliance Date</p> <hr/> <p>Planning and Environmental Review Director, or designee</p> <hr/> <p>Compliance Date</p>

MITIGATION MEASURE	AGENCY RESPONSIBLE FOR IMPLEMENTATION	TIMING OF IMPLEMENTATION	COMPLIANCE MONITOR	DOCUMENTATION OF COMPLIANCE	
				SOURCE	SIGNATURE
<p>standards currently applied to paleontological excavations. Within those limits, all appropriate measures must be taken to expedite recovery and to minimize interference with construction scheduling. The Planning and Environmental Review Director (or designee) must be notified within 12 hours of a paleontological resources discovery assessed by the project paleontologist to be significant and warranting recovery. The project paleontologist must periodically update the Planning and Environmental Review Director (or designee) during the recovery, and notify them upon completion of recovery. This measure must be in effect throughout all construction phases.</p> <p>Monitoring: The Planning and Environmental Review Director (or designee) must ensure that this measure is implemented through regular contact with the project paleontologist and site visits as appropriate.</p>					
NOISE					
<p>MM NOI-1. Limit Hours of Operation All noise-generating project construction activities are limited to Monday thru Friday, 8:00 a.m. to 5:00 p.m. Construction is generally not allowed on weekends and state holidays. Exceptions to these restrictions may be made in extenuating circumstances (in the event of an emergency, for example) on a case-by-case basis at the discretion of the Director of Planning and Environmental Review. The permittee must post the allowed hours of operation near the entrance to the site, so that workers on site are aware of this limitation.</p> <p>Plan Requirements and Timing: Three signs stating these restrictions must be provided by the applicant and posted on site. Such signs must be a minimum size of 24 by 48 inches and include the contact information (name/phone number) of the on-site job manager responsible for noise complaints. All such signs must be in place prior to commencement of any grading/demolition and maintained through to</p>	City of Goleta	<p>Prior to the commencement of construction activities, signs displaying construction hours restrictions to be posted onsite</p> <p>City staff to monitor compliance with restrictions during construction investigate and respond to all complaints during construction</p>	City staff	<p>Construction hours signs posted onsite</p>	<p>Planning and Environmental Review Director, or designee</p> <p>Compliance Date</p>

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<p>occupancy clearance. Violations may result in suspension of permits.</p> <p>Monitoring: City staff must monitor compliance with restrictions on construction hours and must investigate and respond to all complaints.</p>					
<p>MM NOI-2. Shield Stationary Equipment Stationary construction equipment that generates noise that exceeds 65 dBA measured 50 feet from the source in an unattenuated condition must be shielded to reduce such noise levels to no more than 65 dBA at project boundaries.</p> <p>Plan Requirements and Timing: The permittee must submit a list of all stationary equipment to be used in Project construction for review and approval by City staff. The list must include manufactures' specifications on equipment noise levels, as well as recommendations from the project acoustical engineer for shielding such stationary equipment so that it complies with this requirement. This information must be reviewed and approved by City staff prior to building permit issuance. All City-approved noise attenuation measures for stationary equipment used in any construction and/or demolition activities must be implemented and maintained for the duration of the period when such equipment is on site.</p> <p>Monitoring: City staff must periodically inspect the site to ensure compliance with all noise attenuation requirements.</p>	City of Goleta	<p>Before building permit issuance, a list of project stationary equipment and recommended noise shielding methods to be submitted and approved by the City</p> <p>City staff to periodically inspect site during construction</p>	City staff	<p>Stationary equipment list and shielding methods submittal.</p>	<p>Planning and Environmental Review Director, or designee</p> <p>Compliance Date</p>
<p>MM NOI-3. Other Construction Measures The following measures must be incorporated into grading and building plan specifications:</p> <ol style="list-style-type: none"> All construction equipment must have properly maintained sound-control devices, and no equipment must have an unmuffled exhaust system. 	City of Goleta	Noise attenuation methods to be incorporated into grading and building plans and grading/building permits prior to issuance of building permits	City staff	Noise attenuation methods incorporated into plans.	Planning and Environmental Review Director, or designee

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<p>2. Contractors must implement appropriate additional noise mitigation measures including but not limited to changing the location of stationary construction equipment, shutting off idling equipment, and installing acoustic barriers around significant sources of stationary construction noise.</p> <p>Plan Requirements and Timing: These requirements must be printed all plans prior to building permit issuance. Requirements must also be printed on grading and building permits.</p> <p>Monitoring: City staff must periodically inspect the site to ensure compliance with all noise attenuation requirements.</p>		<p>City staff to periodically inspect site during construction</p>			<p>Compliance Date</p>