

# Appendix J

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## Mitigation Monitoring and Reporting Plan

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## MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

The Final Environmental Impact Report (EIR) for the City of Goleta Fire Station 10 Project (Project) identifies mitigation measures that will be implemented to reduce the environmental impacts associated with the Project. The California Environmental Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in Section 21081.6 of the Public Resources Code:

*... the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.*

Section 21081.6 also provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during Project implementation, shall be defined as part of adopting a mitigated negative declaration.

The mitigation monitoring table lists those mitigation measures that may be included as conditions of approval for the Project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The Project applicant will have the responsibility for implementing the measures, and the various City of Goleta departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.

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Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<b>AESTHETICS/VISUAL RESOURCES</b>					
<b>AES-3.2.1: Height Limitations.</b> The height of structural development shown on the Design Review Board (DRB) approved plans considered through Advisory Review shall not exceed the mean height and peak height shown on approved project exhibit maps.	Permittee	Finished grade shall be consistent with the approved final grading plan. Height limitations shown on DRB approved plan sets considered through Advisory Review shall be adhered to during any future construction.	City staff shall verify compliance prior to issuance of a Coastal Development Permit/Land Use Permit or building/grading permit(s).		
<b>AES-3.2.2: Composite Utility Plans.</b> The applicant shall submit a composite utility plan for City staff review. All external / roof mounted mechanical equipment (including HVAC condensers, switch boxes, etc.) shall be included on all building plans and shall be designed to be integrated into the structure and/or screened in their entirety from public view.	Permittee	Detailed plans showing all external / roof mounted mechanical equipment shall be submitted for review and approval by the Planning and Environmental Review Director, or designee, prior to Coastal Development Permit/Land Use Permit issuance.	City staff shall verify installation of all external / roof mounted mechanical equipment per the approved plans prior to Fire Station 10 occupancy.		
<b>AES-3.2.3: Screening of Utility Connections.</b> All new utility service connections and above-ground mounted equipment such as backflow devices, etc. shall be screened from public view and/or painted in a soft earth-tone color(s) (red is	Permittee	The plans submitted for City staff and advisory DRB design review approval shall identify the type, location, size, and number of utility connections and above-ground mounted	Prior to final inspection of any future construction, City staff shall verify that all above-ground utility connections and equipment is installed, screened, and painted per the		

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prohibited) so as to blend in with any future structures. Screening may include a combination of landscaping and/or fencing/walls. Whenever possible, utility transformers shall be placed in underground vaults. All gas and electrical meters shall be concealed and/or painted to match the building. All gas, electrical, backflow prevention devices, and communications equipment shall be completely concealed in an enclosed portion of the building, on top of the building, or within a screened utility area. All transformers and vaults that must be located within the right-of-way shall be installed below grade unless otherwise approved by the City, and then completely screened from view.		equipment as well as how such equipment would be screened from public view and the color(s) that it would be painted so as to blend in with the project design and surrounding area.	DRB approved plans.		
<b>AES-3.2.4: Landscaping.</b> Approximately 75 percent of landscaping on the project site shall consist of drought-tolerant native and/or Mediterranean type species that adequately complement the project design and integrate the site with surrounding land uses.	Permittee	The final landscape plan shall identify the following: a) Type of irrigation proposed; b) All existing and proposed trees, shrubs, and groundcovers by species; c) Size of all plantings; and d) Location of all plantings. The final landscape plan shall be reviewed and approved on an advisory basis by the DRB	City staff shall inspect the site to ensure that landscaping has been installed consistent with the DRB approved final landscape plan.		

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		and Planning and Environmental Review Director, or designee, prior to Coastal Development Permit/Land Use Permit issuance.			
<b>AES-3.2.5: Landscape Installation and Maintenance Agreement.</b> The applicant shall install required landscaping and water-conserving irrigation systems per the final landscape plan as well as permanently maintain required landscaping.	Permittee	The applicant shall install approved landscaping and water conserving irrigation systems per the approved Memorandum of Understanding and Responsibility Agreement between the City of Goleta and Santa Barbara County Fire District (March 2016).	City staff shall inspect the site to ensure that landscaping has been installed consistent with the DRB approved landscape plan.		
<b>AES-3.2.6: Design of Trash / Recycling Enclosure(s).</b> The applicant shall provide a trash/recycling enclosure(s) that is compatible with the architectural design of the project, shall be of adequate size for trash and recycling containers (at least 50 square feet), and shall be accessible by users and for removal by the solid waste collector. The trash/recycling area shall be enclosed with a solid wall of sufficient height to screen the area, shall include a solid gate and a roof, and shall be	Permittee	The enclosure(s) shall be shown on final project plans and shall be reviewed and approved on an advisory basis by the Planning and Environmental Review Director, or designee, and the DRB prior to Coastal Development Permit/Land Use Permit issuance.	City staff shall inspect the site to ensure that the required trash/recycling enclosure(s) has been installed consistent with the DRB approved final project plans.		

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maintained in good repair in perpetuity.					
<b>AES-3.2.7: Trash Control.</b> The applicant shall prevent construction and/or employee trash from blowing offsite by providing covered receptacles on-site before commencement of any grading or construction activities. Waste shall be picked up weekly or more frequently as directed by City staff. The applicant shall designate and provide to City staff the name and phone number of a contact person(s) to monitor construction trash/waste and organize a clean-up crew. Additional covered receptacles shall be provided as determined necessary by City staff.	Permittee	This requirement shall be noted on all plans prior to Coastal Development Permit/Land Use Permit issuance. Trash control shall occur throughout all grading and construction activities.	City staff shall periodically inspect throughout grading and construction activities to verify compliance with this requirement.		
<b>AES-4.1: Lighting Specifications.</b> Any exterior lighting installed on the project site shall be of low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Exterior lighting fixtures shall be kept to the minimum number and intensity needed to ensure public safety. These lights shall be dimmed after 11 p.m. to the maximum extent practical without compromising	Permittee	The locations of all exterior lighting fixtures, complete cut-sheets of all exterior lighting fixtures, and a photometric plan prepared by a registered professional engineer showing the extent of all light and glare emitted by all exterior lighting fixtures shall be reviewed and approved by the DRB, and the Planning and Environmental	Before the City issues a certificate of occupancy, City staff, shall inspect exterior lighting features to ensure that they have been installed consistent with approved plans.		

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public safety. Upward directed exterior lighting is prohibited except to light the flag pole. Lighting fixtures shall be appropriate for the architectural style of the structure and surrounding area.		Review Director, or designee, before the City issues a building permit for construction.			
<b>BIOLOGICAL RESOURCES *</b>					
<b>BIO-3:</b> Vegetation removal including clearing and grubbing and tree trimming shall avoid the bird nesting season (February 1st– August 31st) as feasible to ensure protection of breeding birds potentially on-site and directly east and north of the Project site during the site preparation and construction. If avoidance of the bird nesting feasible is infeasible, pre-construction breeding bird surveys shall be performed by a qualified, City-approved biologist. Nesting bird pre-construction surveys shall occur within the area to be disturbed and extend outward 500 ft. or to the property boundary. If any occupied bird nests or cavity roosts are found, the biologist shall determine an appropriate buffer zone that considers the bird species, nest location, nest height,	Permittee	The applicant shall submit the name and qualifications of the biologist that will conduct such survey work to the City for staff review and approval. The results of the survey shall be submitted to the City for staff review and approval prior to the issuance of any grading or building permits.	City staff shall conduct periodic site inspections to verify compliance with any restrictions on construction activity posed by either this mitigation measure and/or the biological survey prepared prior to commencement of construction.		

\* Also applies to Land Use impacts



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existing pre-construction level of disturbance in the vicinity of the nest, and proposed construction activities. A buffer ranging in size from 100 ft. for nesting passerine species to 500 ft. for nesting raptors shall be determined and demarcated by the biologist with bright-orange construction fencing, flagging, construction lathe, or other means to mark the boundary, unless a smaller buffer is considered adequate based on the factors listed above.					
<b>CULTURAL RESOURCES *</b>					
<b>CR-1:</b> A City-approved archaeologist and local Chumash observer shall monitor the initial grading and excavation activities until such time as sufficient subsurface soil has been uncovered/excavated to ascertain that no prehistoric archaeological/cultural resources are located on the project site.  In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until the City-approved archaeologist and Phase 2	Permittee	This requirement shall be printed on all plans submitted for any CDP, building, grading, or demolition permits. The applicant shall enter into a contract with a City approved archaeologist and local Chumash observer and shall fund the provision of onsite archaeological/cultural resource monitoring during initial grading, excavation,	City staff shall conduct periodic field inspections to verify compliance during ground disturbing activities. City staff shall conduct periodic field inspections to verify compliance during ground disturbing activities and shall ensure preparation of any necessary Phase 2 and/or Phase 3.		

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investigation standards set forth in the City Archaeological Guidelines. The Phase 2 shall be funded by the applicant. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines. The Phase 3 shall be funded by the applicant. If human remains are identified, the finds shall be handled consistent with Public Resources Code 5097.98.		and/or demolition activities prior to LUP issuance.			
<b>GEOLOGY AND SOILS *</b>					
<b>GEO-1:</b> Geotechnical Design Considerations. Consistent with recommendations in the Leighton Consulting, Inc. (2017) <i>Geotechnical Exploration</i> report (Appendix E), the applicant shall prepare a permanent slope stabilization plan for the northern portion of the Project site to prevent continued erosion and slope instability. The plan shall include construction of a soldier pile wall at the mid-slope property line, and placement of fill behind the wall in order to achieve additional buildable space. The	Permittee	A permanent slope stabilization plan to remedy existing erosion and potential slope instability along the northern site boundary shall be prepared by a licensed engineer as part of the preliminary grading/drainage plan submitted for any formal development plan application. The approved slope stabilization plan shall be implemented as approved by	The Project Geotechnical Engineer must observe all pile or pier installation, in accordance with the California Building Code.		

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<p>recommendations in the <i>Geotechnical Exploration</i> report pertaining to slope mitigation shall be incorporated into the proposed Project grading and building plans. These recommendations include:</p> <ul style="list-style-type: none"> <li>• Review of final civil and structural plans and specifications by a California licensed Geotechnical Engineer.</li> <li>• Coordination with the pile installer, as extending the piles from the current elevation of the property line to the finished grade level will require special construction methods and structural details.</li> <li>• Incorporation of specific design earth pressures in association with concrete pile construction.</li> <li>• Embedment of piles to a minimum depth of 5 feet below the lowest adjacent railroad grade at the toe of slope.</li> <li>• Backfill of the retaining wall with granular, non-expansive soil.</li> <li>• Construction of retaining wall backdrain, which would direct water</li> </ul>		<p>the Planning and Environmental Review Director or designee before issuance of grading and building permits.</p>			

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away from the wall and toward drainage devices. <ul style="list-style-type: none"> <li>• Incorporation of proper seismic design parameters.</li> <li>• Incorporation of proper temporary excavation slope gradients and shoring.</li> </ul>					
<b>NOISE *</b>					
<b>NOI-1(a):</b> Pursuant to City of Goleta guidelines, all noise-generating construction activities shall be limited to Monday through Friday, 8:00 a.m. to 5:00 p.m. Construction shall not be allowed on weekends and state holidays except for 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 Services. The applicant shall post the allowed hours of operation near the entrance to the site, so that workers on-site are aware of this limitation.	Permittee	Two signs stating these restrictions shall be provided by the applicant and posted on-site prior to commencement of construction. Signs shall be a minimum of 24" x 48" in size. The signs shall be in place prior to beginning of and throughout all grading and construction activities. Violations may result in suspension of permits.	City staff shall monitor compliance with restrictions on construction hours and shall investigate and respond to all noncompliance complaints.		
<b>NOI-1(b):</b> Temporary noise barriers shall	Permittee	The sound walls shall be	City staff shall verify as to plan		

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be used and located as needed to block line-of-sight between project construction equipment, particularly solid wall drilling, and the eastern property boundary (Hideaway residential development) to feasibly reduce effects of construction noise on these sensitive receptors.		designed by a registered engineer and included on the grading plan and reviewed and approved by City staff prior to approval of any Land Use Permit for the Project. The measure shall be implemented during construction.	in the field during construction.		
<p><b>NOI-1(c):</b> The following measures shall be incorporated into grading and building plan specifications to reduce the impact of construction noise:</p> <ul style="list-style-type: none"> <li>a) All construction equipment shall have properly maintained sound-control devices, and no equipment shall have an unmuffled exhaust system.</li> <li>b) The applicant shall ensure that contractors 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.</li> </ul>	Permittee	All of the above mitigation measures shall be noted on all plans submitted for any Land Use Permit and/or building permit(s).	City staff shall verify compliance prior to any Land Use Permit or building permit(s) issuance as well as conducting periodic field inspections.		

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<b>TRANSPORTATION/CIRCULATION</b>					
<b>TRANS-5.1:</b> Construction Transportation and Parking Plan. The applicant shall submit a construction transportation and parking plan that addresses construction traffic, routes, traffic management plans within the public right-of-way, and parking for construction workers. Parking shall be provided on-site or at additional off-site locations that are not on public streets.	Permittee	The Construction Transportation and Parking Plan shall be reviewed and approved by City Public Works and Planning and Environmental Departments prior to issuance of final LUP and building permits.	City staff shall verify compliance with the approved Construction Transportation and Parking Plan per the approved plans during construction.		

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