SECTION 3.0

Mitigation Monitoring and Reporting Program

3.0 MITIGATION MONITORING AND REPORTING PROGRAM

3.1 INTRODUCTION

The Mitigation Monitoring and Reporting Program (MMRP) contains all Project mitigation measures, implementation actions, timing, and identifies the party responsible for verification or monitoring. The intent of the MMRP is to provide the enforcement and monitoring agencies overseeing the Project with an organizational tool to help ensure that the mitigation measures and Project revisions identified in the EIR are implemented to mitigate or avoid significant environmental effects.

3.2 MITIGATION MONITORING MATRIX

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AESTHETICS				
AES 2-1	The Permittee must implement the following to reduce potential visual impacts resulting from the construction of the proposed residential component of the Project on Lots 2, 4, 5, 6, and 7 of Tract 14,500: a. The construction site must be fenced by a chain link fencing with green fabric backing installed in locations visible from public roads and adjacent properties. b. The construction site must be maintained free of debris and trash. It is the general contractor's and site superintendent's responsibility to ensure that sufficient numbers of trash containers are available on the site and located so that they are easily accessible from all construction locations. Trash containers must be covered and lids must remain closed unless trash is being deposited. Workers must be detailed at the end of the working day to clear trash and debris from the construction site, ensure that construction materials are properly stored or stacked, and that construction equipment is appropriately stored. c. Steel shaker plates must be installed over gravel at all site construction entrances to reduce track out. d. Adjacent streets must be cleaned at least once each day to remove construction debris and tracked out dirt and dust.	Permittee	Fencing and shaker plates must be installed before the City issues a grading permit. All other requirements must be completed within one week of the issuance of grading permits and before the start of grading activity. These requirements apply through the construction phase of the Project.	Compliance will be monitored by the Director of Planning and Environmental Review, or designee.

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	e. A construction staging area must be maintained free of trash and debris. Concrete washout areas must be surrounded by secondary containment and cleaned out at the end of each working day. f. Sufficient numbers of sanitary facilities must be provided around the construction site so as to be easily accessible to workers and must be maintained in a clean and sanitary condition. Sanitary facilities must be placed on pads and provided with secondary containment and secured to the ground to avoid tip-over. g. Gravel bags used to prevent runoff from entering the public storm drain must be promptly replaced when broken and the spilled gravel promptly removed. h. Dirt stockpiles must be covered with tarps. i. Security lighting must meet the City's dark sky compliant requirements to prevent spillover. j. Grading must be established at the outward edge of the existing riparian corridor. Vegetation must be retained except where removal is required to accommodate construction of storm drain outlets and bridge construction.			
AES 2-2	Before the City issues the first certificate of occupancy for the Village at Los Carneros residential Project, the Permittee must ensure ongoing maintenance of buildings, common areas, recreational facilities, parking lots, trash disposal areas, and driveways through an addition to the condition approved in 2008, incorporated	Permittee or Successor in interest	The Permittee must sign the landscape installation and landscape and common area maintenance agreement, including a 5-year maintenance period, before the City issues the first occupancy permit.	Before final inspection, the Planning and Environmental Review Director or designee must inspect the site to ensure installation according to the approved plan. The Planning and Environmental Review Director or designee

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	by reference and made a part of this condition, which required formation of a HOA to maintain roads, bridges, drainage and water quality control features and street improvements. a. The Permittee or Successor in Interest must enter into an agreement, in a form approved by the City Attorney, to install required landscaping and water-conserving irrigation systems as well as maintain required landscaping for a period of five (5) years from the date of the first certificate of occupancy for any residential unit. The Project Homeowners Association (HOA) is responsible for maintaining all Project landscaping from the end of the Permittee's responsible period for the life of the Project. b. Before the City issues the first certificate of occupancy for any unit or building within the residential Project area, the Permittee must form and incorporate a Homeowner's Association, or other entity acceptable to the City with by laws empowering it to assess and collect and enforce collection by lien against the property of fees from property owners within the residential Project, including apartment complexes sufficient to pay the cost of professional management and maintenance of the community as determined by an annual budget prepared by a professional management company and adopted annually by the Board of Directors and to contract for professional property management and other services such as		Performance securities for installation and maintenance must be reviewed and approved by the Planning and Environmental Review Director, or designee, before the City approved recordation of the final map.	must check maintenance as needed through the maintenance period. Release of any performance security requires appropriate documentation and the signature of the Planning and Environmental Review Director or designee as set forth in the Agreement. Failure of the HOA to maintain Project landscaping and common areas after the Permittee's 5-year obligation is met is subject to code enforcement action.

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	trash collection, landscape maintenance, street cleaning, vector control and such other services as necessary to ensure the long term maintenance of buildings, common areas, recreational facilities, landscaping, streets, driveways and parking lots, exterior lighting, etc. b. The Permittee must enter into a maintenance agreement, in a form approved by the City Attorney, to promptly remove any graffiti at the Project site.			
AES 3-1	The height of structural development shown on final plans cannot exceed the mean height and peak height shown on approved Project exhibit maps. Finished grade must be consistent with the approved final grading plan. Height limitations shown on issued building permit plan sets must be adhered to during construction.	Permittee	During the framing stage of construction and before commencement of roofing, the Permittee must submit verification from a licensed surveyor demonstrating that the mean height and peak height of all structures conform to those shown on issued building permit plan sets.	The Planning and Environmental Review Director, or designee, must verify compliance before the City issues building permits, during field inspections, and before commencement of roofing.
AES 3-2	The Permittee must submit a composite utility plan for Planning and Environmental Review Director, or designee, review. All external/roof mounted mechanical equipment (including HVAC condensers, switch boxes, etc.) must be included on all building plans and must 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 must be submitted for review by the Planning and Environmental Review Director, or designee before the City issues a building permit	Before final inspection, the Planning and Environmental Review Director, or designee, must verify installation of all external/roof mounted mechanical equipment per the approved plans.
AES 3-3	Project landscaping must consist of approximately seventy-five percent drought-tolerant native and/or Mediterranean type plant coverage, which adequately complements the Project	Permittee	The Planning and Environmental Review Director, or designee, must review and approve the landscape plan before the	Before final inspection, the Planning and Environmental Review Director, or designee, in consultation with the approved biologist, must

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	design and integrate the site with surrounding land uses. Project landscaping must provide partial screening of the site parking areas and structures. Landscaping must also consist of plant species that are known to thrive in the site's specific soil (highly saline) based on soil testing that evaluates soil characteristics to appropriate depths. Invasive plant species are prohibited for use in Project landscape. Excluded species include, but are not limited to, those plants listed as problematic or invasive by the California Native Plant Society, the California Invasive Plan Council, or are listed as "noxious weeds" by the State of California or the federal government. The final landscape plan must identify all of the following: (1) type of irrigation; (2) all existing trees, shrubs and groundcover by location and species; (3) size of all plantings; (4) a map depicting areas of high saline constrained soils; and (5) the location of all plantings. The plant palette must be adhered to throughout the life of the development.		City issues a grading permit. A City-designated biologist must review and approve the landscape plan to ensure that the proposed plantings are consistent with the requirements to protect the Tecolotito Creek ESHA, plans for the vegetation of the SPA, and contain no invasive plant species.	inspect the Project site to ensure that landscape has been installed consistent with the final approved landscape plan.
AES 4-1	As noted in the analysis section, all outdoor lighting on the project site must fully conform to the requirements of General Plan Policy VH 4.12.	Permittee	The Project's lighting plan must be reviewed and approved by the Planning and Environmental Review Director, or designee, before the City issues building permits for residential structures	Before final inspection, the Planning and Environmental Review Director, or designee, must inspect the Project to ensure that exterior lighting fixtures have been installed consistent with approved plans.

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AIR QUALITY				
AQ 1-1	Dust generated by construction and/or demolition activities must be kept to a minimum. Plan Requirements: The following dust control measures must be shown on all building and grading plans and the Permittee must ensure that these measures are implemented by the contractor/builder: During clearing, grading, earth-moving, excavation, and/or transportation of cut or fill materials, excessive fugitive dust emissions must be controlled by regular watering or other dust-preventive measures using the following procedures, as specified by the SBAPCD: Truck Hauling. No person, including facility or site owner or operator of source, ~~shall~~ may load or allow the loading of bulk materials or soil onto outbound trucks unless at least one of the following dust prevention techniques is utilized: a. Use properly secured tarps or cargo covering that covers the entire surface area of the load or use a container-type enclosure. b. Maintain a minimum of 6 inches of freeboard below the rim of the truck bed where the load touches the sides of the cargo area and ensure that the peak of the load does not extend above any part of the upper edge of	Permittee	All dust control requirements must be referenced in all plans submitted for any building, or grading permit and reviewed and approved by the Planning and Environmental Review Director, or designee, before the City issues grading permits. Such requirements must be adhered to throughout all grading and construction periods.	The Planning and Environmental Review Director, or designee, must ensure mitigation measures are included on plans and must periodically inspect the project site to verify compliance. SBAPCD inspectors will respond to nuisance complaints.

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	the cargo area. c. Water or otherwise treat the bulk material to minimize loss of material to wind or spillage. d. Other effective dust prevention control measures approved in writing by the Control Officer. Track-Out/Carry-Out. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out must be controlled as outlined below: a. Visible roadway dust must be minimized by the use of any of the following track-out/ carry-out and erosion control measures that apply to the project or operations: track-out grates of gravel beds at each egress point, wheel-washing at each egress point during muddy conditions, soil binders, chemical soil stabilizers, geotextiles, mulching, or seeding; and b. Visible roadway dust must be removed at the conclusion of each work day when bulk material removal ceases, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only a PM10-Efficient Street Sweeper shall be used. The use of blowers for removal of track-out/carry-out is prohibited.			

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	On-Site Measures. a. During construction, water trucks or sprinkler systems must be used to keep all areas of the vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever wind exceeds 15 miles per hour. Reclaimed water should be used whenever possible. b. Minimize amount of disturbed area and reduce on-site vehicle speeds to 15 miles per hour or less (the site must post signs with the speed limit). c. Soil stockpiled for more than two days must be covered, kept moist, or treated with soil binders to prevent dust generation. d. Gravel pads and steel shaker plates must be installed at all access points to prevent the tracking of mud onto public roads. e. After clearing, grading, earth moving, and/or excavation is complete, the disturbed area must be treated by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed in a manner that prevents dust generation. f. The contractor or builder must designate a person or persons to monitor the dust control program and to order increased			

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	watering, as needed, to prevent transport of dust offsite. Their duties include monitoring on holidays and over weekend periods when work may not be in progress. The name and phone number of such person(s) must be provided to the SBCAPCD and the Director of Planning and Environmental Services, or designee, before land clearance and be prominently posted on the onsite in three locations along the project's perimeter and maintained in a legible manner throughout the construction phase. g. Before land clearance, the applicant must include these dust control requirements as a note on a separate informational sheet to be recorded with the map. All requirements must be shown on grading and building plans.			
AQ 1-2	Grading and construction contracts must specify that contractors adhere to requirements that reduce emissions of ozone precursors and particulate emissions from diesel exhaust. The following apply: a. All portable diesel-powered construction equipment rated at 50 brake-horsepower or greater must be registered with the California portable equipment registration program OR obtain a SBAPCD permit. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.	Permittee	All requirements must be included on all grading and construction plans and must be reviewed and approved by the Planning and Environmental Review Director, or designee, before the City issues any grading permits. Such requirements must be adhered to throughout all grading and construction periods.	The Planning and Environmental Review Director, or designee, must ensure all the aforementioned mitigation measures are printed on all plans and must periodically inspect the project site to verify compliance. SBAPCD inspectors will respond to nuisance complaints.

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	b. Fleet owners of mobile construction equipment are subject to the California Air Resources Board (CARB) Regulation for In-use Off-road Diesel Vehicles (13 California Code of Regulations §2449). C. All commercial diesel vehicles are subject to limitations on idling time (13 California Code of Regulations §2485). Idling of heavy-duty diesel construction equipment and trucks during loading and unloading is limited to five minutes. Electric auxiliary power units should be used. d. Diesel construction equipment meeting the CARB Tier 2 or higher emission standards for off-road heavy-duty diesel engines must be used. If such equipment is not commercially available, equipment meeting CARB Tier 1 or higher emission standards must be used. e. Where it is possible to do so, diesel-powered equipment must be replaced by electric equipment. f. Diesel construction equipment must be equipped with selective catalytic reduction systems, diesel oxidation catalysts, and diesel particulate filters as certified and/or verified by CARB or the EPA if available. g. Catalytic converters must be installed on gasoline-powered equipment if feasible. h. All construction equipment must be maintained in tune per the manufacturer's specifications. i. The engine size of construction equipment must be the minimum practical size.			

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	j. The number of construction equipment operating simultaneously must be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. k. Construction worker trips must be minimized by promoting carpooling and by providing lunch onsite. l. Coatings (e.g., paints) must be labeled as "low-VOC" or "zero-VOC" in accordance with EPA rules for interior and exterior surfaces. m. A construction traffic management plan must be prepared by the applicant and submitted to the City's Traffic Engineer, or designee, and the Director of Planning and Environmental Services, or designee, for review and approval before the City issues any grading permit. n. If contaminated soils are found at the project site, the APCD must be contacted to determine if Authority to Construct and/or Permit to Operate permits will be required. o. Asphalt paving activities must comply with APCD Rule 329, Cutback and Emulsified Asphalt Paving Materials.			
AQ 1-3	Diesel fuel emissions must be limited. The following limitations on diesel-fueled vehicles in excess of 10,000 pounds must apply during all construction and subsequent operational activities: a. Diesel-fueled vehicles exceeding 10,000	Permittee	All such requirements must be included on all—grading and construction plans and must be reviewed and approved by the Planning and Environmental Review Director, or designee, before the City issues any grading	The Planning and Environmental Review Director, or designee must ensure these mitigation measures are printed on all plans and must periodically inspect the site to verify compliance. SBAPCD

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	pounds cannot idle in one location for more than five (5) minutes at a time. b. Diesel-fueled vehicles exceeding 10,000 pounds cannot use diesel-fueled auxiliary power units for more than five (5) minutes to power heater, air conditioner, or other ancillary equipment on any such vehicle. c. The Permittee must designate one or more locations as deemed appropriate, for the permanent posting of a notice(s) to all drivers of diesel-fueled vehicles exceeding 10,000 pounds of these limitations on vehicle idling in all areas of the property that may be frequented by such vehicles. Such signs must be maintained in their approved location(s) as long as diesel-fueled vehicles exceeding 10,000 pounds are being used.		permit(s). The Permittee must adhere to these requirements throughout all grading and construction periods. The location and information provided on the sign(s) must be reviewed and approved by the Planning and Environmental Services Review Director, or designee, before the City issues any grading permit.	inspectors will respond to nuisance complaints.
AQ 2-1	The Permittee must prepare an Alternative Transportation/Transportation Demand Management Program to help reduce ROG and NO_x emissions associated with project generated vehicular trips. The Alternative Transportation/Transportation Demand Management Program must include, without limitation, the following elements: (1) Facilities for the recharging of electric vehicles must be provided pursuant to mitigation measures 2-1 f and g; and (2) Vehicles owned by or leased by the HOA and/or other management entity(s) must adhere to mitigation measure 2-1h. In addition, the following mitigation measures apply: a. The Permittee must contact the	Permittee	An Alternative Transportation/TDM Program including, without limitation, the above conditions must be prepared by the Permittee for review and approval by the Planning and Environmental Review Director, or designee, before the City issues any grading permit for the Project.	Before the City issues a certificate of occupancy, the Planning and Environmental Review Director, or designee, must verify compliance with these mitigation measures.

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	Metropolitan Transit District (MTD) to identify appropriate Transportation Demand Management (TDM) programs that are available to serve all residents and employees of the project. Notice of all available TDM programs must be given to all new project employees when they are hired. Notice of all available TDM programs must be posted in a prominent location inside the community recreation center and maintained there for the life of the project. Notice of all available TDM programs must also be provided to all project residents upon initial occupancy. b. Notice of MTD bus routes and schedules must be posted and maintained up-to-date in a central location(s). c. All employees must be advised on any ride sharing program or similar successor program administered by the Santa Barbara Association of Governments. The Permittee must request that all employees register semi-annually in the ride sharing program and must make an effort to encourage participation in the program. d. Secure bicycle storage must be provided onsite throughout all of the multi-family residential buildings. e. All individual garages must be provided with plug in systems for recharging electric vehicle and electrical panels must be sized for this use. f. In apartment buildings and in parking structures serving condominium buildings a minimum of ¼ of all parking spaces must be equipped with electric vehicle			

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	recharging stations. g. All vehicles owned by the HOA or by professional management for the purpose of providing access or maintenance shall be electric vehicles. h. Before occupancy, APCD permits must be obtained for all equipment that requires an APCD permit. APCD Authority to Construct permits are required for diesel engines rated at 50 bhp and greater (e.g., firewater pumps and emergency standby generators) and boilers/large water heaters whose combined heat input rating exceeds 2.0 million BTUs per hour. i. Small boilers and water heating units rated between 75,000 and 2.0 million BTU/hour must comply with the emission limits and certification requirements of APCD Rule 360. Combinations of units totaling 2.0 million BU/hr or greater are required to obtain a District permit prior to installation.			
AQ 3-1	Ventilation systems rated at MERV13 or better for enhanced particulate removal efficiency must be provided on all residential units and common indoor facilities at the Project site with windows or air conditioning intake located within 500 feet of the north property line (i.e., the outside edge of the UPRR/U.S. 101 transportation corridor ROW) regardless of the presence of intervening structures. The residents of these units must also be provided with information regarding filter maintenance/replacement. For apartment	Permittee	The ventilation systems must be shown on all applicable building plans with cut sheets and specifications provided when plans are submitted to the City for plan check before the City issues any building permits for any residential or common building.	The Planning and Environmental Review Director, or designee, must ensure that all of the these requirements are met and reflected on all applicable plans before the City issues any building permits and verify compliance with installation before the City issues a certificate of occupancy for each residential and common

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	units the building owners have the financial responsibility for the maintenance of these units. For condominium ownership units the HOA has the financial responsibility for the maintenance of these units.			building covered by this requirement.
AQ 3-2	The Permittee must provide a U.S. 101/UPRR rail line real-estate disclosure to potential buyers and occupants within the Project site informing of site proximity to U.S. 101 and to the Union Pacific Railroad and that there is the potential for exposure to diesel particulate matter emitted by trains and trucks.	Permittee	The Permittee must provide a draft copy of the real-estate disclosure including the information of the U.S. 101 and rail line and associated potential exposure to diesel particulate matter emitted by trains and trucks to the Planning and Environmental Review Director, or designee, and the City Attorney for review and approval. This disclosure must be accompanied by a plan for keeping the notification documents updated and distributed by facility property management to tenants upon signing of lease agreements and to future owners upon sale of the units. The disclosure must be included in the project CC&R's, which must be reviewed and approved by the City Attorney before recordation of the final map.	The Director of Planning and Environmental Review must verify compliance with this requirement before final map recordation.

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BIOLOGICAL RESOURCES				
BIO 1-1	Two preconstruction surveys for special status wildlife species must be conducted by a City-approved biologist before commencement of ground or vegetation disturbing activities including without limitation bridge construction and fuel modification. The first survey must be conducted not more than one week and the second survey not more than three days before the commencement of Project activities. The surveys must incorporate methods appropriate for detecting the special-status species that could potentially occur at the site. The survey methods and results must be submitted to the Director of Planning and Environmental Review, or designee, before beginning construction and/or commencement of any site disturbing activities. If special-status species are found, avoidance by postponing construction until the individual(s) moves out of the construction area on its own is the preferred mitigation option. If avoidance is demonstrated to be infeasible, the species must be captured, when possible, and transferred to adjacent appropriate habitat within the open space on-site or directly adjacent to the Project area by a biologist holding the requisite permits for the capture and handling of the species. If a special-status species is found, the biologist must monitor all ground and vegetation disturbing Project activities within suitable habitats in that area. The biological monitor must conduct ongoing	Permittee	These requirements must be printed on all plan sets submitted for issuance of any grading permit. Building/grading permits for bridge construction must not be issued until the Director of Planning and Environmental Review, or designee, determines that this requirement has been satisfied in full. No ground disturbing work is permitted to commence until the Director of Planning and Environmental Review or designee notifies the Permittee that this requirement has been satisfied in full.	The Director of Planning and Environmental Review, or designee, must verify compliance in the field for bridge construction and any permitted fuel modification.

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	searches for special-status species throughout Project activities. The CDFW and the City of Goleta must be formally notified in writing on letterhead transmitted by certified, overnight, or electronic mail with verifying receipt and consulted regarding the presence of a special-status species on-site. If a federally listed species is found the USFWS must also be notified. In such a case only an USFWS-approved biologist would be allowed to capture and relocate these animals.			
BIO 1-2	Before Project-related activities with potential to disturb suitable bird nesting habitat including but not limited to site preparation, grading, construction, tree removal, landscaping removal, or fuel modification, within the breeding/nesting season for native bird species (typically February 1 through August 31), a qualified biologist acceptable to the Planning and Environmental Review Director, or designee,–must perform two field surveys to determine if active nests of any bird species protected by the State or federal Endangered Species Acts, Migratory Bird Treaty Act, and/or the California Fish and Game Code §§ 3503, 3503.5, or 3511 are present in the Project area or within 500 feet of the Project area. The first nesting bird survey must be conducted no more than one week before the start of the Project activity and the second nesting bird survey must be conducted no more than three days before the start of Project activity. If Project activities are delayed,	Permittee	All plans submitted for obtaining a permit, including any grading or building permit(s), must include notes requiring biological field surveys for nesting birds. All plans must be revised, as necessary, to reflect setbacks and barrier fence details used to establish sensitive biological areas. A City approved biologist must conduct a field survey not earlier than one week and a second survey not earlier than three days before Project activities with potential to disturb nesting habitat and during Project activities in the event that an active nest(s) is (are) found within the survey area. The biologist's report must be submitted to the Director of	The Director of Planning and Environmental Review Director, or designee, must review any biological reports in consultation with resource/trustee agencies, as needed, such as the USFWS and CDFW. If the Director of Planning and Environmental Review, or designee, finds it necessary, monitoring must be conducted and setbacks must be maintained throughout the construction period.

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	then additional surveys for nesting birds must be conducted such that no more than three days will have elapsed between the last survey and the Project activity. If an active nest is found, the biologist must establish an appropriate buffer between the activities and the active nest to avoid harm or disturbance to the nesting birds (typically 300 feet for most birds and 500 feet for raptors). The buffer must be demarcated with highly visible construction fencing and signed as a sensitive area. Project personnel must be instructed to avoid nesting bird buffers. Project activities with potential to harm or disturb the nesting birds must be postponed within the buffer until the nest is vacated, the nestlings have fledged, the fledglings have left the area, as determined by the biologist, and there is no evidence of a second attempt at nesting. If an active nest of a bird species listed under the federal or California Endangered Species Acts is found, project activities within a 500-foot radius of the nest must be halted until the Applicant has consulted with the City, CDFW, and USFWS, if applicable. Before start of grading or any site clearing activities, the biologist must submit a report discussing the pre-Project nesting bird survey methods and results, as well as any measures to be implemented to		Planning and Environmental Review, or designee, for review and approval before commencement of any Project activities that could disturb suitable nesting habitat, such as site preparation, grading, fuel modification, or tree removal	

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	avoid harm or disturbance to nesting birds to the Director of Planning and Environmental Review, CDFW, and USFWS, if applicable.			
BIO 2-1(a)	The proposed permanent loss of 0.09 acre of Tecolotito Creek ESHA (coincident with Tecolotito Creek SPA, City of Goleta wetlands ESHA, and CDFW jurisdictional habitat), consisting of 0.07 acre of Southern Arroyo Willow Riparian Forest and 0.02 acres of Coastal Freshwater Marsh, must be mitigated on-site at a 3:1 ratio by implementation of a City and California Department of Fish and Wildlife approved on-site restoration plan. To the extent feasible, grading shall avoid the creek, creek banks, and riparian vegetation ~~corrido~~r and must be modified unless modification is shown to be infeasible to the satisfaction of the Director of Public Works and the Director of Planning and Environmental Review.	Permittee	A wetland and riparian area mitigation plan must be developed by a City-approved biologist, restoration ecologist, or resource specialist and approved by the Director of Planning and Environmental Review Department or its designee, and those additional federal/state/ and local agencies with jurisdictional responsibilities over wetlands and riparian areas before the City issues a grading permit. At a minimum, the plan must include: • Description of the project/impact and mitigation site(s) • Specific objectives • Plant palette • Implementation plan • Success criteria • Required maintenance activities • Monitoring plan • Contingency measures	The wetland and riparian mitigation project must be monitored for a five-year period commencing when the City-approved biologist, restoration ecologist, or resource specialist notifies the City that installation of all elements of the approved plan have been completed. Five years after implementation of the mitigation project, a final report must be submitted to the Director of Planning and Environmental Review, or designee, and appropriate federal/state/local agencies, which at a minimum must discuss the implementation, monitoring, and management of the mitigation project over the five-year period, and indicate whether the mitigation has been successful based on established success criteria.

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BIO 2-1(b)	The Permittee must provide performance securities and enter into agreements, in a form approved by the City Attorney, for installation and maintenance of the wetland and riparian mitigation plan. The maintenance period must be a minimum of five (5) years from the date the City-approved biologist, restoration ecologist, or resource specialist notifies the City that the installation of all wetland mitigation plan elements is complete.	Permittee	The performance securities must be provided and agreements signed before the City issues any grading or building permit.	Upon notification by the City-approved biologist, restoration ecologist, or resource specialist, the Director of Planning and Environmental Review, or designee, must inspect the site to verify installation according to the approved wetland mitigation restoration plan. The Director of Planning and Environmental Review, or designee, must check maintenance as needed. The Director of Planning and Environmental Review, or designee may permit release of the performance security for good cause shown.
BIO 2-1(c)	Temporary impacts to 0.09 acre of Tecolotito Creek ESHA, coincident with the Tecolotito Creek SPA, City of Goleta wetlands ESHA and CDFW jurisdictional habitat, consisting of 0.09 acres of Southern Arroyo Willow Riparian Forest and 0.001 acre of Coastal Freshwater Marsh, must be mitigated on-site at a 3:1 ratio through the restoration of the impacted area, as well as enhancement of additional disturbed habitats within Tecolotito Creek and/or the unnamed tributary.	Permittee	A habitat mitigation and monitoring plan (HMMP) must be developed by a City-approved biologist, restoration ecologist, or resource specialist and approved by the Director of Planning and Environmental Review, or designee, and federal/state/local public agencies with jurisdiction before the City issues a grading permit for the Project. Only naturally occurring species from Tecolotito Creek and associated riparian	The mitigation program must be monitored for a five-year period commencing when the City-approved biologist, restoration ecologist, or resource specialist notifies the City that installation of all elements of the approved plan have been completed. Five years after implementation of the mitigation project, a final report must be submitted to the Director of Planning and Environmental Review, or designee, and appropriate

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			habitats (currently or historically) can be included in the plant palette. The Plan must also require removal of exotic weeds and weed control within the mitigation area. The Plan must be reviewed by the County Fire Prevention District for potential conflicts with any fuel modification requirements. The plan must at a minimum include: • Description of the mitigation site • Specific objectives • Plant palette • Implementation plan • Success criteria • Required maintenance activities • Monitoring plan • Contingency measures	federal/state/local agencies, which must at a minimum discuss the implementation, monitoring, and management of the mitigation project over the five-year period, and indicate whether the mitigation has been successful based on established success criteria.
BIO 2-1(d)	The Permittee must provide performance securities and enter into agreements, in forms approved by the City Attorney, for installing and maintaining the bridge/riparian corridor mitigation plan. The maintenance period must be a minimum of five (5) years from the date the City-approved biologist, restoration ecologist, or resource specialist notifies the City in writing that the installation of all mitigation plan elements is complete.	Permittee	The performance securities must be provided and agreements signed before the City issues any building permit for Project construction.	Upon notification by the City-approved biologist, restoration ecologist, or resource specialist, the Director of Planning and Environmental Review, or designee, must inspect the site to verify installation according to the approved riparian corridor mitigation restoration plan. The Director of Planning and Environmental Review, or

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				designee, must check maintenance as needed. The Director of Planning and Environmental Review, or designee, may, upon request, release the performance security for good cause shown.
BIO 2-1(e)	Bridge construction must occur during low flow periods between July 1st and October 31st. During bridge construction, flows of water in Tecolotito Creek cannot be obstructed or diverted. Shoring cannot be installed in the creek bed. The use of wheeled or other mechanized equipment within the banks of the stream channel is prohibited at all times. A City-approved biologist must monitor all bridge construction activities at all times to prevent disturbance to any special-status aquatic, avian or terrestrial species that might occur within the bridge construction site, to the maximum extent feasible. The monitoring biologist must work under contract to the City and shall be funded by the Permittee. Vegetation removal, as identified on the approved building permit for bridge construction, must be conducted by manual methods (e.g., using hand tools	Permittee	This requirement must be included on all Project construction plans. The City approved monitoring biologist must be identified and under contract to the City for bridge construction monitoring before the City issues any permit for bridge construction. Funding for the full amount of the monitoring contract must be deposited with the City before the City issues any permit for bridge construction.	Planning and Environmental Review staff must review construction plans to verify compliance before the City issues any permit for bridge construction. The City approved monitoring biologist must monitor all bridge construction activities that could potentially result in impacts to protected or regulated biological resources. The monitoring biologist working under contract to the City and funded by the applicant must report directly to the Director of Planning and Environmental Review, or designee.
BIO 2-1(f)	The bridge to be constructed over Tecolotito Creek to provide bicycle and pedestrian access to the Project site must be located so that it will not damage the marsh habitat within the creek bed and limit impacts to protected native trees with onsite replacement planting at a minimum	Permittee	To ensure that the Tecolotito Creek bridge will not interfere with habitat in the pilings and structural support features of bridge must not be construction on or within the creek bed and banks and	The Building Official and the Director of Planning and Environmental Review, or designee, must examine and approve any engineered drawings for the proposed bridge over Tecolotito Creek

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	replacement ratio of 10:1 with 1-gallon oaks or at a 3:1 ratio with 24-inch box oaks or as otherwise determined by the Director of Planning and Environmental Review, or designee.		must be designed so that the bridge does not require construction of wing walls or riprap within the creek bed or banks. The structural supports for the bridge must also be designed to avoid the 100-year flood plain, if possible.	and ensure that the bridge design would meet the requirements of this measure before the City issues any permit for bridge construction.
BIO 2-2(a)	An ESHA/SPA upland buffer vegetation restoration and enhancement plan must be prepared by a City approved restoration biologist/ecologist or restoration specialist. To reduce the potential impacts of a reduced SPA upland buffer, the plan must to the maximum extent possible prevent degradation of the ecological functions and ensure the biological integrity and preservation of the creek and riparian habitats it is designed to protect. The plan must also be designed to provide to the maximum extent possible suitable habitats within the upland buffer for a variety of common wildlife species, including amphibians, reptiles, birds, and small mammals, including the California vole. To protect the streamside vegetation and biotic quality of Tecolotito Creek the use of fertilizers, pesticides, and herbicides in the upland SPA buffer shall be avoided or minimized. Due to the ecological importance of deadwood as habitat both as habitat and for ecosystem process such as nutrient recycling, to the maximum extent feasible removal of deadwood should be avoided within the Tecolotito	Permittee	A City approved biologist, restoration ecologist, or resource specialist must prepare an ESHA/SPA upland buffer native vegetation restoration and enhancement plan that must be approved by the Director of Planning and Environmental Review, or designee and the resource agencies having jurisdiction over the resources before its submittal to the Design Review Board for their review and approval. The plant palette must include only naturally occurring native species found in riparian habitats or upland stream buffers in the Goleta area (currently or historically). The plan must require removal and control of exotic weeds within the mitigation area and provide suitable habitat for common wildlife species,	The mitigation, restoration, and enhancement project must be monitored for a five-year period commencing when the City-approved biologist, restoration ecologist, or resource specialist notifies the City that installation of all elements of the approved plan have been completed. Five years after implementation of the mitigation project, a final report must be submitted to the Director of Planning and Environmental Review, or designee, and appropriate federal/state/local agencies, which must at a minimum discuss the implementation, monitoring, and management of the mitigation project over the five-year period, and indicate whether the mitigation has been successful based on established success criteria.

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	ESHA/SPA, including the ESHA/SPA upland buffer, except in the case of abnormal and significant die-off or decadence of vegetation. If cutting of deadwood is necessary, the deadwood must be in part broken up and in part mulched and carefully spread in areas where it was removed in a manner that would not disturb existing native vegetation.		including amphibians, reptiles, birds, and small mammals, including the California vole. The plan must at a minimum include: • Description of the mitigation site • Specific objectives • Plant palette • Implementation plan • Success criteria • Required maintenance activities • Monitoring plan • Contingency measures	
BIO 2-2(b)	The Permittee must provide performance securities and enter into agreements, in forms approved by the City Attorney, for installation and maintenance of the ESHA/SPA upland buffer native vegetation restoration and enhancement plan including the replacement of all native trees affected by the Project. The maintenance period must be a minimum of five (5) years from the date the City-approved biologist, restoration ecologist, or resource specialist notifies the City that the installation of all mitigation plan elements is complete.	Permittee	The performance securities must be provided and agreements signed before the City issues any grading permit.	Upon notification by the City-approved biologist, restoration ecologist, or resource specialist, the Director of Planning and Environmental Review, or designee, must inspect the site to verify installation according to the approved ESHA/SPA upland buffer restoration plan. The Director of Planning and Environmental Review or designee must check maintenance as needed. The Director of Planning and Environmental Review, or designee, may, upon request, release the performance

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				security for good cause shown.
BIO 2-3	Only non-invasive ornamental or appropriate native plant species may be used for project landscaping. Excluded species must include those listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or which are listed as 'noxious weeds' by the State of California or the federal Government. The Permittee must submit a Landscape Plan for the creation of required ESHA/SPA upland buffer and, if required, a Revised Fuel Modification Plan to the City, consistent with all mitigation measures and requirements of the resource agencies with jurisdiction over the effected resources, which must be reviewed by a City's-approved biologist or restoration ecologist to ensure that all potentially invasive ornamental species have been excluded. Species used for bio-swales and bio-detention basins must be selected from species native to the Goleta area.	Permittee	The Landscape Plan and Fuel Modification Plan must include a plant pallet that is approved by a City-approved biologist. The Director of Planning and Environmental Review must approve the Landscape Plan for the ESHA/SPA upland buffer areas and a Fuel Modification Plan, if needed, before the City issues any grading permit for the Project. The approved plant palette must be adhered to throughout the life of the Project.	The Director of Planning and Environmental Review, or designee must conduct site inspections to ensure the appropriate plant materials have been planted and are maintained through the last final inspection or occupancy clearance for the Project.
BIO 3-1(a)	The Permittee must construct Ranch-style five-foot high post and rail fencing along the outside boundary of the Tecolotito Creek ESHA/SPA. The ESHA/SPA revegetation/enhancement plan must include the planting of a non-invasive, fast growing, dense native hedge to discourage human and domestic animal intrusion into the ESHA. Any barrier to wildlife movement through the corridor is	Permittee	Before the City issues any permit for ground disturbing activities or grading permit, the Permittee must submit a plan for the siting, design, and installation of the required fencing, signage, vegetation installation, and noise control to the Director of Planning and	Planning and Environmental Review Department must conduct site inspections to ensure the required fencing has been constructed and permanent signage has been posted.

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	prohibited. Permanent signage must be posted to inform the public of the ESHA/SPA status and the sensitivity of the riparian, wetland, and aquatic habitats of Tecolotito Creek, as well as the ESHA/SPA upland buffer. Signage must also prohibit access by domestic pets with or without leashes in the ESHA and upland SPA and impose fines for violation of this prohibition. Uses that would produce excessive outdoor noise must be prohibited within 50-feet of ESHA/SPAs, including the ESHA/SPA upland buffer.		Environmental Review, or designee, for review and approval. The Permittee must receive approval by the Director of Planning and Environmental Review, or designee, regarding compliance with this condition. Installation of the fencing, vegetative hedge and signage must be completed before the City issues any occupancy permit and must be undertaken under the supervision of the Project's biological monitor.	
BIO 3-1(b)	The Permittee must provide performance securities and enter into agreements, in forms approved by the City Attorney, for installing and maintaining all fencing and signage required to ensure protection of the ESHA and to prevent riparian corridor trespass. The maintenance period must be a minimum of five (5) years from the date the City-approved biologist, restoration ecologist, or resource specialist notifies the City in writing that the installation of all mitigation plan elements is complete.	Permittee	The performance securities must be provided and agreements signed before the City issues any building permit for Project construction.	Upon notification by the City-approved biologist, restoration ecologist, or resource specialist, the Director of Planning and Environmental Review, or designee, must inspect the site to verify installation according to the approved fencing and signage plan. The Director of Planning and Environmental Review, or designee, must check maintenance as needed. The Director of Planning and Environmental Review, or designee, may, upon request, release the performance security for demonstrated good cause.

#	Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action
BIO 3-1(c)	All construction personnel working on any aspect of the residential project or the construction of utilities and the road and bridge must receive training from a certified biologist at the Permittee's expense regarding the values of the sensitive habitats of the Tecolotito Creek SPA. Any work performed in or within 100 feet of the edge of the SPA must be supervised on a daily basis by a certified biologist with the authority to stop or redirect work should unpermitted encroachment occur.	Permittee	Before the City issues any grading permit for site clearance and continuing through the construction phase of the Project, the Permittee must provide the Director of Planning and Environmental Review, or designee, with a copy of an executed contract between the Permittee and a City-approved, certified biologist, including a scope of work that includes all of the above responsibilities and authorities.	The Director of Planning and Environmental Review, or designee, must conduct unannounced inspections of the Project site during periods when work is being conducted in or in the vicinity of the ESHA area. The Project's certified biologist must provide monthly reports to the Director of Planning and Environmental Review documenting monitoring activities including the date(s), location(s), and activity being monitored and any enforcement actions taken.
BIO 3-1(d)	Exterior night lighting must be minimized, restricted to low intensity fixtures that are shielded and directed away from any ESHA/SPA, including ESHA/SPA upland buffers.	Permittee	Before the City issues any building permit for construction of any structure, the Director of Planning and Environmental Review, or designee must review and approve Project lighting plans for appropriate exterior night lighting design that would meet requirements for use in areas adjacent to ESHAs.	The Director of Planning and Environmental Review, or designee, must conduct site inspections to ensure that appropriate exterior night lighting has been installed per the approved lighting plans before the City issues any occupancy permit.
BIO 4-1	The bridge to be constructed over Tecolotito Creek to provide pedestrian, vehicle, and bicycle access to the Project site must be designed to provide sufficient height to allow the passage of large mammals under the bridge within the creek and SPA upland buffer as measured from	Permittee	Before the submission of bridge plans to the City and the County Flood Control District, engineered drawings must be submitted to the Director of Planning and Environmental Review or	The Director of Planning and Environmental Review must review any engineered drawings and associated biological reports in consultation with

#	Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action
	the creek bed to the lowest part of the bridge and/or any infrastructure suspended from the bottom of the bridge. The height must match the height of the bridge that crosses Tecolotito Creek at Los Carneros Road south of the Project site unless a lower height can be shown to serve the stated purpose by a City-approved certified biologist, on the basis of substantial evidence acceptable to the City.		designee showing the height of the bridge from the creek bed to the bottom of the lowest structure suspended from the bottom of the bridge together with cross sections comparing the bridge cross section to a cross section of the Los Carneros/Tecolotito Creek Bridge. The Project's Tecolotito Creek bridge may not be lower than the Los Carneros/Tecolotito Creek bridge, unless a lower height can be shown to serve the state purpose, verified by a certified biologist , on the basis of substantial evidence acceptable to the City. The biologist must provide the City with a written finding indicating whether the bridge height as proposed is sufficient to accommodate large mammals and that it will not interfere with the use of the Tecolotito ESHA/SPA as a wildlife corridor, consistent with its current use. In the event that such a finding is not made, the biologist must state in writing, based on substantial evidence, the minimum height necessary for continued function of the wildlife corridor including	resource/trustee agencies, as needed, such as the USFWS and CDFW. The signature of the Director of Planning and Environmental Review, or designee, indicating that the bridge design satisfies the wildlife corridor criteria pursuant to this condition is required before the City issues any permits for bridge construction.

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			passage for large mammals and the bridge must be redesigned to meet those criteria. Before submission of bridge plans to the City, engineered drawings must be submitted to the Director of Planning and Environmental Review, or designee. The review required by this Mitigation Measure must be completed before the City issues any permits for the construction of the bridge.	
BIO 6-1	The Permittee must offset any impacts to protected native trees with onsite replacement planting at a minimum replacement ratio of 10:1 with 1-gallon oaks or at a 3:1 ratio with 24-inch box oaks or as otherwise determined by the Director of Planning and Environmental Review, or designee.	Permittee	Before the City issues any grading permit for Project construction, the Permittee must submit a Tree Protection and Replacement Plan (TPRP) prepared by a certified arborist or other qualified expert to the Director of Planning and Environmental Review, or designee, for review and approval. The report must include an inventory of native trees at the site, identify native protected trees that will be impacted by the Project, and provide a plan for tree protection and replacement that includes monitoring and success criteria. The Permittee must post a performance security in an	A certified arborist acceptable to the City must conduct site inspections during construction and tree replacement to ensure compliance with the approved Plan. Monitoring of replacement tree success, and maintenance of the performance security, must continue until the success criteria are achieved.

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			amount acceptable to the City Attorney to ensure compliance with the approved TPRP.	
CULTURAL RESOURCES				
CR 1-1	A City-approved archaeologist and local Chumash monitor must monitor Project implementation during the initial grading and excavation activities until such time as sufficient subsurface soil is uncovered/excavated to confirm that no prehistoric archaeological/cultural resources are located on the Project site and through the capping process required within the identified sensitive area. In accordance with local guidelines, the monitor(s) have the following authority: a. The archaeological monitor(s) and Native American monitor(s) must be on-site on a full-time basis during any earthmoving activities, including preparation of the area for capping; grading; trenching, vegetation removal, or other excavation activities. The monitors will remain on-site until it is determined through consultation with the Permittee, Planning and Environmental Review Director, or designee, archaeological consultant, and Native American representative that monitoring is no longer warranted;	Permittee	This requirement shall be printed on all plans submitted for permitting of land-disturbing or ground clearing activities including, without limitation, building, grading, or demolition permits. The Permittee shall enter into a contract with a City approved archaeologist and Native American representative before the City issues a permit for any ground disturbing or land clearing activity within the area. The Permittee must pay for all monitoring required by this condition.	Planning and Environmental Review Director, or designee, will conduct periodic field inspections to verify compliance during ground disturbing activities.

[1] http://www.nahc.ca.gov/guidelines4mon.html

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	b. The monitor(s) have authority to halt any activities impacting previously unidentified cultural resources and to conduct an initial assessment of the resource(s); c. If an artifact is identified as an isolated find, the monitor(s) must recover the artifact(s) with the appropriate locational data and include the item in the overall inventory for the site; d. If a feature or concentration of artifacts is identified, the monitor(s) must halt activities in the vicinity of the find, notify the Permittee and the City, and prepare a proposal for the assessment and treatment of the find(s). This treatment may range from additional study to avoidance, depending on the nature of the find(s); e. Prepare a comprehensive archaeological technical report documenting the results of the monitoring program and include an inventory of recovered artifacts, features, etc.; f. Prepare the artifact assemblage for curation with an appropriate curation facility (e.g. UCSB or local Native American facility). The monitor(s) must include an inventory with the transfer of the collection; and g. The monitor(s) must file an updated archaeological site survey record with the UCSB Central Coastal Information Center. h. The Native American Monitor must be qualified based on criteria provided by the California Native American Heritage			

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	Commission Cultural Resource Guidelines for Monitors.[1]			
CR 1-2	Before initiating any staging areas, vegetation clearing, or grading activity, the Permittee and construction crew must meet on-site with the archaeological consultant and local Chumash representative(s) and review the procedures to be followed in the event human remains are uncovered. These procedures include those identified by Public Resources Code § 5097.98, and the City's Archaeological Guidelines. Per CEQA Statute and Guidelines §15064.5(e), the County coroner must be contacted should human remains be discovered. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. Upon notification by the County coroner of the discovery, the NAHC is required to notify the Most Likely Descendants (MLD), who then may inspect the site and make recommendations to the landowner within 48 hours regarding the means of treatment of the remains and any associated grave goods. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment as provided in Public Resources Code § 5097.98. If the NAHC is unable to identify the MLD or the MLD fails to make a recommendation within 48 hours of	Permittee	Before vegetation clearing or grading and/or excavation, the Permittee must provide the City with the contact information of the Native American representative and the agreed upon procedures to be followed. If human remains are found, the County coroner must be contacted. If the coroner determines the remains to be of Native American origin, the Coroner will notify the Native American Heritage Commission and the Commission will name the Most Likely Descendant (MLD). The MLD and the landowner or the landowner's authorized representative will consult as to the treatment of the remains per the requirements of Public Resources Code § 5097.98. If the remains are identified as non-Native American, the coroner will take possession of the remains and comply with all state and local requirements in the treatment of the remains.	The archaeological monitor(s) must maintain daily field notes and prepare weekly summaries. Upon completion of the program, a technical report must be prepared. Planning and Environmental Review Director, or designee, must conduct periodic field inspections to verify compliance during ground disturbing activities.

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	notification by the NAHC, or the landowner and MLD cannot reach an agreement with mediation by the NAHC, then the landowner shall rebury the Native American remains with appropriate dignity on the property in a location not subject to further disturbance.			
CR 1-3	Within the sensitive archaeological boundary of CA-SBA-1203, the Project must incorporate grading designed to cap in place any underlying archaeological deposits that may be discovered, thereby preserving the deposits in place and minimizing or avoiding impacts. Capping and placement of fill soils over the archaeological area of the Project site must include the following surface preparation and fill placement measures: a. Remove all organic material from the archaeological site surface by hand (including brushing, raking, or use of power blower). Use of motorized vehicles for vegetation removal is prohibited. All vegetation must be removed at ground surface such that no soil disturbance results. b. Remaining root balls and masses in the ground after hand removal of vegetation stems/trunks must be sprayed with topical pesticide per manufacturers specifications to ensure no further growth. The resulting dead vegetation masses must be left in place. Complete surface vegetation removal and die-off of root massing must	Permittee	Before the City issues a permit for any grading, land clearance, and/or excavation, the Permittee must prepare a Construction Monitoring Plan. Plan specifications for the monitoring must be printed on all plans submitted for grading, landscaping, and building permits. The Permittee must enter into a contract with a City approved archaeologist and Chumash Native American observer and must fund the provision of on-site archaeological/cultural resource construction monitoring during initial grading, and excavation activities before the City issues a grading permit. A qualified geotechnical engineer must provide the geogrid type and verification of its technological capability as part of the grading plan review and approval in consultation with Public	Planning and Environmental Review Director, or designee, must approve Construction Monitoring Plan and ensure there is a valid contract with an archaeologist and a Chumash Native American observer, and must conduct periodic field inspections to verify compliance during ground disturbing activities.

#	Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action
	be achieved before geogrid placement. c. No remedial grading, sub-grade preparation or scarification must occur before placement of the geogrid fabric. d. A bioaxial geogrid (Tensar TX 160 or equivalent) must be laid over the ground surface throughout CA-SBA-1203 site boundaries and a 50 foot buffer area. A qualified geotechnical engineer must provide the City with the proposed geogrid type, and verification of its technological capability. e. Placement of fill soils on top of the geogrid fabric must be done in no greater than 8-inch lifts with rubber-tired equipment. f. The first six inches of fill must be yellow sand that signals to any future sub-surface activity (e.g. landscaping activity) that excavation must not extend deeper. g. Geogrid fabric must be capable of preventing compaction and load impacts on underlying archaeological resources. h. Fill soils must have a pH ranging from 5.5 to 7.5 only. i. Fill soils must be free of archaeological resources. j. Fill soils must be spread from the outside with rubber track heavy equipment, such that the equipment must only be working on top of the fill soils. The fill soils must be placed ahead of the loading		Works Director, or designee.	

#	Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action
	equipment so that the machine does not have contact with the archaeological site surface. k. The fill soils must be sufficiently moist so that they must be cohesive under the weight of the heavy equipment as the material is spread out over the archaeological site and buffer area. l. The Project soils engineering report must be revised to include the above measures with respect to site preparation with the archaeological area to ensure consistency in requirements.			
CR 1-4	In the event that archaeological remains are encountered during grading, work must be stopped immediately, or redirected, until a City of Goleta qualified archaeologist and a Native American representative are retained by the Applicant to evaluate the significance of the find by completing a Phase 2 investigation as set forth in the City's *Environmental Thresholds and Guidelines Manual*. If remains are found to be significant, they are subject to the Phase 3 mitigation program consistent with the guidelines set forth in the Thresholds Manual. If human remains are uncovered, the County Coroner must be notified and, if the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) must be notified and permitted to identify the Most Likely Descendant (MLD). The treatment of the remains and associated	Permittee	This condition must be printed on all building and grading plans.	The Planning and Environmental Review Director, or designee, must approve plans before the City issues any grading permit to verify compliance and must spot check in the field.

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	funerary items will be coordinated between the MLD and the landowner or the landowner's authorized representative per the requirements of Public Resources Code § 5097.98. All non-funerary materials recovered from this property must be curated in a federally recognized repository. In this case, the Department of Anthropology, University of California, Santa Barbara, would be the most likely repository. The Project applicant will be responsible for the curation costs.			
GEOLOGY AND SOILS				
GEO 4-1	Foundation systems for buildings on expansive soils must be designed and constructed in a manner that will minimize damage to the structure from movement of the soils. The following mitigation measures, in whole or in part, would reduce effects to a less than significant level: a. Depth of footings below the natural and finish grades cannot be less than 24 inches for exterior and 18 inches for interior footings. b. Exterior walls and interior bearing walls must be supported on continuous footings. c. Footings must be reinforced with at least four 1⁄2-inch-diameter deformed reinforcing bars. Two bars must be placed within 4 inches of the bottom of the footings and two bars within 4 inches of the top of the footing with a minimum concrete cover per ACI 318, Section 7.7.1.	Permittee	Before the City issues building permits the Permittee must submit a foundation plan for each lot, prepared by a licensed civil or geotechnical engineer and structural engineer. All foundation design must be approved by the Building and Safety Director, or designee, based on verified conformance with the recommendations contained in the soils report prepared for that location.	Grading/building inspectors must perform site inspections to ensure that foundations are constructed in accordance with approved plans and permits before the City issues permits for framing.

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	d. On-grade concrete floor slabs shall be placed on a 4-inch fill of coarse aggregate or on a 2-inch sand bed over a moisture barrier membrane. The slabs must be at least 3 1⁄2 inches thick and shall be reinforced with 1⁄2-inch-diameter deformed reinforcing bars. Reinforcing bars must be spaced at intervals not exceeding 16 inches each way. e. The soil below an interior concrete slab must be pre-saturated to a depth of 18 inches before placing the concrete. f. All drainage adjacent to footings must be conducted away from the structure by a 3-foot-wide sloped apron draining into an approved non-erosive device. g. Slab-on-ground foundations such as a post-tensioned mat or raft will require a soils report and shall be designed to City Code standards.			
GEO 5-1	The Permittee must provide verification that all groundwater monitoring wells on the site, including those previously taken out of service, were properly decommissioned and capped according to standards developed by the State Department of Water Resources pursuant to Water Code § 13800 and adopted by the local agency in accordance with Water Code § 13801. The wells must be filled and capped to ensure that the abandoned wells do not pose a hazard to persons or provide a path for entry of hazardous substances into the ground or ground water. A permit for abandonment and	Permittee	Before grading, the Permittee must submit a work plan for the filling and capping of the groundwater monitoring wells, prepared by a licensed civil or geotechnical engineer. All well decommissioning will be conducted in accordance with State of California Department of Water Resources (DWR) standards (if applicable) and with conditions associated with a monitoring well destruction permit to be issued by the	Grading/building inspectors must perform site inspections to ensure deconstruction occurs in accordance with approved plans and permits before the City issues any grading permit for the site.

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	capping shall be obtained from the City of Goleta or from the appropriate Regional Water Quality Control Board and a copy provided to the City if the work has already been completed.		City of Goleta.	
GREENHOUSE GAS EMISSIONS				
GHG-1	Recommended Energy conservation measures must be included in the Conditions of Approval as applicable and feasible for this Project. All new residential buildings structures of the Project must comply with the energy efficiency standards set forth in the GMC and with the 2010 State of California Green Building Code, as adopted by the GMC. Plan Requirements: The following additional energy conservation measures must be included in the plans unless the Permittee demonstrates their infeasibility to the satisfaction of the Director of Planning and Environmental Review, or designee: a. Use of photovoltaic systems; b. Passive cooling strategies such as passive or fan aided cooling plan designed into the structure and/or a roof opening for hot air venting or installation of underground cooling tubes; c. High efficiency outdoor lighting and/or solar powered lighting; d. Installation of Energy Star roofs, furnaces, and appliances; e. Use of solar-assisted water heating for swimming pools and tankless hot	Permittee	These requirements must be shown on all plans submitted to the City before the City issues a building permit.	The Director of Planning and Environmental Review, or designee, must verify compliance before the City issues building permit(s) for the Project.

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	water on demand systems if their energy efficiency is demonstrated to exceed that of a central storage tank water heating system; f. Use of passive solar cooling/heating; g. Use of natural lighting in lieu of artificial lighting; h. Installation of energy efficient lighting; i. Use of water-efficient landscapes; water-efficient irrigation systems and devices; and use of reclaimed water (if available); j. Installation of cool pavements; k. Provision of segregated waste bins for recyclable materials; and l. Zero waste/high recycling standards.			
HAZARDOUS AND HAZARDOUS MATERIALS				
HAZ 1-1	The Permittee must record a notification, in a form approved by the City Attorney, regarding the proximity of the UPRR railroad tracks and the potential risks associated with such proximity and ensure that any lease or sale documents used for the lease or sale of units on the Project site include this notification.	Permittee	The Permittee must prepare a Notice to Property Owner (NTPO) and CC&Rs and submit same for review and approval by the City Attorney before the City issues building permits for any residential structure on the site. The Permittee must provide the City with proof of recordation of the NTPO and CC&Rs before the City issues building permits. Before the City issues building permits, a separate notice regarding proximity of the UPRR and U.S. 101 and the potential risks associated with such proximity, together with the	The Director of Planning and Environmental Review, the City Attorney, or designee, must verify compliance with this requirement before the City issues any building permits for any residential structure.

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			measures incorporated into the Project to mitigate those risks must be recorded	
HAZ 1-2	The Permittee must develop a mitigation plan for Project residents that provides safe-harbor and/or evacuation procedures in the event of a train accident and/or potential release of hazardous materials.	Permittee	The Permittee must provide the Director of Planning and Environmental Review, the Santa Barbara County Fire Protection District, or designee, with a copy of the mitigation plan for review and approval. The plan must be included in the Project CC&Rs, which shall be reviewed and approved by the Director of Planning and Environmental Review and the City Attorney or designee, before the City issues a building permit for the Project.	The Director of Planning and Environmental Review, or designee, must verify compliance with this requirement before the City issues building permits.
HAZ 5-1	Before any storage or use of regulated hazardous materials on-site (including pool maintenance chemicals, fertilizers, herbicides, pesticides, insecticides, lubricants, etc.), the Permittee must determine whether the amount of hazardous materials stored at the Project site would require a Hazardous Materials Business Plan (HMBP) approved by the Fire Department. If required, the Permittee must retain the services of a qualified environmental consultant or safety engineer who will develop the business plan and a health and safety plan in order to ensure that compliance issues regarding the proper containment, usage, disposal	Permittee	If required, the Fire Protection District approved HMBP must be submitted to the Director of Planning and Environmental Review, or designee, before the City undertakes final inspection and before the City issues a certificate of occupancy.	The Director of Planning and Environmental Review, or designee, must verify compliance with this requirement before the City issues a certificate of occupancy or conducts a final inspection. If required, the HMBP must be updated and enforced through the life of the Project as required by the Fire Protection District.

#	Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action
	and transportation practices are used, if required.			
HAZ 6-1	Radon testing must be conducted. If radon gas is present above the recommended EPA action level of (4.0 pC/L), habitable structures must be designed to provide venting and/or any other EPA approved mitigation measures to reduce such exposure below 4.0 pC/L.	Permittee	A radon report including recommendations for appropriate EPA approved mitigation measures must be submitted to the Director of Planning and Environmental Review, or designee, for review and approval before the City issues any permit allowing construction of any habitable structures.	The Director of Planning and Environmental Review, or designee, must ensure compliance with this requirement before the City issues any permit for construction of any habitable structures. The City Building Inspector must verify compliance in the field before conducting a final inspection or issuing a certificate of occupancy.
HYDROLOGY AND WATER QUALITY				
HYDRO 1-1	The Permittee must prepare final Drainage and Hydrology Study for stormwater runoff control measures, based on related geotechnical and hydrologic engineering reports, including methods of analysis, that have been prepared and approved as demonstrating compliance with City's Stormwater Management Plan and the policies and requirements of the Central Coast RWQCB and incorporate, without limitation, the following: a. Stormwater control measures for the post-development peak flows that ensure such flows would be less than the pre-development peak flows for the entire site; b. Stormwater runoff reduction measures demonstrating post-development volume quantities retained on-site are greater than pre-development volume quantities for a 1-inch storm event;	Permittee	Plans must be prepared by a registered Civil Engineer and submitted to Director of Planning and Environmental Review or designee, before the City issues grading permit for the project. The bridge must be constructed per the approved bridge plans before the City issues a certificate of occupancy for more than 50 percent of Project's residential units.	Director of Planning and Environmental Review, or designee, must verify compliance with this condition before the City issues any permit for the Project. The City Building Inspector and Public Works Director must verify that the bridge has been constructed per the approved plan before the City issues a certificate of occupancy for more than 50 percent of the Project's residential units.

#	Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action
	c. Stormwater control improvements demonstrating effective impervious areas would be less than pre-development; d. Analysis demonstrating that underground basins would be appropriately located to allow for the stated infiltration and not cause groundwater perching affecting adjacent structures; e. Permeability testing at test holes that are in proximity to the underground basins and demonstrate the relevance of the data to the selected basin locations provided; f. Proof that the basins would function appropriately, including schematic drawings of each basin showing the high water level (HWL) at capacity, floor elevations, inlet/outlet elevations and design flow, and affects, if any, on subterranean parking garages; g. Drainage area flow rates, basic outlet inlet/outlet configuration (e.g., pipe, open channel, weir), total available volume, etc.; h. Data on the detention portion of volume utilized at design flow rates and associated retention volume; and, i. Fail safe measures for drainage control, such as the incorporation of drain openings in the screening wall along the westerly Lot 6 boundary, and a swale or small open channel along the southerly boundary of the project site. j. Additional studies recommended by the geotechnical engineer and hydrologist must be completed to ensure that the proposed placement of the most westerly detention basin will not result in an increased water table elevation that could			

#	Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action
	compromise the capacity of the basin and potentially damage adjacent building foundations.			
HYDRO 1-2	The Permittee must conduct field surveys and prepare engineering cross-sections and detailed plans for the proposed bridge across Tecolotito Creek, including detailed roadway improvement plans for the connection of the bridge to both the main project access road to the east and Cortona Drive to the west for review and approval by Director of Planning and Environmental Review, or designee. The Permittee must submit final Tecolotito Creek bridge plans, cross-sections, and hydrologic calculations to demonstrate that any proposed narrowing of the channel due to the proposed bridge structure would not impact the 100-year floodway capacity. If the capacity is affected, or there is encroachment into the 100-year floodway, the Permittee must revise the bridge plans so that any such encroachment is avoided in its entirety, if required by the City.	Permittee	A registered Civil Engineer must prepare plans for the bridge. The final Tecolotito Creek Bridge plans, cross-sections, and hydrologic calculations must be submitted to the City for review and approval before the City issues any permit for the Project. The bridge must be installed before the City issues a certificate of occupancy for more than 50% of Project units. A long-term maintenance plan and responsibility for long-term maintenance must be prepared by the Permittee and reviewed and approved by Director of Planning and Environmental Review, or designee, before the City issues any permit.	Director of Planning and Environmental Review, or designee, must verify compliance with this condition before the City issues any permit for the Project. The City Building Inspector and Public Works Director must verify that the bridge has been constructed per the approved plan before the City issues any certificate of occupancy for the Project. The Director of Planning and Environmental Review, or designee, must inspect the bridge construction periodically and verify completion per the approved plans before the City issues a certificate of occupancy. The Director of Planning and Environmental Review, or designee, must provide yearly monitoring of bridge maintenance to ensure that the approved maintenance plan is implemented as approved.
WQ 1-1	The Permittee must prepare a Storm Water Pollution Prevention Plan (SWPPP) covering all phases of grading and construction operations.	Permittee	The final SWPPP must be submitted to Public Works Director, or designee, for review and approval before the City issues a grading	The Public Works Director, or designee, must verify that the SWPPP was implemented in accordance with the approved final plan before

#	Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action
	Plan Requirements: The SWPPP must be prepared by a licensed civil engineer and incorporate all appropriate Best Management Practices (BMPs) necessary to mitigate short-term construction impacts. The plan may include, without limitation, the following BMPs: a. Temporary berms and sedimentation traps (such as silt fencing, straw bales, and sand bags); the BMPs must be placed at the base of all cut/fill slopes and soil stockpile areas where potential erosion may occur and must be maintained to ensure effectiveness; the sedimentation basins and traps must be cleaned periodically and the silt must be removed and disposed of in a location approved by the Director of Planning and Environmental Review, or designee; b. Non-paved areas must be revegetated or restored (i.e., geotextile binding fabrics) immediately after grading and installation of utilities, to minimize erosion and to re-establish soil structure and fertility; revegetation must include non-invasive, drought-resistant, fast-growing vegetation that would quickly stabilize exposed ground surfaces; alternative materials rater than reseeding (e.g., gravel) may be used, upon approval by Director of Planning and Environmental Review, or designee, and the Director of Public Works, or designee. c. Runoff must not be directed across exposed slopes; all surface runoff must be conveyed in accordance with the approved drainage plans;		permit. BMPs must be installed before initiation of grading as appropriate and maintained throughout the construction period.	commencement of grading. BMPs must be maintained by the Permittee throughout the construction period and monitored for compliance with the SWPPP by the Public Works Director, or designee, and Building Inspector.

#	Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action
	d. Energy dissipaters or similar devices must be installed at the end of drainpipe outlets to minimize erosion during storm events; e. Grading must occur during the dry season (April 15th to November 1st) unless the Public Works Director or designee, approved erosion control plan is in place and all erosion control measures are in effect; erosion control measures must be identified on an erosion control plan and must prevent runoff, erosion, and siltation; all exposed graded surfaces must be reseeded with ground cover vegetation to minimize erosion; graded surface must be reseeded within four (4) weeks of grading completion, with the exception of surfaces graded for the placement of structures; these surfaces must be reseeded if construction of structures does not commence within four (4) weeks of grading completion. f. Site grading must be completed to ensure that permanent drainage away from foundations and slabs is provided and so that water must not pond near proposed structures or pavements.			
WQ 2-1	The Permittee must prepare an Operations and Maintenance Plan (Plan) that addresses maintenance requirements for all improvements associated with the stormwater quality protection/BMPs described in the final drainage/stormwater quality protection plan. Plan Requirements: At a minimum, the Operations and Maintenance Plan must	Permittee	The Permittee must submit the required Operations and Maintenance Plan to the Public Works Director, or designee, before the City issues building permits.	The Public Works Director, or designee, must annually verify compliance with the provisions of the Operations and Maintenance Plan and must respond to instances of non-compliance with the agreement.

#	Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action
	include requirements that all inline storm drain filters must be inspected, repaired, and cleaned per manufacturer specifications and these requirements must, at a minimum, occur before September 30th of each year. Additional inspections, repairs, and maintenance must be performed after storm events as needed throughout the rainy season (November 1st to April 15th) and/or per manufacturer specifications. Any necessary minor repairs must be completed before the next rainy season. Before September 30th of each year, the Permittee must have a report summarizing all inspections, repairs, and maintenance work done during the prior year available to submit to the City for its review and approval.			
WQ 2-2	The Permittee must prepare a Maintenance Agreement, in a form approved by the City Attorney, that addresses maintenance requirements for all improvements associated with the stormwater quality protection/BMPs described in the final drainage/stormwater quality protection plan. Plan Requirements: At a minimum, the Maintenance Agreement must include requirements that all inline storm drain filters must be inspected, repaired, and cleaned per manufacturer specification and at a minimum before September 30th of each year. Additional inspections, repairs, and maintenance must be performed after storm events as needed throughout the	Permittee	The Permittee must submit the required Maintenance Agreement to Director of Planning and Environmental Review, or designee, for review, approval, and execution before the City issues building permits.	Director of Planning and Environmental Review, or designee, must periodically verify compliance with the provision of the agreement and respond to instances of non-compliance with the Agreement.

#	Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action
	rainy season (November 1st to April 15th) and/or per manufacturer specifications. Any necessary minor repairs must be completed before the next rainy season. Before September 30th of each year for a period of five (5) years after issuance of the final certificate of occupancy for the project, the Permittee must submit to the City for its review and approval a report summarizing all inspections, repairs, and maintenance work done during the prior year. Subsequent to this five-year reporting period, the Permittee must maintain records of all yearly maintenance measures for review by Director of Planning and Environmental Review, or designee, on demand for the life of the Project.			
LAND USE AND PLANNING				
LU 5-1	The Permittee must execute and record a deed restriction, in a form approved by the City Attorney, that acknowledges and assumes responsibility for airport safety risks; waives any future claims of damage or liability against the City; and agrees to indemnify and hold harmless the City against any and all liability, claims, damages, and/or expenses arising from any injury to any person or damage to property due to such hazards. In addition, the applicant must record a Real Estate Disclosure notice informing potential owners, lessees, or renters that the subject property is within the Santa Barbara Municipal Airport's Airport Influence Area and is subject to potential hazards from low-altitude aircraft over flights.	Permittee	The Permittee must submit a copy of the recorded deed restriction and Real Estate Disclosure written to the satisfaction of Director of Planning and Environmental Review, or designee, before the City issues residential building permits.	Director of Planning and Environmental Review, or designee, must verify compliance with this requirement before the City issues residential building permits.

#	Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action
NOISE				
N 2-1	Residential outdoor living space (e.g., patios and balconies) associated with residential units located within the 65-dBA CNEL and with a line of sight to the UPRR/U.S. Highway 101 ROW, must be protected from sound intrusion so that they meet the City's standard of 65-dBA CNEL for outdoor living spaces. Protective measures may consist of, but are not limited to, installation of glass, Plexiglas, wood, or metal sound attenuation barriers along the perimeter of outdoor living spaces for those residential units. The sound attenuation barriers must be of a size and material to adequately mitigate this impact as determined by an acoustical study to be performed to determine Project specific requirements for each proposed residential building. Failure to conclusively demonstrate the effectiveness of the proposed noise attenuation measures shall result in the denial of a permit to build the affected unit.	Permittee	These requirements must be incorporated into all construction documents submitted for approval before the issuance of a Land Use Permit for the residential units located within the 75 to 65-dBA CNEL and with a line of sight to the UPRR/U.S. Highway 101 corridor.	The Planning and Environmental Review Director, or designee, must verify compliance before the issuance of a Land Use Permit for the residential units located within the 65-dBA CNEL and with a line of sight to the UPRR/U.S. Highway 101 corridor. The City building inspectors must verify compliance in the field before the City issues a certificate of occupancy for an affected unit. No certificate of occupancy shall be issued unless compliance is achieved.
V 1-1	Residences with foundations within 70 feet of the UPRR track centerline must be designed with vibration mitigating features incorporated into the construction documents. The Permittee must provide a vibration assessment, prepared by a qualified consultant. The vibration assessment must include a survey of existing vibration to characterize the rms vertical velocity level as a function of distance from the tracks and evaluate the effectiveness of the final design to mitigate vibration to below 80-VdB. Possible	Permittee	The vibration mitigating features must be incorporated into all construction documents submitted for approval before the City issues building permits for the residential units located within 70 feet of the UPRR track centerline.	The Planning and Environmental Review Director or designee must verify compliance with this requirement before the City issues building permits for the residential units located within 70 feet of the UPRR track centerline.

#	Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action
	design features to reduce vibration impacts to below 80-VdB could include supporting the building foundation on elastomer pads or installing trenches between the rail line and the foundation of the new residences.			
PUBLIC SERVICES				
PS 1-1	Compliance with Santa Barbara County Fire Protection District (SBCFPD) Conditions Letter dated April 16, 2012. The Permittee must ensure that all work must stop immediately and must contact the SBCFPD, Hazardous Materials Unit, if visual contamination or chemical odors are detected during any grading and/or construction activities. Grading and/or construction activities shall not resume without approval from the SBCFPD, Hazardous Materials Unit	Permittee	Before the City issues any building permit: a. A Fire Protection Certificate will be required for each phase of the Project. Before the Permittee constructs any structure: b. All access ways (public and private, road and driveways) must be installed and made serviceable and maintained for the life of the Project. Access must be shown on plans dated April 2, 2012, received April 9, 2012 Access to the Project must conform to Santa Barbara Fire Protection District's Development Standard #1 Access ways must be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building. c. Signs indicating "Fire Lane – No Parking" must be placed	The Director of Planning and Environmental Review, or designee, must coordinate with the Fire Protection Districct to verify approvals.

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			every 150 feet or as required by the fire department. d. Fire hydrants must be installed pursuant to the SBCFPD's requirements. Fire hydrants must be located per Department specifications and must flow 1250/750 gallons per minute at 20-psi residual pressure. Plans must be approved by the fire department before installation. e. Road names are required for this Project. f. The fire department must review the SPA upland buffer plans for the Tecolotito Creek and unnamed tributary ESHAs and make recommendations as to plant materials that will meet non-invasive requirements but will also be fire retardant or resistant. The Department will also review all architectural, landscape, and fencing plans for all residential units to be constructed adjacent to the SPA upland buffer and may require changes to those plans that will better address the wildland/urban interface	

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			issues. These changes may include, but are not limited to, the use of solid block walls between single family homes and the upland buffer, forbidding construction of patio covers in the back yards of single family homes constructed of flammable materials such as cloth awnings or wood, such other measures as the Department deems necessary to reduce fire danger in the absence of fuel modification activity in the upland buffers adjacent to these structures. Before the City issues a certificate of occupancy: g. Interior automatic fire sprinkler system requirements must be met h. Automatic fire or emergency alarm system requirements must be met. i. Recorded addresses must be issued as required by fire department. The fire department must determine and assign all address numbers and must issue such numbers to property owners and occupants. j. Building address numbers must be posted as required	

#	Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action
			by Fire Protection District. k. Access way entrance gates must conform to fire department standards. l. Payment of development impact fees to the City is required. The fees must be computed on each new building, including non-habitable structures.	
PS 3-1	Recommended The Homeowner's Association formed by the Permittee for the management of the Village at Los Carneros Project component is required to contract for private security services to include periodic night patrols of the Project grounds and parking lots and the "Neighborhood Park Area." The HOA is required to coordinate with the Sheriff's Department to form and maintain a Neighborhood Watch Program, which would be designed to include both detached housing areas and multifamily housing areas, including apartments and to provide training to residents in crime prevention.	Permittee	HOA regulations must include requirements for private security patrol and Neighborhood Watch as responsibilities of the HOA. The CC&Rs and By-laws of the HOA must be submitted to the Director of Planning and Environmental Review for review and approval and to the City Attorney for review and approval before they are recorded.	Before the City issues any certificate of occupancy, the Director of Planning and Environmental Review must verify the inclusion of private security patrol and creation/management of a Neighborhood Watch program as part of the responsibility of the HOA Board and verify approval of the Project design by the Sheriff's Department.
RECREATION				
REC 1-1	The Permittee must provide the following improvements to the 1.75 acres of active neighborhood park area within the Village at Los Carneros Park site: a. Paved pathways; and b. Benches. No pets will be permitted in the	Permittee	Plans for the proposed improvement of the 1.75-acre active neighborhood park area, inclusive of the improvements outlined above, must be incorporated into the Project's landscape plans and include cut sheets	The Planning and Environmental Review Director, or designee, will inspect the site upon notification of completion of the park improvements and periodically thereafter to ensure that all improvements

#	Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action
	Neighborhood Park. The perimeter of the active neighborhood park area must be fenced with five-foot high fencing consisting of a 2-foot high block wall with a 3-foot high post and rail fence or powder coated wrought iron on top. If post and rail fence is selected, it must be constructed of concrete with factory-applied powder color that does not require repainting. All fencing must be set outside of the upland setback area of the Tecolotito Creek and its unnamed tributary. No lighting will be permitted. Maintenance personnel must monitor the active park area once a week to remove any trash and debris from the park site. Use of the Neighborhood Park will be prohibited after 6 p.m. or sundown, whichever occurs first. All grasses and plant materials installed in the neighborhood park must be drought tolerant, non-invasive native species compatible with the adjacent SPA. The Neighborhood zpark landscape irrigation system must include a controller that is accessible to maintenance personnel from within the Project area. Sprinkler heads must be directed away from the SPA open space adjacent to the Neighborhood Park site. The active		for the design and specifications of the perimeter fencing, and specifications for all irrigation system components. The Project's landscape plans, cut sheets, and specifications must be submitted to the Planning and Environmental Review Director, or designee, for review and approval before the City issues any permit. A maintenance agreement and performance security in form and amount acceptable to the City Attorney must be filed with the City before the City issues any grading permits.	are installed pursuant to this condition and maintained in good condition over the course of the maintenance period.

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	portion of the Neighborhood Park must be maintained by the HOA.			
REC 2-1	A pathway accessible to pedestrians and bicycles must be constructed between the Tecolotito Creek Maintenance Road and the active Neighborhood Park area to provide access. All impacts associated with the provision of this pathway, whether direct or indirect, temporary or permanent, must be mitigated for pursuant to the requirements of the California Department of Fish and Wildlife as a condition of its 1602 Agreement. All mitigations shall be installed within one year of the date of the execution of the 1602 Agreement. The access path must be fenced on both sides by 4-foot tall post and beam fencing or as required by the CDFW to prevent unauthorized access to the balance of the SPA. No lights may be installed. The HOA is responsible for the cost of maintaining the pathway including weekly policing of the pathway for the removal of trash and debris.	Permittee	Plans for the proposed improvement of the pathway access through the SPA to the active Neighborhood Park, inclusive of the improvements outlined above, must be included as part of the Project landscape plans, including design of the perimeter fencing. The Project's landscape plans must be submitted to the City's Planning and Environmental Review Director, or designee, for review and approval before the City issues any permits. A maintenance agreement and performance security in form and amount acceptable to the City Attorney must be filed with the City before the City issues any grading permits.	The Planning and Environmental Review Director, or designee, will inspect the pathway upon notification of completion of the park improvements and periodically thereafter to ensure that all improvements are installed pursuant to this condition and maintained in good condition.
TRANSPORTATION AND TRAFFIC				
TR 1-1	For all Project driveways along Village Way internal to the Project site, and the Village Way/Los Carneros intersection, adequate corner sight distance and	Permittee	Before the final map may be recorded, the detailed design plans for all internal roadways together with detailed	The Public Works Director, or designee, must approve the applicant's roadway design and the Public Works Director

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	stopping sight distance must be provided as specified in the City Engineering Design Standards adopted by City Council in 2002. To achieve adequate corner sight distances for in-Project driveways and the Los Carneros Road/Village Way intersection the Project will be required to: a. Landscaping design must ensure that plant materials specified and installed at the Los Carneros Road/Village Way intersection do not exceed a height a 36 inches when mature for the distance shown in the in TIA Figure A-1. This will be achieved by restricting plant materials in this location to ground cover and dwarf shrubs such that a clear line-of-sight for a minimum intersection sight distance of 480 feet is maintained. There must be no monument signage, trees, utility infrastructure or other feature in excess of 36 inches in height placed within the line of sight restricted area. b. Unless otherwise approved and posted, the speed limit of 15 miles per hour must be enforced on Village Way. The developer must post signage, paint the speed limit on the paved street at intervals and, if needed as determined by the City's Traffic Engineer, install speed bumps to help maintain this speed limit to ensure pedestrian safety. Stop signs facing driveways entering into Village Way must be installed where more than one dwelling unit is served by a driveway. Where necessary due to road curvature or other condition such as building placement,		landscape and utility plans must be submitted to the City's Director of Planning and Environmental Review, the City Engineer, and City Traffic Engineer for review and approval. The plans must be prepared in accordance with City standards and include compliance with these mitigation measures. The City Traffic Engineer or Public Works Director, or designee, may require additional mitigations if needed to ensure that adequate site distance is provided both internal to the Project and at the Village Way/Los Carneros Road intersection and that all reasonable measures needed to ensure pedestrian safety, including the maintenance of a 15 MPH speed limit, are undertaken.	together with the Director of Planning and Environmental Review must approve the detailed landscape plan before the final map may be recorded for the Project and must ensure adequate performance of these improvements before the City issues any certificate of occupancy.

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	landscape must be limited to a height of 36 inches and convex mirrors must be installed at the driveway intersection as an aid to drivers turning onto Village Way. Village Way must be stripped for crosswalks where needed to for pedestrian access. Handicapped crossings must be striped where needed if handicapped accessible parking spaces are not located adjacent to a curb.			
TR 2-1	The Permittee must monetarily contribute the Project's pro rata share of the cost of the road widening improvements from 2-lanes to 4-lanes of the roadway segment of Los Carneros Road south of Hollister Avenue. The road widening has already been completed.	Permittee	The Permittee must pay a traffic impact fee before the final map may be recorded.	The Public Works Director, or designee, must verify that payment of this fee has been made before recordation of the Final Map.
TR 6-1	Mitigation measure 2-1 would also mitigate the Project's cumulative contribution impact on the Los Carneros Road south of the Hollister Avenue segment	Permittee	See above	See above
TR 7-1	The southbound approach to Hollister Avenue on Cortona Drive shall be restriped to provide one left-turn lane and one right-turn lane. This improvement can be accommodated within the existing Cortona Drive roadway width. In addition, an existing two-way left-turn painted median on Hollister Avenue that begins at the Cortona Drive intersection and extends easterly, shall be restriped to provide a formal refuge area for southbound left-turn movement onto Hollister Avenue where a motorist may wait for an appropriate gap in eastbound traffic before entering the travel lanes. This minor painted median	Permittee	The design of the restriping improvements must be reviewed and approved by the Director of Public Works, or designee, before the final map may be recorded. Before the City issues the first certificate of occupancy, the Project developer must implement said improvements in accordance with approved plans.	The Director of Public Works, or designee, must verify implementation of restriping improvements consistent with the approved plans

#	Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action
	restriping can be accommodated within the existing Hollister Avenue roadway width.			
TR 7-2	The Permittee must monetarily contribute the Project's pro rata share of the cost of the installation of a traffic signal at the intersection of Coromar Drive / Hollister Avenue, which has already been installed. Project-specific mitigation measures are conditioned for the approved Cabrillo Business Park project, consisting of the addition of a traffic signal at the Coromar Drive/Hollister Avenue intersection as identified in Development Plan conditions of approval for that project. Because these traffic improvements have been implemented before this Project has obtained a certificate of occupancy, the Permittee will be required to pay its fair-share contribution of the cost incurred before recording the final map.	Permittee	Before the City permits recordation of the Project's final map, the Permittee must pay the Project's pro rata share of the cost of these improvements pursuant to any applicable reimbursement agreement.	When the Permittee pays its monetary contribution for the Coromar Drive / Hollister Avenue intersection signal improvements, the Public Works Director, or designee, must verify that the payment was consistent with the Agreement.
TR 7-3	The City's Capital Improvements Plan (CIP) includes an improvement project to add a separate northbound right-turn on Los Carneros Road at the intersection of Los Carneros Road / US Highway 101 Southbound On-Ramp. This improvement is currently being designed under the direction of the City Public Works Department. Based on the Los Carneros Overhead Bridge Replacement Project Traffic Study, this improvement would create an operational LOS C for operations at this intersection, including *Cumulative Plus Project* volumes.[2]	Permittee	Fees must be paid before the final map is recorded or the City issues any permit for the Project, whichever comes first.	The Public Works Director, or designee, must verify that payment of the Project's DIF fees before the final map is recorded.

[2] Los Carneros Overhead Bridge Replacement Project, Traffic Study, Dowling Associates, Inc. January 2010.

#	Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action
	The Project would be subject by ordinance to pay Development Impact Fees (DIF) adopted for the purpose of ensuring that development pays its fair share of the cost of transportation improvements associated with cumulative development from which it would benefit			
TR 7-4	The Permittee must monetarily contribute to the cost of construction for the additional northbound through lane along Los Carneros Road. The northbound through lane has been constructed from approximately 350 feet south of the Los Carneros/Calle Koral intersection to align with the existing right turn lane north of the intersection. Full improvements for a northbound through lane are required as a mitigation measure for traffic impacts associated with the Cabrillo Business Park project (at the project level) and with the Village at Los Carneros Project (at the cumulative level) and identified as Development Plan conditions of approval in the EIRs for each respective project. The Village at Los Carneros Permittee must pay the Project's fair-share contribution to the developer of the Los Carneros northbound through lane improvements in accordance with any City reimbursement agreement for these improvements in effect at that time.	Permittee	The Permittee must pay a monetary contribution for the additional northbound through lane improvements. The contribution must be paid pursuant to any applicable Reimbursement Agreement and before the final map is recorded.	The Public Works Director, or designee, must verify that the contribution was consistent with the Agreement or applicable fees before the final map is recorded
TR 8-1	The Capital Improvements Program (CIP) includes an improvement project with options to add a free westbound right-turn lane on Hollister Avenue at the Storke	Permitee	The payment of the City's traffic impact fee must occur before the final map may be recorded.	The Public Works Director, or designee, must verify that payment of this fee has been made before recordation of

#	Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action
	Road/Hollister Avenue intersection. This improvement, along with restriping the intersection to accommodate an additional northbound through lane would mitigate the *Cumulative Plus Project* impacts. The Project would be subject by ordinance to payment of Development Impact Fees (DIFs) adopted for the purpose of ensuring that new development pays its fair share of transportation improvements associated with cumulative development. Fees must be paid before recordation of the Final map. The GTIP was established to collect funds to implement future identified improvements within the City. The Storke Road/Hollister Avenue intersection is included in the GTIP although a specific method for improving this intersection has not been identified. The improvements are to be designed to achieve a LOS D operating condition during the PM peak hour. The Permittee is required to contribute fees to the GTIP fund.			the final map.
TR 8-2	The CIP includes an improvement project to install dual northbound and westbound left-turn lanes at the Los Carneros Road/Hollister Avenue intersection. This improvement would provide for LOS B (*v/c* 0.69) operations at the intersection with *Cumulative Plus Project* volumes. The Project would be subject by ordinance to payment of Development Impact Fees (DIFs) adopted for the purpose of requiring	Permittee	The payment of the City's Traffic Impact Fee must occur before the final map may be recorded.	The Public Works Director, or designee, must verify that payment of this fee was made before the final map may be recorded.

#	Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action
	projects to pay a fair share of transportation improvements associated with cumulative development. Fees must be paid before the City approves recordation of the tract map or the City issues the first permit for the Project; whichever occurs first. The GTIP was established to ensure that new development contributes its fair share of the funds required to implement identified transportation improvements within the City. The Los Carneros Road/Hollister Avenue intersection is included in the GTIP although a specific method for improving this intersection has not been identified. The improvements are to be designed to achieve a LOS D operating condition during the P.M. peak hour. The Permittee must contribute its fees to the GTIP fund.			
UTILITIES AND SERVICE SYSTEMS				
SW 2-1	The Permittee must develop and implement an operational Solid Waste Management Program (SWMP) and identify the projected amount of waste generated onsite during the operational phase of the Project. Plan Requirements: The SWMP must include, but not be limited to, the following measures: a. Providing at least 50 percent of the total area reserved for solid waste storage space and/or bins to be designated for storage of recyclables within the Project site.	Permittee	The Permittee must submit a Solid Waste Management Program to the City Public Works Director, or designee, for review and approval before the City issues any permit. All program components must be implemented before the City issues any certificate of occupancy and must be maintained for the lifetime of the Project. The required deposit to the permit compliance account must be	Before occupancy clearance, the Planning and Environmental Review Director, or designee, and/or Public Works Director, or designee, must verify compliance with the Solid Waste Management Plan. Once the Project is occupied, the owner and property management company are responsible for continued implementation of the Solid Waste Management Plan. The Planning and

#	Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action
	b. Implementing a green waste source reduction program focusing on recycling of all green waste generated on-site. c. Developing a Source Reduction Plan (SRP), describing the recommended program(s) and the estimated reduction of the solid waste disposed by the Project. d. Implementing a program to purchase materials that have recycled content for Project construction and/or operation (i.e., plastic lumber, office supplies, etc.). The program could include requesting suppliers to show recycled materials content. To verify compliance, the Permittee must develop an integrated solid waste management program, including recommended source reduction, recycling, composting programs, and/or a combination of such programs, subject to the Public Works Director, or designee's, review and approval before the City issues any certificate of occupancy. e. The Permittee is responsible for funding the cost of post construction inspections to verify compliance with the SRP in a method approved by the Planning and Environmental Review Director, or designee, and/or the Public Works Director, or designee.		made before the City issues the first certificate of occupancy for any use on the site.	Environmental Review Director, or designee, and/or Public Works Director, or designee, must inspect the Project site periodically for the first five (5) years after completion of Project occupancy to verify compliance with the Solid Waste Management Plan.