

---

# **Heritage Ridge Residential Project**

## ***Mitigation Monitoring and Reporting Program***

**SCH # 2015041014**

*Prepared by:*

### **City of Goleta**

130 Cremona Drive, Suite B

Goleta, CA 93117

Contact: Mary Chang, Supervising Senior Planner  
(805) 961-7567

*Prepared with the assistance of:*

### **Rincon Consultants, Inc.**

180 N. Ashwood Avenue

Ventura, California 93003

*January 2022*

---

*This report is printed on 50% recycled paper with 30% post-consumer content.*



## MITIGATION MONITORING AND REPORTING PROGRAM

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

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

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

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



Heritage Ridge Residential Project Environmental Impact Report Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
					Initial	Date
<b>AESTHETICS – IMPACTS</b>						
<b>AES-5</b>	<p><b>Lighting Specifications.</b> Any exterior lighting installed on the Project site must be of low intensity, low glare design, and must be hooded to direct light downward onto the Project site and prevent spill-over onto adjacent parcels and must otherwise meet dark night sky requirements. Exterior lighting fixtures must be kept to the minimum number and intensity needed to ensure public safety. These lights must be dimmed after 11 p.m. to the maximum extent practical without compromising public safety as determined by the Planning and Environmental Review Director or designee. Upward directed exterior lighting is prohibited. Lighting fixtures must be appropriate for the architectural style of the structure and surrounding area. The final lighting plan must be amended to include identification of all types, sizes, and intensities of wall-mounted building lights and landscape accent lighting, and a photometric map must be provided. “Moonlighting” type fixtures that illuminate entire tree canopies should also be avoided.</p>	Permittee	The locations of all exterior lighting fixtures, complete cut-sheets of all exterior lighting fixtures, and a photometric plan prepared by a registered professional engineer showing the extent of all light and glare emitted by all exterior lighting fixtures must be reviewed and approved by Design Review Board before the City issues a building permit for construction.	Before the City issues a certificate of occupancy, the Planning and Environmental Review Director, or designee, must inspect exterior lighting features to ensure that they have been installed consistent with approved plans.		
<b>BIOLOGICAL RESOURCES – IMPACTS</b>						
<b>BIO-1</b>	<p><b>Nesting Birds and Raptors.</b> To avoid construction impacts to nesting birds and raptors, vegetation removal and initial ground disturbance must occur outside the bird and raptor breeding season, which is typically February 1 through September 1 (January 1 through September 1 for some raptors), but can vary based on local and annual climatic conditions. If construction must begin within the breeding season, then not more than two weeks before ground disturbance and/or vegetation removal commences, a bird and raptor pre-construction survey must be conducted by a City-approved biologist within the disturbance footprint plus a 300-foot buffer, as</p>	Permittee, City-approved biologist	Not more than one week before ground disturbances commence, the Planning and Environmental Review Director, or designee, must verify that construction and grading is occurring outside the nesting season, or that nesting bird and raptor surveys have been conducted, and buffer requirements specified above are in place (if applicable). This measure, and any buffer	The Planning and Environmental Review Director, or designee, must verify compliance not more than one week before ground disturbances commence and conduct periodic site inspections to ensure compliance throughout the construction period.		



Heritage Ridge Residential Project Environmental Impact Report Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
					Initial	Date
	<p>feasible. If the Project is phased, a subsequent pre-construction nesting bird and raptor survey is required before each phase of construction within the Project site. If no raptor or other bird nests are observed no further mitigation is required.</p> <p>Pre-construction nesting bird and raptor surveys must be conducted during the time of day when bird species are active and be of sufficient duration to reliably conclude presence/absence of nesting birds and raptors within the 300-foot buffer. A report of the nesting bird and raptor survey results, if applicable, must be submitted to the Planning and Environmental Review Director, or designee, for review and approval not more than one week before commencing ground disturbances.</p> <p>If active nest of species protected by CFG Code 3503 or the MBTA Migratory Bird Treaty Act protected bird nests are found within 300 feet of the Project site, their locations must be flagged and then mapped onto an aerial photograph of the Project site at a scale no less than 1"=200' and/or recorded with the use of a GPS unit. If active raptor nests are detected the map will include topographic lines, parcel boundaries, adjacent roads, known historical nests for protected nesting species, and known roosting or foraging areas, as required by Conservation Element Policy 8.3 of the Goleta Community Plan/Coastal Land Use Plan. If feasible, the buffer must be 300 feet in compliance with Conservation Element Policy CE 8.4 of the Goleta General Plan/Coastal Land Use Plan. If the 300-foot buffer is infeasible, the City approved biologist may reduce the buffer distance as appropriate, dependent upon the species and the proposed work activities. If any active <i>non-raptor</i> bird nests are found, a</p>		<p>requirements, must be incorporated into the grading plans for the Project.</p>			



Heritage Ridge Residential Project Environmental Impact Report Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
					Initial	Date
	<p>suitable buffer area (varying from 25-300 feet), depending on the species, must be established by the City approved biologist. No ground disturbance can occur within the buffer until the City-approved biologist confirms that the breeding/nesting is completed and all the young have fledged. Alternately, a City approved biologist must monitor the active nest full-time during construction activities within the buffer to ensure Project activities are not indirectly impacting protected nesting birds and raptors.</p>					
<b>BIO-2</b>	<p><b>Invasive Species Seeding and Landscaping.</b> Nonnative, invasive plant species cannot be included in any erosion control seed mixes and/or landscaping plans associated with the Project. The California Invasive Plant Inventory Database contains a list of nonnative, invasive plants (California Invasive Plant Council [Updated 2017] or its successor).</p>	Permittee	<p>Before the City issues a Zoning Clearance, the applicant shall secure approval of a final landscape plan from the Design Review Board.</p>	<p>The Planning and Environmental Review Director, or designee, must verify compliance before the City issues a Zoning Clearance.</p> <p>Before the City issues a certificate of occupancy, the Planning and Environmental Review Director, or designee, must inspect landscape plantings features to ensure that they have been installed consistent with approved plans.</p>		



Heritage Ridge Residential Project Environmental Impact Report Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
					Initial	Date
<b>BIO-4(a)</b>	<b>Lighting Plan.</b> In addition to the lighting specifications in Mitigation Measure AES-5, light and glare from new development must be controlled and directed away from the wildlife corridors shown on the conceptual landscape plan, Los Carneros Creek SPA ESHA, Los Carneros Wetland ESHA, and the open space areas adjacent to the development. Exterior night lighting must be minimized, restricted to low intensity fixtures, shielded, and directed away from ESHAs, wildlife corridors, and open space.	Permittee	The locations of all exterior lighting fixtures, complete cut-sheets of all exterior lighting fixtures, and a photometric plan prepared by a registered professional engineer showing the extent of all light and glare emitted by all exterior lighting fixtures must be approved by the Design Review Board before the City issues Zoning Clearance.	Before the City issues a certificate of occupancy, the Planning and Environmental Review Director, or designee, must inspect exterior lighting features to ensure that they have been installed consistent with approved plans.		
<b>BIO-4(b)</b>	<b>Landscape Chemical and Pest Management Plan.</b> All pesticides, herbicides, and fertilizers used at the Project site must be those designated for use near aquatic and wetland habitats, and must be applied with techniques that avoid over-spraying and control application to avoid excessive concentrations. Rodenticides are prohibited. Trash and recycling receptacles shall be wildlife proof.	Permittee	A Landscape Chemical and Pest Management Plan (Plan) must be developed by the applicant and approved by the Planning and Environmental Review Director, or designee, before a final map is recorded. The requirements must be printed on the final approved landscape plans, each residential unit lease document, the map, and recorded on the property deed. The Plan must provide a prohibition on use of pesticides, herbicides, fertilizers and rodenticides. These prohibitions must be the subject of at least one annual communication by the applicant to the residents in the form of a meeting and/or newsletter or electronic update that is distributed to residents.	Evidence of this effort must be provided to the Planning and Environmental Review Director, or designee, each year by January 1st. The management must also provide the Planning and Environmental Review Director with an annual monitoring report by January 1 <sup>st</sup> of each year demonstrating the use of aquatic and wetland habitat appropriate fertilizer, herbicides, and pesticides consistent with the Plan on the property. If determined necessary by the City, the City may require the applicant to		



Heritage Ridge Residential Project Environmental Impact Report Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
					Initial	Date
				retain a City approved qualified biologist to verify the correct use of appropriate herbicides, pesticides, and fertilizers as part of the annual monitoring report.		
<b>BIO-4(c)</b>	<b>Domestic Pet Predation, Feline Disease, and Wildlife Corridor Education.</b> The applicant must prepare a public education campaign for future residents of the Project site regarding: 1) the effects of domestic animal predation on wildlife (e.g., domestic cats and protected bird species); 2) promoting indoor cats since bobcats are susceptible to the same diseases as domestic cats, and disease can be transmitted between domestic cats and bobcats (or vice versa); and 3) the importance of wildlife corridors.	Permittee	The education materials must be prepared by a City approved qualified biologist, approved by the Planning and Environmental Review Director (or designee) and must be recorded with the Final Map. The education materials must be distributed with the unit lease documents, and the subject of at least one annual communication by the applicant to the residents in the form of a meeting and/or newsletter or electronic update that is distributed to all residents.	Evidence of this effort must be provided to the Planning and Environmental Review Director each year by January 1st.		
<b>CULTURAL RESOURCES – IMPACTS</b>						
<b>CR-1(a)</b>	<b>Limited Phase 3 Data Recovery.</b> The applicant must provide a Phase 3 Data Recovery Program Plan developed by a City-approved archaeologist for excavations at the Northern Midden Area at CA-SBA-56.  <b>Plan Requirements:</b> The Phase 3 plan must be prepared in accordance with the City of Goleta’s <i>Cultural Resources Guidelines (1993)</i> , Open Space Element Policy 8.5, the California Office of Historic Preservation’s (1990)	Permittee	A Phase 3 research design prepared pursuant to City of Goleta’s <i>Cultural Resources Guidelines</i> , and a copy of a contract (including a detailed scope of work) between the applicant and a City-approved archaeologist and Chumash Native American consultant for	The Phase 3 Data Recovery Program must be submitted for approval by the City and City-approved archaeologist before the applicant records a final map. City staff and the City-retained		





<b>Heritage Ridge Residential Project Environmental Impact Report Mitigation Monitoring and Reporting Plan</b>						
<b>Mitigation Measure</b>		<b>Implemented By</b>	<b>When Implemented</b>	<b>Monitoring or Reporting Action</b>	<b>Verification of Completion</b>	
					<b>Initial</b>	<b>Date</b>
	<p><i>Archaeological Resource Management Reports (ARMR): Recommended Contents and Format</i>, and Public Resources Code § 21083.2 and CEQA Guidelines § 15126.4(b). The plan must include:</p> <ul style="list-style-type: none"> <li>• <i>Research design;</i></li> <li>• <i>Discussion of relevant research questions that can be addressed by the CA-SBA-56 resources;</i></li> <li>• <i>Methods used to gather data, including data from previous studies;</i></li> <li>• <i>Laboratory methods to analyze the data;</i></li> <li>• <i>An assessment of artifacts recovered and any corresponding field notes, graphics, and lab analyses; and</i></li> <li>• <i>Results of investigations.</i></li> </ul> <p>The plan must provide for a systematic sample of the area to be capped, such that the research value of the deposit is adequately characterized.</p> <p>The Phase 3 must be funded by the applicant and must be prepared by a City-approved archaeologist. The Phase 3 must be documented in a draft and final report and must be reviewed and approved by a City-retained archaeologist. Pursuant to City Cultural Resource Guidelines, the final report, archaeological collections, field notes, and other standard documentation must be permanently curated at the UCSB Repository for Archaeological Collections.</p> <p>The Phase 3 must specify that a local Chumash Native American consultant must be retained by the applicant to observe all excavation activity associated with the Program. The consultant must maintain daily notes and</p>		<p>the Phase 3 program, and the subsequent draft and final Phase 3 report, must be reviewed and approved by the City and City-retained archaeologist (funded by the applicant) before recordation of the final map. Upon completion of the Phase 3 study and all contact requirements, the applicant must notify the City in writing of the completed efforts in a bond acceptable to the City. This includes the completion of the curation of items collected during the Phase 3 mitigation. A summary letter outlining the successful completion of all mitigation excavations must be reviewed and approved by the City and City-retained archaeologist prior to issuance of any Land Use Permit for grading within the archaeological resource area, including the placement of fill over the Northern Midden Area. All Phase 3 and curation requirements must be met prior to issuance of occupancy of the first residential building (either Affordable or Market rate Housing units).</p>	<p>archaeologist must periodically site inspect to verify completion of the Phase 3 field work and review and approve the summary letter outlining the completion of excavations prior to issuance of Zoning Clearance for grading within the archaeological resource area. Curation may be completed after the issuance of the Zoning Clearance, as long as the Phase 3 excavations have been completed and verified by the City and City-retained archaeologist. The City-retained archaeologist must review and approve the draft and final Phase 3 reports prior to issuance of occupancy permit for the first residential building (either Senior or Workforce Housing units). The applicant must provide the City with a letter from the UCSB Repository for</p>		



Heritage Ridge Residential Project Environmental Impact Report Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
					Initial	Date
	documentation necessary, and provide the observation notes and documentation to all interested Chumash representatives who request to be informed of the Phase 3 excavation progress.			Archaeological Collections indicating that all required materials have been accepted for curation prior to the release of the cultural resource bond.		
<b>CR-1(b)</b>	<p><b>Surface Preparation and Fill Soils within CA-SBA-56.</b>                      Preparation of the ground surface and the placement of fill soils within the CA-SBA-56 boundary must be low impact and adhere to the following requirements:</p> <ul style="list-style-type: none"> <li>• <i>Systematically collect all diagnostic artifacts on the ground surface;</i></li> <li>• <i>Remove all organic material from the Northern Midden Area surface by hand (including brushing, raking, or use of power blower);</i></li> <li>• <i>Place a layer of Tensar geotextile grid over all archaeological site areas to receive fill;</i></li> <li>• <i>Use fill soils within 1 pH of that identified in the Northern Midden Area soils, as evaluated in the field prior to construction;</i></li> <li>• <i>Use a contrasting color and/or gradation for the lower six inches of fill soils, signaling to any future sub-surface activity (e.g., landscaping activity) that excavation shall not extend deeper; and</i></li> <li>• <i>Place a minimum of 12 inches additional fill material over the contrasting soil;</i></li> <li>• <i>Place the fill soils ahead of the loading equipment so that the machine does not have contact with the archaeological site surface.</i></li> </ul>	Permittee	Before the City issues any grading permit, the Planning and Environmental Review Director or designee must approve a Construction Monitoring Plan prepared by the applicant and a City-approved archaeologist. Plan specifications for the monitoring must be printed on all plans submitted for grading, landscaping, and building permits. The applicant must enter into a contract with a City-approved archaeologist and an applicant selected Chumash Native American consultant(s) and must fund the provision of on-site archaeological/cultural resource monitoring during initial grading and excavation activities prior to Zoning Clearance issuance for grading. The contract should be executed at least two weeks prior to the Zoning Clearance issuance for grading.	The Planning and Environmental Review Director, or designee, and a City-retained archaeologist must approve the Construction Monitoring Plan and ensure there is a valid contract with an archaeologist and a Chumash Native American consultant, and must conduct periodic field inspections to verify compliance during ground-disturbing activities.		



Heritage Ridge Residential Project Environmental Impact Report Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
					Initial	Date
	<ul style="list-style-type: none"> <li>Moisten fill soils sufficient so that they are cohesive under the weight of the heavy equipment as the material is spread out over the archaeological site and buffer area.</li> </ul>					
<b>CR-1(c)</b>	<p><b>Excavations within Northern Midden Area.</b> Excavations for all landscaping and recreational improvements within the Northern Midden Area cannot encroach within the initial six inches of contrasting soil placed above the geotextile grid and existing ground surface.</p>	Permittee	This requirement must be printed on all plans submitted for any Zoning Clearance for grading. The area where excavations would not encroach on the Northern Midden Area as specified herein must be clearly marked on the plans.	The Planning and Environmental Review Director, or designee, must conduct periodic field inspections to verify compliance during ground-disturbing activities.		
<b>CR-1(d)</b>	<p><b>Monitoring.</b> Before initiating any staging areas, vegetation clearing, or grading activity, the applicant and construction crew must meet on-site with City staff, a City-retained archaeologist, and local Chumash consultant(s) and present the procedures to be followed in the unlikely event that cultural artifacts are discovered during ground disturbances outside of the CA-SBA-56 Northern Midden Area.</p> <p>A City-approved archaeologist and local Chumash consultant must monitor all ground-disturbing activities on the Project site, including surface vegetation removal and the Phase 3 Data Recovery Program. The monitor(s) must have the following authority:</p> <ol style="list-style-type: none"> <li>The archaeological monitor(s) and Chumash consultant(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 continue their duties until it is determined through</li> </ol>	Permittee	This requirement must be printed on all plans submitted for any Zoning Clearance, building, grading, or demolition permits. The applicant must enter into a contract with a City-approved archaeologist and applicant-selected Chumash consultant and must fund the provision of on-site archaeological/ cultural resource monitoring during initial grading and excavation activities before issuance of Zoning Clearance. Plan specifications for the monitoring must be printed on all plans submitted for grading, and building permits. The contract should be executed at least two weeks prior to a Zoning Clearance for grading.	City Planning and Environmental Review Director or designee must conduct periodic field inspections to verify compliance during ground-disturbing activities.		



Heritage Ridge Residential Project Environmental Impact Report Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
					Initial	Date
	<p>consultation with the applicant, City Planning and Environmental Review Director or designee, archaeological consultant, and Chumash consultant that monitoring is no longer warranted;</p> <p>2) The monitor(s) may halt any activities impacting previously unidentified cultural resources and conduct an initial assessment of the resource(s). If cultural resources of potential importance are uncovered during construction, the following must occur per the Goleta General Plan Open Space Policy 8.6</p> <p>a) The grading or excavation shall cease and the City shall be notified.</p> <p>b) A qualified archeologist shall prepare a report assessing the significance of the find and provide recommendations regarding appropriate disposition.</p> <p>c) Disposition will be determined by the City in conjunction with the appropriate Chumash consultant.</p> <p>3) 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;</p> <p>4) If a feature or concentration of artifacts is identified, the monitor must halt activities in the vicinity of the find, notify the applicant and the Planning and Environmental Review Director or designee, 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);</p>					



Heritage Ridge Residential Project Environmental Impact Report Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
					Initial	Date
	5) The monitor must prepare a comprehensive archaeological technical report documenting the results of the monitoring program and include an inventory of recovered artifacts, features, etc.; 6) The monitor must prepare the artifact assemblage for curation with UCSB and include an inventory with the transfer of the collection; and 7) The monitor must file an updated archaeological site survey record with the UCSB Central Coastal Information Center.					
<b>CR-1(e)</b>	<b>Continued Chumash Consultation.</b> Previous Chumash consultation with the City of Goleta and Project applicant resulted in the archaeological site CA-SBA-56 being identified as important to the Chumash community. Continued Chumash consultation must occur throughout the remainder of the Project including any design changes, alternatives analysis, or mitigation measure implementation to ensure that impacts to CA-SBA-56 are mitigated in a manner that would be respectful of the site's Chumash heritage.	Permittee	This condition must be printed on all building and grading plans.	The Planning and Environmental Review Director or designee must check plans before the City issues a Zoning Clearance and must spot check in the field throughout grading and construction.		
<b>CR-1(f)</b>	<b>Human Remains.</b> Before initiating any staging areas, vegetation clearing, or grading activity, the applicant and construction crew must meet on-site with City staff, a City-retained archaeologist, and local Chumash consultant(s) and present the procedures to be followed in the unlikely event that human remains are uncovered. These procedures must include those identified by Public Resources Code § 5097.98. If the remains are determined to be of Chumash descent, the County Coroner has 24 hours to notify the Native American Heritage	Permittee	Before the City issues permits for any ground disturbance, the applicant must provide the City Planning and Environmental Review Director or designee the contact information of the Chumash consultant and the agreed upon procedures to be followed. In the event that remains are found and if the remains are found to be of Chumash origin, the County	The Planning and Environmental Review Director or designee must confirm that the County Coroner is notified in the event human remains are found, and that the Native American Heritage Commission is contacted if the remains are of Chumash origin.		



<b>Heritage Ridge Residential Project Environmental Impact Report Mitigation Monitoring and Reporting Plan</b>						
<b>Mitigation Measure</b>		<b>Implemented By</b>	<b>When Implemented</b>	<b>Monitoring or Reporting Action</b>	<b>Verification of Completion</b>	
					<b>Initial</b>	<b>Date</b>
	Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Chumash. The MLD will then in consultation with the City-approved archaeologist and appropriate local Chumash consultant(s) determine what course of action should be taken in dealing with the remains, so as to limit future disturbance.		Coroner will notify the Native American Heritage Commission and the Commission will name the Most Likely Descendant (MLD). The MLD, City-retained archaeologist, applicant, and City Planning and Environmental Review staff will consult as to the disposition of the remains. If the remains are identified as non-Chumash, the County Coroner will take possession of the remains and comply with all state and local requirements in the treatment of the remains.			
<b>CR-2(a)</b>	<b>Landscape Plan Review.</b> The applicant must demonstrate that the Open Space Landscape Plan has been reviewed and approved by the local Chumash community to ensure appropriate treatment of heritage resources within the Northern Midden Area of CA-SBA-56.	Permittee	This requirement must be printed on the Final Open Space Landscape Plan and approved by a city approved archaeologist. Confirmation that the local Chumash community was consulted and has approved the Final Open Space Landscape Plan must be submitted for any Zoning Clearance issued for grading.	The Planning and Environmental Review Director, or designee, must receive evidence of the local Chumash community's approval of the Final Open Space Landscape Plan to verify compliance with this measure.		
<b>CR-2(b)</b>	<b>Chumash Heritage Monument.</b> The applicant must incorporate a monument placed adjacent to the Open Space passive recreational trail to highlight the Chumash heritage of the Project area. A Chumash Heritage Monument Plan must be reviewed and approved by representatives of the local Chumash community.	Permittee	This requirement must be printed on all plans submitted for any Zoning Clearance issued for grading. Confirmation that the local Chumash community was consulted and has approved the Chumash Heritage Monument Plan must be submitted for any Zoning Clearance for grading. The	The Planning and Environmental Review Director, or designee, must receive evidence of the local Chumash community's approval of the Chumash Heritage Monument Plan to verify		



Heritage Ridge Residential Project Environmental Impact Report Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
					Initial	Date
			monument will be installed prior to the condition of occupancy.	compliance with this measure.		
GEOLOGY AND SOILS – IMPACTS						
<b>GEO-1</b>	<p><b>Geotechnical Design Considerations.</b> The recommendations in the <i>Geotechnical Engineering Report</i> (Earth Systems Pacific, 2014) related to soil engineering within and outside of the Archaeological Area must be incorporated into the Project’s grading and building plans, as summarized here:</p> <p>Areas Outside the Archaeological Area:</p> <ul style="list-style-type: none"> <li>• <i>All existing fill soils should be completely removed and replaced as compacted fill Any existing utilities that will not be serving the site must be removed or properly abandoned</i></li> <li>• <i>Voids created by the removal of materials or utilities, and extending below the recommended overexcavation depth, must be immediately called to the attention of the geotechnical engineer. No fill may be placed unless the geotechnical engineer has observed the underlying soil</i></li> <li>• <i>Following site preparation, soils in the building area should be removed to a level plane at a minimum depth of 3 to 8 feet below the bottom of the deepest footing or 3 to 8 feet below existing grade, whichever is deeper, as recommended by the geotechnical engineer in the field</i></li> <li>• <i>Soils in the surface improvement area should be removed to a level plane at a minimum depth of 1-foot below the proposed subgrade elevation or 2 feet below the existing ground surface,</i></li> </ul>	Permittee	Grading and building plans must be submitted for review and approval by the Planning and Environmental Review Director or designee before the City issues grading and building permits.	The Project soils engineer must observe all excavations before placement of compacted soil, gravel backfill, or rebar and concrete and report observations to the City. The City will conduct field inspections as needed.		



Heritage Ridge Residential Project Environmental Impact Report Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
					Initial	Date
	<p><i>whichever is deeper</i></p> <ul style="list-style-type: none"> <li>• <i>Soils in the fill areas beyond the building and surface improvement areas should be removed to a depth of 2 feet below the existing ground surface</i></li> <li>• <i>Stabilization of surface soils by vegetation or other means during and following construction must be implemented, particularly those disturbed during construction</i></li> </ul> <p>Areas Inside the Archaeological Area, including the 50-foot Archaeological Buffer Zone:</p> <ul style="list-style-type: none"> <li>• <i>Existing ground surface in the grading area inside of the archaeological area should be prepared for construction by removing the stockpile soils and all other existing fill soils down to the native soil surface</i></li> <li>• <i>Before removing vegetation, vegetation should be sprayed with topical herbicide per manufacturer's specifications approximately 60 days before implementing grading operations. The herbicide is more effective when applied to plant leaves for better absorption</i></li> <li>• <i>All vegetation, debris, and other deleterious material should be removed from the native soil surface by hand (can include brushing, raking, or the use of a power blower) to the degree practicable at the ground surface such that no soil disturbance occurs</i></li> <li>• <i>Root ball masses must be left in place to die</i></li> <li>• <i>Any existing utilities that will not be serving the site must be removed or properly abandoned. The appropriate method of utility abandonment will depend upon the type and depth of the</i></li> </ul>					





Heritage Ridge Residential Project Environmental Impact Report Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
					Initial	Date
	<p><i>utility</i></p> <ul style="list-style-type: none"> <li>• <i>Surface vegetation removal and herbicide application must be accomplished 60 days prior to the geogrid placement; it is acceptable to place import sand on the native soil surface where uneven areas or undulations exist to create as level a surface as practicable to place the geogrid on as it improves both the constructability and performance of the geogrid system</i></li> <li>• <i>The native soil surface must be covered with a tri-axial geogrid such as Tensar TX 7, or an approved equivalent. The geogrid must be anchored and/or overlapped as recommended by the manufacturer prior to placing any fill soil</i></li> <li>• <i>The first 6 inches of fill placed on top of the geogrid must be an imported sand material reviewed and approved by the City of Goleta to provide a visual indication to avoid impeding into the native soils</i></li> <li>• <i>Fill soils must be placed and spread from the outside to the inside of the archeological area with track earthmoving equipment such that the equipment must only be working on top of the fill soils. The fill soils must be placed such that the earthmoving equipment does not come into contact with the archeological area native soils or the geogrid</i></li> </ul> <p>Grading (General):</p> <ul style="list-style-type: none"> <li>• <i>On-site material and approved import materials may be used as general fill and up to 18 inches below the bottom of the slab-on-grade elevation within the building area where conventional</i></li> </ul>					



Heritage Ridge Residential Project Environmental Impact Report Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
					Initial	Date
	<p><i>foundations will be used</i></p> <ul style="list-style-type: none"> <li><i>A minimum of 18 inches of nonexpansive material when measured from the bottom of the conventional foundation slabs-on-grade should be placed in the building area</i></li> <li><i>Proposed imported soils should be evaluated by a geotechnical engineer before being used, and on an intermittent basis during placement on the site</i></li> <li><i>All materials used as fill should be cleaned of any debris and rocks larger than 6 inches in diameter, and no rocks larger than 3 inches in diameter should be used within the upper 3 feet of finish grade</i></li> <li><i>Fill slopes should be keyed and benched into competent soil</i></li> <li><i>Slopes under normal conditions should be constructed at 2:1(horizontal to vertical) or flatter inclinations. Slopes subject to inundation should be constructed at 3:1 or flatter inclinations</i></li> <li><i>Stabilization of surface soils by vegetation or other means during and following construction must be implemented, particularly those disturbed during construction</i></li> </ul> <p>If the portions of the site cannot be graded to those recommendations, rigid mat foundations should be used in lieu of conventional foundation systems.</p> <p>Foundations:</p> <ul style="list-style-type: none"> <li><i>Foundations must not be constructed within 10 feet of LID drainage improvements. If this is not the case, the geotechnical engineer must review</i></li> </ul>					



Heritage Ridge Residential Project Environmental Impact Report Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
					Initial	Date
	<p><i>the type of LID drainage improvement planned within 10 feet of a foundation to ascertain if revised and/or supplemental foundation recommendations are needed</i></p> <ul style="list-style-type: none"> <li><i>Conventional and Rigid Mat Foundations systems must be engineered in accordance with the recommendations contained in the Geotechnical Engineering Report (Earth Systems Pacific, 2014)</i></li> </ul>					
<b>HYDROLOGY AND WATER QUALITY – IMPACTS</b>						
<b>HWQ-2</b>	<p><b>Maintenance Agreement and Stormwater Control Plan.</b>                      The applicant must execute a maintenance agreement and Stormwater Control Plan with the City, in a form approved by the City Attorney, that implements maintenance requirements for all improvements associated with all BMPs described in the final approved Hydrology and Hydraulic Analysis and Storm Water Control Plan. The agreement must be executed before the City issues any final certificate of occupancy.</p>	Permittee	At a minimum, the maintenance agreement and Stormwater Control Plan between the applicant and City must include requirements that all inline storm drain filters must be inspected, repaired, and cleaned per manufacture specifications and at a minimum before September 30 <sup>th</sup> of each year. Additional inspections, repairs, and maintenance must be performed after storm events as needed throughout the rainy season (November 1 <sup>st</sup> to April 15 <sup>th</sup> ) and/or per manufacture specifications. Any necessary major repairs must be completed before the next rainy season. Before September 30 <sup>th</sup> of each year, the applicant must submit to Public Works for review and approval a report summarizing all inspections,	City Planning and Environmental Review staff must verify compliance before approval of any occupancy permit for the Project. City Planning and Environmental Review staff must verify compliance with the provisions of the agreement periodically and respond to instances of non-compliance with the agreement.		



<b>Heritage Ridge Residential Project Environmental Impact Report Mitigation Monitoring and Reporting Plan</b>						
<b>Mitigation Measure</b>		<b>Implemented By</b>	<b>When Implemented</b>	<b>Monitoring or Reporting Action</b>	<b>Verification of Completion</b>	
					<b>Initial</b>	<b>Date</b>
			repairs, and maintenance work done during the prior year.			
<b>NOISE - IMPACTS</b>						
<b>N-1(a)</b>	<b>Construction Timing.</b> Construction activity and equipment maintenance is limited to the hours between 8 AM and 5 PM, Monday through Friday. No construction can occur on State holidays (e.g., Thanksgiving, Labor Day). Non-noise generating construction activities such as interior painting are not subject to these restrictions.	Permittee	At least one sign near each Project site entrance along Camino Vista stating these restrictions must be posted on the site. Signs must be a minimum size of 24" x 48." Signs must be in place before the beginning of and throughout grading and construction activities. Violations may result in suspension of permits.	The Planning and Environmental Review Director or designee must monitor compliance with restrictions on construction hours and must promptly investigate and respond to all complaints.		
<b>N-1(b)</b>	<b>Electrical Power.</b> Electrical power must be used to run air compressors and similar power tools.	Permittee	The equipment area with appropriate acoustic shielding must be designated on building and grading plans. Equipment and shielding must remain in the designated location throughout construction activities.	The Planning and Environmental Review Director or designee must periodically inspect the site to ensure compliance with all noise attenuation requirements.		
<b>N-1(c)</b>	<b>Construction Noise Complaint Line.</b> The applicant must provide a non-automated telephone number for local residents and employees to call to submit complaints associated with construction noise.	Permittee	The telephone number must be included in the notice required by Measure N-1(a) and posted on the Project site and must be easily viewed from adjacent public areas. Proof of mailing the notices must be provided to the Planning and Environmental Review Director or designee before the City issues a grading permit. At least one sign near each Project site entrance	Building Inspectors and Permit Compliance staff may periodically inspect and respond to complaints.		



<b>Heritage Ridge Residential Project Environmental Impact Report Mitigation Monitoring and Reporting Plan</b>						
<b>Mitigation Measure</b>		<b>Implemented By</b>	<b>When Implemented</b>	<b>Monitoring or Reporting Action</b>	<b>Verification of Completion</b>	
					<b>Initial</b>	<b>Date</b>
			along Camino Vista with the phone number must be posted onsite. The applicant must inform the Planning and Development Review Director or designee of any complaints within one week of receipt of the complaint. Signs must be in place before beginning of and throughout grading and construction activities. Violations may result in suspension of permits.			
<b>N-1(d)</b>	<b>Distancing of Vehicles and Equipment.</b> Noise and groundborne vibration construction activities whose specific location on the Project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) must be conducted as far as possible from the nearest noise- and vibration-sensitive land uses.	Permittee	The location of vehicles and equipment must be designated on building and grading plans. Equipment and vehicles must remain in the designated location throughout construction activities.	The Planning and Environmental Review Director must periodically inspect the site to ensure compliance.		
<b>N-1(e)</b>	<b>Avoid Operating Equipment Simultaneously.</b> Whenever possible, construction activities must be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.	Permittee	The construction schedule and timing of operation of each piece of equipment must be provided by the applicant.	Planning and Environmental Review Director or designee must periodically inspect the site to ensure compliance.		
<b>N-1(f)</b>	<b>Sound Control Curtains and Acoustical Blankets.</b> Flexible sound control curtains must be placed around all drilling apparatuses, drill rigs, and jackhammers when in use. Acoustical blankets (or similarly effective temporary noise barriers) must be placed along the southern, western, and eastern Project site boundaries to reduce noise transmission to existing land uses to the south, west, and east, including residential units at the existing Willow Spring I and II sites south of the project site across Camino	Permittee	The equipment area with appropriate sound control curtains and the locations of acoustical blankets must be designated on building and grading plans. Equipment and shielding must remain in the designated location throughout construction activities.	Planning and Environmental Review Director or designee must monitor compliance with restrictions on construction hours and must promptly investigate and respond		



Heritage Ridge Residential Project Environmental Impact Report Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
					Initial	Date
	Vista and residential units at the existing Village at Los Carneros west of the project site across South Los Carneros Road.			to all complaints.		
<b>N-1(g)</b>	<b>Newest Power Construction Equipment.</b> The Project contractor must use the newest available power construction equipment with standard recommended noise shielding and muffling devices.	Permittee	The equipment with appropriate noise shielding and muffling must be designated on building and grading plans.	The Planning and Environmental Review Director or designee must inspect the building and grading plans before the City issues permits and periodically inspect the site to ensure compliance.		

