

Mitigation Monitoring and Reporting Program

Brookside Avenue Fire Station Project
November 17, 2021
State Clearinghouse No. 2021100068

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Brookside Avenue Fire Station Project, proposed in Santa Barbara County, California, and accompanies the Final Initial Study-Mitigation Negative Declaration (IS-MND). Public Resources Code Section 21081.6(a)(1) requires that a lead agency adopt an MMRP before approving a project to mitigate or avoid significant impacts that have been identified in an IS-MND. The purpose of the MMRP is to ensure that the project proponent implements the required mitigation measures identified in the Final IS-MND as part of the overall project development process. In addition to ensuring implementation of mitigation measures, the MMRP provides guidance to agency staff and decision-makers during project implementation and identifies the need for enforcement action before irreversible environmental damage occurs. Where the Final IS-MND identified an impact to be less than significant, the Final IS-MND and MMRP do not require any mitigation measures.

The following table summarizes the mitigation measures for each issue area identified in the Final IS-MND for the project. Specifically, the table identifies each mitigation measure; the action required for the measure to be implemented; the time at which the monitoring is to occur; the monitoring conditions; and the agency or party responsible for ensuring that the monitoring is performed. In addition, the table includes columns for compliance verification.

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Mitigation Measure/Condition of Approval	Plan Requirements and Timing	Monitoring	Responsible Agency/Party for Monitoring	Compliance Verification		
				Initial	Date	Comments
AIR QUALITY						
<p>MM Air-01, Dust Control: In addition to the Santa Barbara County Air Pollution Control District’s (SBCAPCD) standard fugitive dust control measures, the project proponent shall comply with the following dust control components at all times including weekends and holidays:</p> <ul style="list-style-type: none"> ▪ Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. ▪ During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day’s activities cease. ▪ During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. ▪ The construction area shall be wetted down after work is completed for the day and whenever wind exceeds 15 miles per hour. ▪ When wind exceeds 15 miles per hour, the site shall be watered at least once each day, including weekends and holidays. ▪ Increased watering shall occur as necessary to prevent transport of dust off-site. ▪ Soil stockpiled for more than two days shall be covered or treated with soil binders to prevent dust generation. Soil binders shall be reapplied as needed. ▪ If the site is graded and left undeveloped for over four weeks, the project proponent shall immediately: <ul style="list-style-type: none"> (i) Seed and water to revegetate graded areas; (ii) Spread soil binders; and/or (iii) Employ any other method(s) deemed appropriate by the County Planning and Development Department or SBCAPCD. 	<p>These Dust control requirements shall be included in the Stormwater Pollution Prevention Plan (SWPPP). The dust monitor shall be designated prior to grading permit issuance. The dust control components shall apply from the beginning of any grading/construction throughout all development activities.</p>	<p>The County shall ensure measures are included on plans. The County shall spot check and ensure compliance on site. SPCAPCD inspectors shall respond to nuisance complaints.</p>	<p>Construction Contractor, Santa Barbara County compliance monitoring staff, SBCAPCD</p>			

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BIOLOGICAL RESOURCES						
<p>MM Bio-01, Tree Avoidance and Tree Protection Plan: If feasible, the County shall modify the proposed project to either incorporate (to implement Orcutt Community Plan [OCP] Policy BIO-O-3 and OCP EIR BIO-26) and/or avoid oak trees. A County-approved biologist and/or arborist shall prepare a Tree Protection Plan (TPP) to ensure avoidance of impacts to protected trees that are not planned for removal. The TPP shall include the following components:</p> <ul style="list-style-type: none"> a. Prior to the onset of any construction activities, high visibility orange construction fencing shall be installed around existing stands and individuals that are to be retained at a buffer/extent radius of six feet beyond the canopy dripline, wherever the topography allows for such fencing or otherwise marked in the field to protect them from harm during grading and construction. b. No construction equipment shall be parked, stored, or operated within 25 feet of any protected tree dripline. c. No fill soil, rocks, or construction materials shall be stored or placed within 25 feet of the dripline of a protected tree. d. No artificial surface, pervious or impervious, shall be placed within 25 feet of the dripline of any protected tree, except for County-approved project access roads. e. Any roots encountered that are one inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a County-approved arborist/biologist. f. Any construction activity required within three feet of a protected tree’s dripline shall be done with hand tools. g. No permanent irrigation shall occur within the dripline of any existing protected tree. h. Only designated trees shall be removed. All grading and construction plans shall clearly delineate those trees to be removed and those to remain. 	<p>The County-approved biologist and/or arborist shall submit the TPP to the County. The County shall include as notes or depictions all plan components listed above, graphically depicting all those related to earth movement, construction, and temporarily and/or permanently installed protection measures that are indicated in the TPP. The construction contractor shall install the tree protection measures indicated in the TPP and project plans prior to the initiation of on-site project activities.</p>	<p>The County shall demonstrate that trees identified for protection were not damaged or removed or, if damage or removal occurred, that replacement is completed as required by the TPP prior to final building inspection clearance.</p>	<p>Construction Contractor, Project Biologist, Santa Barbara County compliance monitoring staff</p>			

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<p>MM Bio-2, Tree Replacement Plan: If any protected oak tree will be removed, a Tree Replacement Plan shall be prepared by a certified arborist or landscape architect. The tree replacement plan shall be designed to replace native trees removed by the proposed project at a ratio of 10:1 (trees planted: trees impacted) for protected oak trees. Upon final design, the County or County-approved biologist and/or arborist shall determine the final impacts to protected trees and the subsequent number of replacement plantings needed for restoration for the project. Replacement trees shall be installed on-site. Monitoring of planted trees shall be for a minimum of seven years or until stasis has been determined by a certified arborist. The plan shall include the following components at a minimum:</p> <ul style="list-style-type: none"> i. Description of the project/impact site (i.e., location, responsible parties, areas to be impacted by habitat type); j. Goal(s) of the compensatory mitigation project; k. Description of the proposed compensatory mitigation site (location and size, ownership status, existing functions and values); l. Implementation plan for the compensatory mitigation site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan [including species to be used and container sizes]); m. Maintenance activities during the monitoring period, including weed removal and irrigation as appropriate (activities, responsible parties, schedule); n. Monitoring plan for the compensatory mitigation site, including no less than quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports); 	<p>The County-approved biologist and/or arborist shall submit the Tree Replacement Plan to the County. Plan components shall be included on grading and landscaping plans.</p>	<p>The County shall demonstrate that all required components of the approved Tree Replacement Plan are in place as required prior to final inspection clearance and maintained throughout maintenance period.</p>	<p>Construction Contractor, Project Biologist/Arborist, Santa Barbara County compliance monitoring staff</p>			

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<p>o. Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants;</p> <p>p. An adaptive management program and remedial measures to address any shortcomings in meeting success criteria;</p> <p>q. Notification of completion of compensatory mitigation; and</p> <p>r. Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism).</p>						
<p>MM Bio-3, Northern California Legless Lizard and Western Spadefoot Pre-construction Survey and Relocation: At a minimum of two weeks prior to initiation of ground disturbing activities and vegetation removal, a County-approved biologist shall survey the limits of grading for northern California legless lizards and western spadefoot. Surveys for legless lizards shall include raking of leaf litter and sand under shrub and trees in suitable habitat within the disturbance footprint to a minimum depth of eight inches. If northern California legless lizards and/or western spadefoots are found and would be impacted by the project the County-approved biologist shall capture and relocate the species to designated open space areas on site or at County-approved off-site locations. Captured animals shall be placed into containers with sand or other moist substrates and released in the designated areas within three hours. In addition to preconstruction surveys, the biologist shall be on-site during initial grading activities to relocate any northern California legless lizards and/or western spadefoots that are unearthed during excavation. If in good health, they shall be immediately relocated to the designated relocation area. If injured, the animals shall be turned over to a California Department of Fish and Wildlife (CDFW)-approved specialist until they are in a condition suitable</p>	<p>Prior to ground-disturbing activities, the name, qualifications, scope, and contact information for the surveying biologist must be submitted to the County for approval in advance of the surveys. Proposed relocation areas shall be identified and approved by the County prior to beginning the work. A report of the results of the pre-construction survey and any required capture and relocation efforts shall be submitted to the County for review prior to initiation of ground-disturbing activities. Weekly monitoring reports shall be submitted to the County by the County-approved biologist during initial ground disturbing activities. Biological monitoring requirements are to be implemented during</p>	<p>The County and/or County-approved biologist shall monitor compliance with the above avoidance and minimization measures.</p>	<p>Construction Contractor, Project Biologist, Santa Barbara County compliance monitoring staff</p>			

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for release into the designated release area or deposited at an approved vertebrate museum.	construction. This measure shall be printed on all grading and construction plans.					
<p>MM Bio-4, Nesting Bird Surveys: If feasible, removal of vegetation within suitable nesting bird habitats will be scheduled to occur in the fall and winter (between September 1 and February 14), after fledging and before the initiation of the nesting season. For vegetation removal activities occurring during the nesting season (generally February 15 to August 31), surveys for nesting birds covered by the California Fish and Game Commission (CFGC) and the Migratory Board Treaty Act (MBTA) shall be conducted by a qualified biologist no more than 14 days prior to vegetation removal. The surveys shall include the disturbance area plus a 300-foot buffer around the site, or to the topographic divide where substantial topography is present in the buffer. If active nests are located, all construction work shall be conducted outside a buffer zone from the nest to be determined by the qualified biologist. The buffer shall be a minimum of 50 feet for non-raptor bird species and at least 300 feet for raptor species. Larger buffers may be required depending upon the status of the nest and the construction activities occurring in the vicinity of the nest. The buffer area(s) shall be closed to all construction personnel and equipment until the adults and young are no longer reliant on the nest site. A qualified biologist shall confirm that breeding/nesting is completed, and young have fledged the nest prior to removal of the buffer. If buffer zones are determined to be infeasible, a full-time qualified biological monitor must be onsite to monitoring construction within the buffer zones to ensure active nests and nesting birds are not impacted.</p>	<p>The surveys shall be conducted no more than 14 days prior to the initiation of vegetation and/or tree removal activities. A report of the nesting bird survey results shall be submitted to the County for review and approval prior to construction activities which involve tree or vegetation removal. These measures are to be implemented during grading and construction activities.</p>	<p>The County and/or County-approved biologist shall monitor compliance with the above avoidance and minimization measures. Active nests shall be monitored periodically by the County-approved biologist until it has been determined that the nest is no longer being used by either the young or adults.</p>	<p>Construction Contractor, Project Biologist, Santa Barbara County compliance monitoring staff</p>			

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GEOLOGIC PROCESSES						
<p>MM Geo-1, Unanticipated Discovery of Paleontological Resources: In the event an unanticipated fossil discovery is made during project development, construction activity shall be halted in the immediate vicinity of the fossil, and a qualified professional paleontologist shall be notified and retained to evaluate the discovery, determine its significance, and determine if additional mitigation or treatment is warranted. Work in the area of the discovery shall resume once the find is properly documented and authorization is given to resume construction work. Any significant paleontological resources found during construction shall be prepared, identified, analyzed, and permanently curated in an approved regional museum repository under the oversight of the qualified paleontologist.</p>	<p>The qualified paleontologist shall evaluate any unanticipated fossil discovery made during ground-disturbing activities on the project site. The find shall be properly documented, and the findings shall be reported to the County. Construction activities shall resume once the paleontologist approves such. Any significant paleontological resources found during construction monitoring shall be prepared, identified, analyzed, and permanently curated in an approved regional museum repository under the oversight of the qualified paleontologist.</p>	<p>The County and/or qualified paleontologist shall monitor compliance with the above avoidance and minimization measures</p>	<p>Construction Contractor, Project Paleontologist, Santa Barbara County compliance monitoring staff</p>			
NOISE						
<p>MM N-01, Construction Noise Control and Equipment Shielding: The project proponent, including all contractors and subcontractors, shall limit construction activity, including equipment maintenance and site preparation, to the hours of 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which</p>	<p>These requirements shall be noted in plan specifications. Additionally, the project proponent shall provide and post a sign stating these restrictions at all construction site entries. The project proponent and contractor shall demonstrate compliance with noise standards to the County prior to commencement of construction and throughout construction activities. Signs shall be posted prior to commencement of construction</p>	<p>The project proponent shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.</p>	<p>Construction Contractor, Santa Barbara County compliance monitoring staff</p>			

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<p>these construction hours are based shall supersede the hours stated herein.</p> <p>Construction noise shall be limited to 65 CNEL as measured at the property line of existing noise-sensitive residential land uses. The contractor may utilize a combination of techniques to reduce the impact of construction to less than 65 CNEL, such as the following noise attenuation techniques:</p> <ul style="list-style-type: none"> ▪ Use new or well-maintained construction equipment that reduces sound levels. ▪ Maintain acoustic shielding of stationary construction equipment that generates noise in excess of 65 dBA L_{eq}. ▪ Implement a phased construction schedule to minimize or avoid multiple noise-generating activities occurring at the same time. ▪ Locate stationary construction equipment away from noise-sensitive land uses. ▪ Turn off idling equipment. ▪ Use other noise-dampening and sound diversion techniques. 	and maintained throughout construction.					