

Mitigation Monitoring and Reporting Program
for

Isla Vista Master Plan
Draft EIR

Lead Agency:

County of Santa Barbara
123 E. Anapamu Street
Santa Barbara, California 93101-2058

August 2007

Introduction

The County of Santa Barbara will adopt this Mitigation Monitoring and Reporting Program (MMRP) in accordance with Public Resources Code Section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines. The purpose of the MMRP is to ensure that the Isla Vista Master Plan, which is the subjects of the Draft Environmental Impact Report (DEIR), complies with all applicable environmental mitigation requirements. Mitigation measures for the project will be adopted by the County of Santa Barbara in conjunction with the certification of the Draft EIR. Those mitigation measures have been integrated into this MMRP. Within this document, approved mitigation measures are organized and referenced by subject category and include both project-wide measures and those applicable for specific project components. Each measure has a numerical reference. Specific mitigation measures are identified, as well as the method and timing of verification, and the responsible party that will ensure that each action is implemented.

Mitigation measures applicable to the project include avoiding certain impacts altogether, minimizing impacts by limiting the degree or magnitude of the action and its implementation, and/or reducing or eliminating impacts over time by preservation and maintenance operations during the life of the action.

Public Resources Code Section 21081.6 requires the Lead Agency for each project that is subject to CEQA, to monitor performance of the mitigation measures included in any environmental document to ensure that implementation does, in fact, take place. The County of Santa Barbara is the designated lead agency for the Mitigation Monitoring and Reporting Program. The County is responsible for review of all monitoring reports, enforcement actions, and document disposition. The County will rely on information provided by the monitor as accurate and up to date and will field check mitigation measure status as required.

The custodian of the documents comprising the record of proceedings is the County of Santa Barbara, County Clerk, Hall of Records, 1100 Anacapa Street, Santa Barbara, California 93102-1059. Copies of these documents, which constitute the record of proceedings upon which the County's decision is based, are and at all relevant times have been available upon request at the offices of the County, the custodian for such documents or other materials.

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class I Impacts						
Section 3.4: Air Quality						
<p>Impact AIR-3: Operational emissions.</p> <p>Air quality impacts from build-out of the IVMP would occur from vehicle emissions and area sources. The IVMP would add 51,485 sf of commercial space and 801 more residential units than were previously accounted for in build-out under current zoning. URBEMIS models of full build-out of the proposed IVMP show operational impacts from ROG and NO_x emissions exceeding emissions thresholds at levels that would be considered potentially significant and unavoidable.</p>	<p>Mitigation Measure AIR-3.1:</p> <p>The following energy conservation measures shall be incorporated into project building plans unless the applicant proves that incorporation of a specific measure is infeasible:</p> <ul style="list-style-type: none"> • Will meet the California Title 24 Energy Code or exceed for all relevant applications • Heat transfer modules shall be installed in all furnaces • Installation of solar panels for water heating systems for residential and other facilities where feasible • Passive solar cooling/heating design elements shall be included in building designs where feasible • New development must include design elements that maximize the use of natural lighting where feasible • New development must include provisions of the installation of energy efficient appliances and lighting 	County Building and Safety Division	Ongoing	Prior to the issuance of building permits	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

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Class I Impacts						
	<p>Mitigation Measure AIR-3.2: Only advanced combustion or natural gas fireplaces shall be allowed.</p>					
Section 3.8: Hazards and Hazardous Materials						
<p>Impact HAZ-1: Development of the proposed project would potentially cause the disturbance of contaminated soil/groundwater.</p> <p>Impacts could include:</p> <ul style="list-style-type: none"> • potential localized spread of contamination as well as environmental degradation of downstream biological habitats, • exposure of construction workers and/or the public to chemical compounds in soils, soil gases, and groundwater, • exposure of workers, the public, and the environment to airborne chemical compounds migrating 	<p>Mitigation Measure HAZ-1.1: County RDA and P&D shall work with County Fire and property owners of known or future contaminated sites to resolve issues related to contamination that could impact potential Master Plan projects. This will help mitigate the potential spread of any hazardous materials from contamination sites adjacent to Master Plan projects.</p>	<p>HAZ-1.1: County Redevelopment Agency; County Planning and Development Department</p>	<p>HAZ-1.1: Within two years of IVMP approval</p>	<p>HAZ-1.1: Annual</p>	<p>Completion: _____ Date, Initials _____ Name</p>	
	<p>Mitigation Measure HAZ-1.2: For any private or public projects proposed in areas of known or potential contamination, the responsible parties and/or lead County department shall prepare environmental audits and construction contingency plans. Doing so will provide safe options for construction sites which may be contaminated by hazardous materials. A construction contingency plan shall be part of the project conditions.</p>	<p>HAZ-1.2: County Building and Safety Division</p>	<p>HAZ-1.2: Ongoing</p>	<p>HAZ-1.2: Prior to the issuance of building and grading permits</p>	<p>Completion: _____ Date, Initials _____ Name</p>	

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<p>from the site,</p> <ul style="list-style-type: none"> potential accidents during transportation of contaminated soils or groundwater, potential accidents during remediation due to operational failure of treatment systems, and potential interference with ongoing remediation activities. <p><i>Potentially significant impacts could result if new development occurred in areas previously contaminated, but not remediated.</i></p>	<p>Mitigation HAZ-1.3:</p> <p>If previously unknown soil and/or groundwater contamination is found to exist onsite during excavation and/or as a result of any assessment, work is to cease immediately in the impacted area and a workplan to determine the lateral and vertical extent of the contamination shall be submitted to FPD and a site remediation plan shall be submitted to the FPD or the RWQCB for review and approval. Construction contingency plans and a Site Health and Safety Plan shall be prepared as necessary. The APCD shall be contacted to determine the permitting requirements. Undertaking these measures will serve to protect the health and safety of project workers as well as residents living adjacent to Master Plan project areas.</p>	<p>HAZ-1.3: County Building and Safety Division</p>	<p>HAZ-1.3: Ongoing</p>	<p>HAZ-1.3: During construction activity</p>	<p>Completion: _____ Date, Initials _____ Name</p>	
Section 3.10: Noise						
<p>Impact NSE-2: IVMP build-out and policies, programs, or projects could increase ambient noise levels in the project area and surrounding community.</p> <p>Full build-out under the Draft IVMP could potentially generate an</p>	<p>Mitigation Measure NSE-4:</p> <p>Noise sensitive uses proposed in areas exceeding 65 dBA CNEL shall be designed so that noise levels in exterior living spaces will be less than 65 dBA CNEL. An acoustical analysis shall be required and documented during permit review indicating the feasibility of site design, building orientation, etc., to meet the prescribed standard.</p>	<p>NSE-4: County Planning and Development Department</p>	<p>Ongoing</p>	<p>NSE-4: During site plan review</p>	<p>Completion: _____ Date, Initials _____ Name</p>	

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<p>increase of 1,447 housing units, 51,485 sf of retail space, and 4,355 new residents in the planning area. An increase in general activity would likely accompany this new development resulting in an increase in ambient noise levels.</p>	<p>Mitigation Measure NSE-5: Noise sensitive uses proposed in areas exceeding 65 dBA CNEL shall be designed so that interior noise levels attributable to exterior sources do not exceed 45 dBA CNEL when doors and windows are closed. An acoustical analysis of the noise insulation effectiveness of proposed construction shall be required and documented during permit review, showing that the building materials and construction specifications are adequate to meet the interior noise standard.</p>	<p>NSE-5: County Building and Safety Division</p>	<p>Ongoing</p>	<p>NSE-5: Prior to the issuance of building permits</p>	<p>Completion: _____ Date, Initials _____ Name</p>	
Section 3.12: Public Service and Utilities						

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<p>Impact FIRE-1: IVMP build-out will increase demand on fire protection services.</p> <p>A. Increased demand on fire protection services – Population served.</p> <p>Build-out of public and private projects proposed under the IVMP would increase service and support staff demand on Stations 11 and 17 directly, which serve approximately 36,489 residents with 2 engine</p>	<p>Mitigation Measure FIRE-1:</p> <p>When funding is available, the County shall provide for additional Fire personnel for the Isla Vista/UCSB response area by extending or amending Resolution 99-487 to adjust Fire General Fund allocation.</p>	<p>Fire-1: County Board of Supervisors</p>	<p>Fire-1: Upon County approval of a development application that is projected to exceed the Fire Department thresholds</p>	<p>Fire-1: Annual</p>	<p>Completion: _____ Date, Initials _____ Name</p>	

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<p>companies. This exceeds the threshold for adequate service by 489 residents. Increased population from build-out of the IVMP would cause a <i>potentially significant</i> impact.</p> <p>B. Increased demand on fire protection services – Firefighter to population ratio.</p> <p>Stations 11 and 17 have a firefighter to population ratio of one firefighter to 4,054 residents, a ratio that currently exceeds the threshold of 1 firefighter per 4,000 residents. Build-out under the IVMP will increase the population by over 4,000 residents, creating a <i>potentially significant</i> impact.</p>	<p>Mitigation Measure FIRE-2:</p> <p>All new development shall adhere to access, building, and water availability standards as outline in the California Fire Code and California Building Code, unless directed otherwise by the Fire Department and shall pay standard Fire Department fees.</p>	<p>Fire-2: County Building and Safety Division</p>	<p>Fire-2: Ongoing</p>	<p>Fire-2: Prior to the issuance of building permits</p>	<p>Completion: _____ Date, Initials _____ Name</p>	

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<p>Impact WW-2: IVMP build-out will cause the need for additional sewage collection infrastructure.</p> <p>The proposed project would require the implementation of planned sewer facility repair or rehabilitation projects. The sewer improvements necessary to resolve pipeline defects would not create any significant impacts because they are improvements to maintain existing capacity.</p> <p>Existing sewer lines, if not improved as scheduled, may not have capacity to serve the proposed project. This would result in a <i>potentially significant impact</i>.</p>	<p>Mitigation Measure WW-2:</p> <p>The County Redevelopment Agency (RDA) shall work with Goleta West Sanitary District (GWSD) to expedite phasing of planned improvements to the project area identified in the 2003 GWSD Capital Facilities Engineering and Financial Plan.</p>	<p>WW-2: County Redevelopment Agency</p>	<p>WW-2: Within one year of IVMP approval</p>	<p>WW-2: Annual</p>	<p>Completion: _____ Date, Initials _____ Name</p>	
	<p>Mitigation Measure WW-3:</p> <p>All development projects that generate additional sewage flows shall provide evidence from GWSD that adequate infrastructure to accommodate the proposed project exists prior to issuance of a land use permit.</p>	<p>WW-3: County Planning and Development Department</p>	<p>WW-3: Ongoing</p>	<p>WW-3: Prior to the issuance of building permits</p>	<p>Completion: _____ Date, Initials _____ Name</p>	

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<p>Impact SW-1: Increases in solid waste may occur from IVMP build-out.</p> <p>Build-out under the IVMP would generate 4,250 tons per year of solid waste (2,125 tons per year after recycling), which exceeds the threshold of 196 tons/year, creating a solid waste impact considered to be <i>potentially significant</i>.</p>	<p>Mitigation Measure SW-1:</p> <p>Future and existing development (private and public) shall develop and implement a Solid Waste Program. The program shall include, but not be limited to, the following measures (as applicable to land use types):</p> <ul style="list-style-type: none"> a. Implementation of a residential and public recreational green waste source reduction program. The program shall include, but not be limited to, the creation of single lot or common composting areas, and the use of mulching mowers in all common open space lawns. b. Provision of a designated space or bins for storage of recyclable materials including office paper, cardboard, and beverage containers at residential, commercial, industrial, and public recreational areas. 	<p>County Public Works Department, Resource Recovery and Waste Management Division</p>	<p>Ongoing</p>	<p>Annual</p>	<p>Completion: _____ Date, Initials _____ Name _____</p>	
<p>Impact SW-2: Specific IVMP projects may cause a significant increase in solid waste.</p> <p>Remaining residential build-out – The remaining residential build-out under the IVMP includes an additional 837 units. This would generate</p>	<p>Mitigation Measure SW-2:</p> <p>Future and existing development (private and public) shall develop and implement a Solid Waste Program. The programs shall include, but not be limited to, the following measures (as applicable):</p> <ul style="list-style-type: none"> a. Implementation of a residential and public recreational green waste source reduction program. The program shall include, but not 	<p>County Public Works Department, Resource Recovery and Waste Management Division</p>	<p>Ongoing</p>	<p>Annual</p>	<p>Completion: _____ Date, Initials _____ Name _____</p>	

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<p>2,422 tons/year (1,211 tons/year after recycling) of solid waste. This is in excess of the 196 tons/year threshold and constitutes a <i>potentially significant</i> impact.</p>	<p>be limited to, the creation of lot or common composting areas, and the use of mulching mowers in all common open space lawns.</p> <p>b. Provision of a designated space or bins for storage of recyclable materials including office paper, cardboard, and beverage containers at residential, commercial, industrial, and public recreational areas.</p>					
Section 3.13: Traffic and Circulation						
<p>Impact CIRC-1.1: Storke Road south of Whittier Drive.</p> <p>The Baseline volumes (18,788 ADT) and Baseline + IVMP volumes (20,420 ADT) on the 2-lane segment of Storke Road south of Whittier Drive exceed the design capacity standard (17,900 ADT). The IVMP would add 1,632 ADT to the 2-lane segment, increasing the volumes by about 8%. This addition would exceed the County's roadway impact threshold and is considered a <i>potentially significant</i> impact.</p>	<p>Mitigation Measure CIRC-1.1.1:</p> <p>Storke Road is located within the City of Goleta north of the driveway to UCSB's Francisco Torres parking lot, and within unincorporated Santa Barbara County south of that point. In the southbound direction the roadway transitions from two lanes to one lane immediately south of Whittier Drive and then widens to three lanes about 200 feet north of El Colegio Road. UCSB would be responsible for widening the two-lane roadway segment that is located in the city of Goleta to provide two southbound lanes as part of the UCSB Faculty and Family Student Housing and Ellwood-Devereux Open Space Plan Project. The widening will be completed to comply with the City of Goleta's and the County of Santa Barbara's arterial standards and include median left-turn</p>	<p>UCSB; City of Goleta Engineering Division</p>	<p>Level of service will be monitored annually on this roadway segment. If the level of service approaches LOS E, improvements will be made within five years.</p>	<p>Annual</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

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	<p>lanes for access to adjacent properties, Class II bike lanes for bicyclists, and a sidewalk for pedestrians. When completed, the southbound roadway would contain two 12-foot travel lanes, a two-foot offset between the Number 1 lane and the raised median, and an eight-foot shoulder between the Number 2 lane and the curb. Sidewalks would be provided adjacent to the curb line.</p> <p>In the northbound direction, the roadway has been widened to four-lane standards from El Colegio Road to just north of the UCSB Francisco Torres parking lot driveway within the County's jurisdiction. Widening the northbound lanes from the UCSB Francisco Torres driveway to Phelps Road will be the responsibility of the City of Goleta in the future. When completed, the widening project would provide a continuous four-lane road with Class II bike lanes and pedestrian facilities from El Colegio Road on the south to HWY 101 on the north.</p>					
Impact CIRC-1.2: Los Carneros Road between Hollister Avenue and Mesa Road.	Mitigation Measure CIRC-1.2.1: The County Goleta Transportation Improvement Plan (GTIP) ¹ includes a project to widen Los Carneros Road at	County Public Works Department, Transportation Division	Level of service will be monitored annually on this roadway	Annual	Completion: _____	

¹ Goleta Transportation Improvement Plan, Santa Barbara County Department of Public Works, May 1999.

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Class I Impacts						
<p>The volumes forecast for the 2-lane segment of Los Carneros Road between Hollister Avenue and Mesa Road would exceed the County’s design capacity designation under Baseline conditions. The IVMP would add 4,937 ADT to this segment, representing an increase of about 20%. The Baseline + IVMP volume (26,600 ADT) would exceed the design capacity (17,900 ADT). This addition would exceed the County’s roadway impact threshold and is considered a <i>potentially significant</i> impact.</p>	<p>intersections to provide for improved operations. Improved intersection operations would result in more efficient traffic flows and therefore improve the overall roadway level of service. Roadway capacities are dependant upon the number of access points, grades, horizontal and vertical alignment standards, sight distance, level of truck and bus traffic, level of pedestrian and bicycle traffic, etc. The two-lane segment of Los Carneros Road south of Hollister Avenue is flat and straight with few driveways and has a Class I bikeway on the east side of the roadway. It is recommended that the intersection improvements be implemented and that traffic volumes be monitored to determine the need for widening the roadway segment to four lanes as outlined in the County GTIP. The projects developed under IVMP would participate in the funding of the Los Carneros Road improvements via the payment of County GTIP traffic fees.</p>		<p>segment. If the level of service approaches LOS E, improvements will be made within five years.</p>		<p>Date, Initials _____ Name</p>	
<p>Impact CIRC-1.3: Los Carneros Road between Mesa Road and El Colegio Road.</p> <p>The ADT volume on the 2-lane segment of Los Carneros Road between Mesa Road and El Colegio Road is</p>	<p>Mitigation Measure CIRC-1.3.1:</p> <p>The County GTIP includes a project to widen Los Carneros Road at intersections to provide for improved operations. Improved intersection operations would result in more efficient traffic flows and therefore improve the overall roadway level of service. Roadway capacities are dependant upon the number of access</p>	<p>County Public Works Department, Transportation Division</p>	<p>Level of service will be monitored annually on this roadway segment. If the level of service approaches LOS E, improvements will be made</p>	<p>Annual</p>	<p>Completion: _____ Date, Initials _____ Name</p>	

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Class I Impacts						
<p>forecast to exceed the County’s acceptable capacity designation under Baseline conditions. Without the Phelps Road extension, the IVMP would add 4,962 ADT to this segment, representing an increase of about 20%. The Baseline + IVMP volume (24,700 ADT) would exceed the design capacity (19,900 ADT). This addition would exceed the County’s roadway impact threshold and is considered a <i>potentially significant</i> impact.</p>	<p>points, grades, horizontal and vertical alignment standards, sight distance, level of truck and bus traffic, level of pedestrian and bicycle traffic, etc. It is recommended that the intersection improvements be implemented and that traffic volumes be monitored to determine the need for widening the roadway segment to four lanes as outlined in the County GTIP. The IVMP would participate in the funding of the Los Carneros Road improvements via the payment of County GTIP traffic fees.</p>		<p>within five years.</p>			
<p>Impact CIRC-1.4: El Colegio Road.</p> <p>The Baseline traffic volumes on the segments of El Colegio Road located east and west of Los Carneros are forecast to exceed the roadway design capacity for a two-lane arterial roadway. The IVMP would add 4,555 ADT and 2,669 ADT to El Colegio Road east and west of Los Carneros Road,</p>	<p>Mitigation Measure CIRC-1.4.1:</p> <p>Installing roundabouts on El Colegio Road between Camino Del Sur and Stadium Road, along with developing the Phelps Road connection, or widening El Colegio Road between the UCSB campus and Camino Corto Lane would mitigate the traffic impact generated by the IVMP. The road widening project would provide four travel lanes, a raised median with left-turn lane pockets, Class II bike lanes, and sidewalk facilities on both sides for pedestrians, as outlined in the Santa Barbara County Goleta Transportation Improvement Plan</p>	<p>County Public Works Department, Transportation Division</p>	<p>Level of service will be monitored annually on this roadway segment. If the level of service approaches LOS E, improvements will be made within five years.</p>	<p>Annual</p>	<p>Completion: _____ Date, Initials _____ Name</p>	

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<p>increasing the ADT volumes on these segments by approximately 15%. These additions would exceed the County's roadway impact threshold and is considered a <i>potentially significant</i> impact.</p>	<p>(GTIP). Widening the roadway to four lanes would increase the acceptable capacity to 34,000 ADT. The roundabouts, along with the Phelps Road extension, or the four-lane roadway would operate acceptably with Baseline + IVMP ADT volumes. The IVMP would participate in the funding of the El Colegio Road improvements via the payment of County GTIP traffic fees.</p>					
<p>Impact CIRC-1.5: Camino Pescadero.</p> <p>The Baseline traffic volumes on the two-lane segment of Camino Pescadero south of El Colegio Road are forecast to exceed the acceptable capacity standard. The IVMP would add 2,095 ADT to Camino Pescadero, increasing the ADT volumes on this roadway by approximately 23% (Baseline + IVMP volume of 11,000 ADT). This addition would exceed the County's roadway impact threshold and is considered a <i>potentially significant</i> impact.</p>	<p>Mitigation Measure CIRC-1.5.1:</p> <p>Given that intersections are the constraint for this roadway within the Isla Vista area, the potential improvements identified for the El Colegio Road corridor (roundabouts or 4-lane roadway) would improve the design capacity and circulation on Camino Pescadero south of El Colegio Road. Therefore, the El Colegio Road improvements would mitigate the traffic impact generated by the IVMP.</p>	<p>County Public Works Department, Transportation Division</p>	<p>Level of service will be monitored annually on this roadway segment. If the level of service approaches LOS E, improvements will be made within five years.</p>	<p>Annual</p>	<p>Completion: _____ Date, Initials _____ Name</p>	

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<p>Impact CIRC-1.6: Embarcadero Del Mar.</p> <p>The Baseline volumes on the two-lane segment of Embarcadero Del Mar south of El Colegio Road are forecast to exceed the acceptable capacity standard. The IVMP would add 2,394 ADT to Embarcadero Del Mar, increasing the ADT volumes on this roadway by approximately 28% (Baseline + IVMP volume of 11,000 ADT). This addition would exceed the County's roadway impact threshold and is considered a <i>potentially significant</i> impact.</p>	<p>Mitigation Measure CIRC-1.6.1:</p> <p>Given that intersections are the constraint for this roadway within the Isla Vista area, the potential improvements identified for the El Colegio Road corridor (roundabouts or 4-lane roadway) would improve design capacity and circulation on Embarcadero Del Mar south of El Colegio Road. Therefore, the El Colegio Road improvements would mitigate the traffic impact generated by the IVMP.</p>	<p>County Public Works Department, Transportation Division</p>	<p>Level of service will be monitored annually on this roadway segment. If the level of service approaches LOS E, improvements will be made within five years.</p>	<p>Annual</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	
<p>Impact CIRC-1.7: Embarcadero Del Norte:</p> <p>The volumes on the two-lane segment of Embarcadero Del Norte are forecast to exceed the design capacity standard. The IVMP would add 1,611 ADT</p>	<p>Mitigation Measure CIRC-1.7.1:</p> <p>Given that intersections are the constraint within the Isla Vista area, the potential improvements identified for the El Colegio Road corridor (roundabouts or 4-lane roadway) would improve design capacity and circulation on Embarcadero Del Norte south of El Colegio Road. Therefore, the El Colegio Road improvements</p>	<p>Improvement: County Public Works Department, Transportation Division</p> <p>Element Amendment: County Planning and</p>	<p>Improvement: Level of service will be monitored annually on this roadway segment. If the level of service approaches LOS E, improvements</p>	<p>Annual</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

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to Embarcadero Del Norte, increasing the ADT volumes on this roadway by approximately 14% (Baseline + IVMP volume of 13,200 ADT). This addition would exceed the County's roadway impact threshold and is considered a <i>potentially significant</i> impact.	would mitigate the traffic impact generated by the IVMP. An amendment to the County's Circulation Element would be required.	Development Department	will be made within five years. Element Amendment: Within one year of IVMP approval			
<p>Impact CIRC-2: Intersection Impacts</p> <p>Levels of service were calculated for the study-area intersections assuming the Baseline + IVMP PM peak hour traffic. The study identified 11 intersections which would experience a potentially significant impact to their level of service with the IVMP's traffic additions, based on County and City thresholds. See listings below for individual intersections.</p>	<p>Mitigation Measure CIRC- 2:</p> <p>See listings below for individual intersections.</p>	See listings below for individual intersections.	See listings below for individual intersections.	See listings below for individual intersections	<p>Completion: _____</p> <p>Date, Initials _____</p> <p>Name _____</p>	

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<p><u>CIRC-2 (continued):</u> <u>U.S. 101 SB Ramps/Los Carneros Road:</u></p> <p>The U.S. 101 SB Ramps/Los Carneros Road intersection is forecast to operate at LOS E with Baseline P.M. peak hour volumes. The IVMP would add 189 trips to the intersection during the P.M. peak hour, which exceeds the City’s project-specific impact threshold of 10 trips.</p>	<p><u>CIRC-2 (continued):</u> <u>U.S. 101 SB Ramps/Los Carneros Road:</u></p> <p>Within the City of Goleta’s GTIP, the northbound approach would be widened and re-stripped to provide two through lanes and a separate right-turn lane. The IVMP would participate in the funding of the improvement via the payment of City of Goleta GTIP traffic fees.</p>	<p>City of Goleta, Engineering Division</p>	<p>Level of service will be monitored annually on this intersection. If the level of service approaches LOS E, improvements will be made within five years.</p>	<p>Annual</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	
<p><u>CIRC-2 (continued):</u> <u>Storke Road/Hollister Avenue:</u></p> <p>The Storke Road/Hollister Avenue intersection is forecast to operate at LOS E with the Baseline PM peak hour volumes. The IVMP would add 45 trips to the intersection during the PM peak hour, which</p>	<p><u>CIRC-2 (continued):</u> <u>Storke Road/Hollister Avenue:</u></p> <p>Three improvement options were developed for this location within the traffic sections of another project’s EIR.² Each of these mitigation options would offset the IVMP traffic additions.</p> <p>Mitigation CIRC-2a: Construct a westbound merge lane in front of the service station at the Storke/Hollister intersection.</p>	<p>City of Goleta, Engineering Division</p>	<p>Level of service will be monitored annually on this intersection. If the level of service approaches LOS E, improvements will be made within five years.</p>	<p>Annual</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

² Ellwood/Devereux EIR, URS, July 2004.

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<p>exceeds the City's project-specific impact threshold of 10 trips.</p>	<p>Mitigation CIRC-2b: The City of Goleta GTIP includes an improvement for the intersection: adding a third eastbound left-turn lane, adding a third lane on Storke Road northbound between Hollister Avenue and the U.S. 101 southbound ramp intersection; widening Hollister Avenue adjacent to the Camino Real Marketplace site, which may require additional right-of-way from adjacent properties.</p> <p>Mitigation CIRC-2c: The 1997 GTIP included adding a third westbound through lane at the Storke Road/Hollister Avenue intersection. This option would require acquisition of right-of-way from the north side of Hollister Avenue west of Storke Road.</p>					

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes								
Class I Impacts														
<p><u>CIRC-2 (continued):</u> <u>Mesa Road/Los Carneros Road:</u> This intersection would operate at LOS F under Baseline + IVMP conditions. The IVMP would add 273 PM peak hour trips to this location, exceeding the LOS F threshold of 5 trips.</p>	<p><u>CIRC-2 (continued):</u> <u>Mesa Road/Los Carneros Road:</u> The County GTIP provides additional lanes on each of the intersection approaches. However, the County GTIP improvements would not provide LOS C operations. The following geometry would be required to provide LOS C operations at the intersection with Baseline + IVMP PM peak hour volumes.</p> <table border="1" data-bbox="478 732 894 927"> <tr> <td>NB Approach</td> <td>L T TR</td> </tr> <tr> <td>SB Approach</td> <td>L T TR</td> </tr> <tr> <td>EB Approach</td> <td>L TR</td> </tr> <tr> <td>WB Approach</td> <td>L TR</td> </tr> </table>	NB Approach	L T TR	SB Approach	L T TR	EB Approach	L TR	WB Approach	L TR	<p>County Public Works Department, Transportation Division</p>	<p>Level of service will be monitored annually on this intersection. If the level of service approaches LOS E, improvements will be made within five years.</p>	<p>Annual</p>	<p>Completion: _____ Date, Initials _____ Name</p>	
NB Approach	L T TR													
SB Approach	L T TR													
EB Approach	L TR													
WB Approach	L TR													

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class I Impacts						
Section 4.1: Affordable Housing Sites						
<p>Impact AH-AES-1: Development on the Friendship Manor vacant site will result in impacts to mountain views.</p> <p>Currently the site is vacant and allows panoramic views of the Santa Ynez Mountains through the site. While existing fencing does create some visual clutter, overall development of the site would result in a <i>potentially significant</i> impact to visual resources.</p>	<p>Mitigation Measure AH-AES-1: Housing on the Friendship Manor site shall be designed to help frame and enhance the remaining mountain views.</p>	County Planning and Development Department	Ongoing	During Site Plan Review	Completion: _____ Date, Initials _____ Name	
<p>Impact AH-SW-1: Development of the affordable housing sites will impact the solid waste stream.</p> <p>Estimated solid waste generation amounts for the 218 units would generate 625 tons/year (312.5 tons/year after recycling) of solid waste. This is in excess of the 196 tons/year threshold and</p>	<p>Mitigation AH-SW-1: Future and existing development (private and public) shall develop and implement a Solid Waste Program. The program shall include, but not be limited to, the following measures (as applicable to land use types):</p> <ol style="list-style-type: none"> a. Implementation of a residential and public recreational green waste source reduction program. The program shall include, but not be limited to, the creation of lot or common composting areas, and the use of mulching mowers in all 	County Public Works Department, Resource Recovery and Waste Management Division	Ongoing	Annual	Completion: _____ Date, Initials _____ Name	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class I Impacts						
constitutes a <i>potentially significant</i> impact.	<p>common open space lawns.</p> <p>b. Provision of a designated space or bins for storage of recyclable materials including office paper, cardboard, and beverage containers at residential, commercial, industrial, and public recreational areas.</p>					
<p>Impact AH-CIRC-1: Impacts to surrounding roads from additional trips generated by development of affordable housing sites.</p> <p>The additional trips generated by the Affordable Housing Sites are projected to create <i>potentially significant</i> impacts to the design/acceptable capacities of roadway segments at four locations (El Colegio Road, Los Carneros Road, and Storke Road south of Whittier Drive).</p>	<p>Mitigation Measure AH-CIRC-1:</p> <p>Implementation of either the roundabout or 4-lane El Colegio Road improvements would mitigate the project-specific and cumulative traffic impacts to El Colegio Road, Camino Pescadero, and Embarcadero Del Norte. The project would participate in the funding of the El Colegio Road improvements via the payment of County Goleta Transportation Improvement Program traffic fees.</p> <p>The project would participate in the funding of the improvement via the payment of County GTIP traffic fees.</p>	County Public Works Department, Transportation Division	Level of service will be monitored annually on this roadway segment. If the level of service approaches LOS E, improvements will be made within five years.	Annual	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class I Impacts						
<p>Impact AH-CIRC-2: Impact to U.S. 101 SB Ramps/Los Carneros Road.</p> <p>Affordable Housing Site #6 would add 16 trips to this intersection during the PM peak hour. This exceeds the County's project-specific impact threshold of 15 trips and is considered a <i>potentially significant</i> impact.</p>	<p>Mitigation Measure AH-CIRC-2:</p> <p>The City of Goleta improvement project would widen and re-stripe the northbound approach to provide two through lanes and a separate right-turn lane. The IVMP would participate in the funding of the improvement via the payment of City of Goleta GTIP traffic fees.</p>	<p>City of Goleta Engineering Division</p>	<p>Level of service will be monitored annually on this intersection. If the level of service approaches LOS E, improvements will be made within five years.</p>	<p>Annual</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	
<p>Impact AH-CIRC-3: Impact to El Colegio Road.</p> <p>Affordable Housing Sites 2, 4, 5, 6, 8, 9, 10 would generate project-specific impacts to the El Colegio Road/Los Carneros Road and El Colegio Road/Camino Pescadero Road intersections according to County impact thresholds. Additionally, Affordable Housing Site #4 would generate a project-specific impact at the El Colegio Road/Embarcadero Del</p>	<p>Mitigation Measure AH-CIRC-3:</p> <p>Implement the El Colegio Road widening improvement or the El Colegio Road roundabout option combined with the Phelps Road connection. The Affordable Housing Sites would participate in the funding of the improvement via the payment of County GTIP traffic fees.</p>	<p>County Public Works Department, Transportation Division</p>	<p>Level of service will be monitored annually on this roadway segment. If the level of service approaches LOS E, improvements will be made within five years.</p>	<p>Annual</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class I Impacts						
<p>Norte Road intersection and Affordable Housing Site #6 would generate project-specific and cumulative impacts at the El Colegio Road/Camino Del Sur intersection according to County impact thresholds.</p>						
Section 4.2: Downtown Isla Vista						
<p>Impact DT-CIRC-11: Parking impact if public parking facilities are not completed prior to the completion of private development projects in the downtown.</p> <p>The proposed project includes an in-lieu parking fee for the downtown area of Isla Vista. This in-lieu fee will result in some private development projects being built with reduced levels of on-site parking. As a parking structure is a large public sector investment, it is possible that some private development projects will be constructed prior to the</p>	<p>No feasible mitigation</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class I Impacts						
<p>completion of the downtown parking structure, or a downtown surface parking lot is established. In that case, there will be <i>potentially significant</i> impact.</p>						
<p>Impact DT-SW-1: Downtown residential build-out may increase solid waste.</p> <p>382 additional downtown residential units are proposed in the IVMP as part of the downtown catalyst project. These units would generate 1092 tons/year (546 tons/year after recycling) of solid waste. This amount of solid waste exceeds the threshold of 196 tons/year and is considered a <i>potentially significant</i> impact.</p>	<p>Mitigation DT-SW-1:</p> <p>Future and existing development (private and public) shall develop and implement a Solid Waste Program. The program shall include, but not be limited to, the following measures (as applicable to land use types):</p> <ul style="list-style-type: none"> • Implementation of a residential and parkland green waste source reduction program. The program shall include, but not be limited to, the creation of lot or common composting areas, and the use of mulching mowers for all common open space lawns. • Provision of a designated space or bins for storage of recyclable materials including office paper, cardboard, and beverage containers at residential, commercial, industrial, and public recreational areas. 	<p>County Public Works Department, Resource Recovery and Waste Management Division</p>	<p>Ongoing</p>	<p>Annual</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class I Impacts						
<p>Impact DT-CIRC-1: Impact to El Colegio Road.</p> <p>The Existing and Cumulative volumes on the two-lane segments of El Colegio Road east and west of Los Carneros Road exceed the roadway design capacity of 17,900 ADT. The downtown catalyst project would add 1,989 ADT to El Colegio Road east of Los Carneros Road. This equates to an increase of 9% under Existing conditions and 76% under Cumulative conditions. The project would add 585 ADT west of Los Carneros Road. This equates to an increase of 2% under Existing and Cumulative conditions. These additions would exceed the County's roadway impact threshold as resulting in a <i>potentially significant</i> impact.</p>	<p>Mitigation Measure DT-CIRC-1.1:</p> <p>Implement either the El Colegio Road roundabout, with the Phelps Road extension, or the 4-lane El Colegio Road improvements. The project would participate in the funding of the El Colegio Road improvements via the payment of County GTIP traffic fees.</p>	<p>County Public Works Department, Transportation Division</p>	<p>Level of service will be monitored annually on this roadway segment. If the level of service approaches LOS E, improvements will be made within five years.</p>	<p>Annual</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class I Impacts						
<p>Impact DT-CIRC-2: Impact to Los Carneros Road.</p> <p>The Existing and Cumulative volumes on the two-lane segment of Los Carneros Road south of Hollister Avenue exceed the design capacity of 17,900 ADT, the volumes on the segment of Los Carneros in the County exceed the design capacity of 19,900, and the volumes on the segment of Los Carneros Road south of Mesa Road exceed the acceptable capacity designation. The downtown catalyst project would add 1,403 ADT to these segments of Los Carneros Road. This equates to an increase of approximately 7% under Existing conditions and 5-6% under Cumulative conditions. This addition would exceed the County's roadway impact threshold as a <i>potentially significant</i> impact.</p>	<p>Mitigation Measure DT-CIRC-2.1:</p> <p>The County GTIP includes which intersections to widen on Los Carneros Road to provide for improved operations. The project would participate in the funding of the Los Carneros Road improvement via the payment of County GTIP traffic fees.</p>	<p>County Public Works Department, Transportation Division</p>	<p>Level of service will be monitored annually on this roadway segment. If the level of service approaches LOS E, improvements will be made within five years.</p>	<p>Annual</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class I Impacts						
<p>Impact DT-CIRC-3: Impact to Storke Road south of Whittier Drive.</p> <p>The Existing and Cumulative volumes on the two-lane segment of Storke Road south of Whittier Drive exceed the acceptable capacity standard (14,300 ADT). The downtown catalyst project would add 585 ADT to Storke Road south of Whittier Drive. This equates to an increase of 3% under Existing and Cumulative conditions. This addition would exceed the County's roadway impact threshold and become a <i>potentially significant</i> impact.</p>	<p>Mitigation Measure DT-CIRC-3.1:</p> <p>UCSB would be responsible for widening the two-lane roadway segment of Storke Road to provide two southbound lanes as part of the UCSB Faculty and Family Student Housing and Open Space Plan Project.</p>	UCSB	Level of service will be monitored annually on this roadway segment. If the level of service approaches LOS E, improvements will be made within five years.	Annual	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	
<p>Impact DT-CIRC-7: Impact to HWY 101 SB Ramps/Los Carneros Road.</p> <p>This intersection operates at LOS D (0.83 V/C) under existing conditions and is forecast to operate at</p>	<p>Mitigation Measure DT-CIRC-7.1:</p> <p>The City of Goleta GTIP widens and re-stripes the northbound approach to provide two through lanes and a separate right-turn lane. The IVMP would participate in the funding of the improvement via the payment of City of Goleta GTIP traffic fees</p>	City of Goleta Engineering Division	Level of service will be monitored annually on this intersection. If the level of service approaches LOS E, improvements	Annual	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class I Impacts						
<p>LOS E (0.95 V/C) under Cumulative + Project conditions. The downtown catalyst project would add 52 PM peak hour trips to this location, which exceeds the County's project-specific and cumulative intersection impact thresholds.</p>			<p>will be made within five years.</p>			
<p>Impact DT-CIRC-8: Impact to Mesa Road/Los Carneros Road.</p> <p>This intersection operates at LOS C (0.77 V/C) under existing conditions and is forecast to operate at LOS F E (0.98 V/C) under Cumulative + Project conditions. The downtown catalyst project would add 62 PM peak hour trips to this location, which exceeds the County's project-specific and cumulative intersection impact thresholds. This impact is considered <i>potentially significant</i>.</p>	<p>Mitigation Measure DT-CIRC-8.1:</p> <p>The County GTIP improvement restripes the northbound and southbound approaches to provide one left-turn lane, one through lane and one shared through-right turn lane. Projects under the Draft IVMP would participate in the funding of the improvement via the payment of County GTIP traffic fees.</p>	<p>County Public Works Department, Transportation Division</p>	<p>Level of service will be monitored annually on this intersection. If the level of service approaches LOS E, improvements will be made within five years.</p>	<p>Annual</p>	<p>Completion: _____ Date, Initials _____ Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class I Impacts						
<p>Impact DT-CIRC-9: Impact to El Colegio Road Intersections.</p> <p>The downtown catalyst project would generate project-specific and cumulative impacts at the El Colegio Road intersections at Camino Del Sur, Los Carneros Road, Camino Pescadero, Embarcadero Del Mar and Embarcadero Del Norte according to the County's project-specific and cumulative impact thresholds. This is a <i>potentially significant</i> impact.</p>	<p>Mitigation Measure DT-CIRC-9.1:</p> <p>Tables 4.2-9 shows that the El Colegio Road intersections at Los Carneros Road, Camino Pescadero, and Embarcadero Del Mar would operate below the County's proposed LOS D standard with the roundabout option under Cumulative + Project P.M. peak hour conditions, unless the Phelps Road extension is implemented. and Table 4.2-9 shows that most of these intersections would operate at LOS C or better under Cumulative + Project conditions with implementation of either the roundabout improvement option with the Phelps extension or the 4-lane improvement option. The El Colegio Road/Los Carneros Road intersection would operate at LOS D with implementation of either improvement 4-lane El Colegio Road option. The project would participate in the funding of the improvement via the payment of County GTIP traffic fees</p>	<p>County Public Works Department, Transportation Division</p>	<p>Level of service will be monitored annually on this roadway segment. If the level of service approaches LOS E, improvements will be made within five years.</p>	<p>Annual</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	
<p>Impact DT-CIRC-10: Impact to Pardall Road intersections at Embarcadero Del Mar and Embarcadero Del Norte.</p> <p>The downtown catalyst project would generate significant project-specific and cumulative</p>	<p>Mitigation Measure DT-CIRC-10.1:</p> <p>Construct mini-roundabouts at the intersections of Pardall Road with Embarcadero Del Mar and Embarcadero Del Norte. The mini-roundabouts would measure 35 feet in diameter and would include splitter islands on each approach to divert traffic around the mini-roundabout.</p>	<p>County Public Works Department, Transportation Division</p>	<p>Level of service will be monitored annually on these intersections. If the level of service approaches LOS E, improvements</p>	<p>Annual</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class I Impacts						
impacts to the Pardall Road intersections at Embarcadero Del Mar and Embarcadero Del Norte. This is a <i>potentially significant</i> impact.			will be made within five years			
Section 4.4: Isla Vista Community Center						
<p>Impact CC-AES-2: Development of the proposed Community Center at Estero Park, including new landscaping and parking, has the potential to substantially obstruct views of important visual resources including the Santa Ynez Mountains and both native and non-native vegetation as experienced from both Camino Del Sur Street and the Park.</p> <p>Partial views of native and non-native vegetation as currently experienced from Camino Del Sur would be obstructed by development of the Community Center complex.</p>	<p>Mitigation Measure: CC-AES-2:</p> <p>To the maximum extent feasible, the community center site design should maintain views of the Park from Camino Del Sur. These views can be maintained through the use of view corridors and building fenestration. Views of the Oak Groves from within the Park shall be maintained and enhanced to the extent feasible as part of the new community center and park complex. No feasible measures exist to further minimize view obstruction of the Santa Ynez Mountains and native and non-native vegetation in the park as experienced from both Camino Del Sur Street and the Park.</p>	County Planning and Development Department	Ongoing	During site plan review	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class I Impacts						
<p>The buildings will block views of sycamore trees on the north side of the park and some filtered views of the Santa Ynez mountains.</p> <p>The impacts to these important visual resources would be a <i>potentially significant</i> impact.</p>						
<p>Impact CC-CIRC-4: Impact to Mesa Road/Los Carneros Road.</p> <p>This intersection would operate at LOS D under existing + project conditions. The project would add 24 PM peak hour trips to this location, exceeding the LOS D threshold of 15 trips.</p>	<p>Mitigation Measure CC-CIRC-4.1:</p> <p>Implement the County GTIP restriping of the northbound and southbound approaches to provide one left-turn lane, one through lane and one shared through-right turn. The I.V. Community Center project would participate in the funding of this improvement via the payment of County GTIP traffic fees.</p>	<p>County Public Works Department, Transportation Division</p>	<p>Level of service will be monitored annually on this intersection. If the level of service approaches LOS E, improvements will be made within five years</p>	<p>Annual</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class I Impacts						
<p>Impact CC-CIRC-5: El Colegio Road Improvements.</p> <p>The project would generate project-specific impacts at the El Colegio Road intersections at Camino Del Sur, Los Carneros Road, and Camino Pescadero according to the County's impact thresholds.</p>	<p>Mitigation Measure CC-CIRC-5.1:</p> <p>Implement either the El Colegio Road roundabout improvement option or the 4-lane improvement option. The I.V. Community Center project would participate in the funding of this improvement via the payment of County GTIP traffic fees.</p>	<p>County Public Works Department, Transportation Division</p>	<p>Level of service will be monitored annually on this intersection. If the level of service approaches LOS E, improvements will be made within five years</p>	<p>Annual</p>	<p>Completion: _____ Date, Initials _____ Name _____</p>	
<p>Impact CC-CIRC-6: Impact to El Colegio Road/Camino Del Sur Road.</p> <p>The intersection would operate at LOS F under cumulative conditions. The project would increase volumes by 2%, thus exceeding the County's cumulative impact threshold.</p>	<p>Mitigation Measure CC-CIRC-6.1:</p> <p>Implement the El Colegio Road improvements.</p>	<p>County Public Works Department, Transportation Division</p>	<p>Level of service will be monitored annually on this intersection. If the level of service approaches LOS E, improvements will be made within five years</p>	<p>Annual</p>	<p>Completion: _____ Date, Initials _____ Name _____</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class I Impacts						
<p>Impact CIRC-Alt 6-1.1: Storke Road north of Hollister Avenue.</p> <p>The traffic volumes associated with Alt 6 would add 775 ADT, increasing volumes by about 1.8% and exceeding the County's roadway impact threshold.</p>	<p>Mitigation Measure CIRC-Alt 6-1.1.1</p> <p>Implement the City of Goleta GTIP project Storke Road/Hollister Ave intersection project adding a third eastbound left-turn lane at Storke Road/Hollister Avenue intersection.</p>	<p>City of Goleta, Engineering Division</p>	<p>Level of service will be monitored annually on this intersection. If the level of service approaches LOS E, improvements will be made within five years</p>	<p>Annual</p>	<p>Completion: _____ Date, Initials _____ Name</p>	
<p>Impact CIRC-Alt 6-2: Intersection Impacts.</p> <p>PM peak hour traffic forecasts generated by Alt 6 would exceed intersection impact thresholds.</p>	<p><u>Hollister Avenue/Los Carneros Road:</u></p> <p>Implement the County GTIP project for dual westbound left-turn lanes at the intersection.</p> <p><u>Mesa Road/Los Carneros Road:</u></p> <p>Implement the County GTIP project to provide additional lanes on each of the intersection approaches.</p>	<p>County Public Works Department, Transportation Division</p>	<p>Level of service will be monitored annually on this intersection. If the level of service approaches LOS E, improvements will be made within five years</p>	<p>Annual</p>	<p>Completion: _____ Date, Initials _____ Name</p>	
<p>Impact CIRC-Alt 6-2: Intersection Impacts.</p> <p>PM peak hour traffic forecasts generated by Alt 6 would exceed intersection impact thresholds.</p>	<p><u>El Colegio Road Intersections.</u></p> <p>Implement the El Colegio Road widening improvement and intersection-specific geometry and design.</p>	<p>County Public Works Department, Transportation Division</p>	<p>Level of service will be monitored annually on this intersection. If the level of service approaches LOS E, improvements will be made within five years</p>	<p>Annual</p>	<p>Completion: _____ Date, Initials _____ Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class I Impacts						
			years			

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
Section 3.2: Aesthetics / Visual Resources						
<p>Impact AES-4: The proposed project would potentially result in improper disposal of refuse or waste construction materials during grading and construction that could be objectionable or inconsistent with the character of the project site.</p> <p>This would adversely affect the aesthetic qualities of the development sites and possibly surrounding properties, if materials were to be blown offsite. Short-term construction impacts on visual resources would be <i>potentially significant</i>.</p>	<p>Mitigation Measure AES-4.1:</p> <p>To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Each individual applicant or their designee shall retain a clean-up crew to ensure that trash and all excess construction debris is collected daily and placed in provided receptacles throughout construction.</p>	County Building and Safety Division	Ongoing	During construction	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
Section 3.4: Air Quality						
<p>Impact AIR-1: Short-term PM₁₀ construction emissions.</p> <p>Adoption of the Draft IVMP would result in the implementation of projects that would generate construction-related PM₁₀ from fugitive dust and vehicle/equipment emissions. The County does not have a quantitative threshold for short-term construction related PM₁₀. The County exceeds the state standard for PM₁₀ and additional emissions could result in a <i>significant</i> impact. Therefore, dust mitigation measures are required for all discretionary construction activities. Furthermore, dust control measures are required for most projects under the County's Grading Ordinance.</p>	<p>Mitigation Measure AIR-1:</p> <p>Dust generated by project construction shall be kept to a minimum by following the dust control measures listed below:</p> <ul style="list-style-type: none"> • Water trucks or sprinkler systems shall be used during construction to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, such areas shall be watered down in the late morning and after completion of work at the end of the day. The frequency of watering shall be increased when wind speeds exceed 15 miles per hour if soils are not completely wet. If wind speeds increase to the point that the dust control measures cannot prevent dust from leaving the site, construction activities shall be suspended. Reclaimed water shall be used whenever possible. • Vehicle speeds on the construction site shall be limited to 15 miles per hours or less. • Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads. • Trucks transporting fill material/soil to and from the site 	County Building and Safety Division	Ongoing	During construction	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
	<p>shall be tarped from the point of origin. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.</p> <ul style="list-style-type: none"> • After clearing, grading, earth moving, or excavation is completed, the disturbed area shall be treated by watering, revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. • A person or persons shall be designated by the contractor or builder to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Such monitoring responsibilities shall include holiday and weekend periods when work may not be in progress. The contractor shall provide the name and telephone number of such person to the APCD and the County prior to approval of any land use clearance for any project grading or construction activities. 					

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
Section 3.5: Biological Resources						
<p>Impact BIO-1: Increased residential development encroachment and increased human and pet use associated with build-out in the southwestern project area has the potential to result in direct or indirect adverse hydrologic changes to vernal pool habitat including the potential for altered freshwater input or increase in sedimentation.</p> <p>Eight parcels located along the south side of Del Playa Drive have been identified as supporting known vernal pool habitat. Development in the vicinity of the eight parcels along the south side of Del Playa Drive that contain known vernal pool habitat would result in a <i>potentially significant indirect impact on biological resources.</i></p>	<p>Mitigation Measure BIO-1:</p> <p>The following measures shall be undertaken on the County and IVRPD owned parcels (APN 75-181-21, 24, 25, 26, and 27) to reduce and/or avoid impacts to the smaller vernal pools located along Del Playa Drive. These improvements shall include:</p> <ol style="list-style-type: none"> Provide convenient garbage collection and bags for disposal of pet droppings; Maintain established access trails through the open space areas and enhance barriers on sides of trails to discourage encroachment; Protect vernal pool habitat during the critical winter season (November 15 to April 15) by introducing educational signage relating to habitat sensitivity during this time; and Provide signage prohibiting bicycle use off established trails and unleashed pet use in vernal pool habitat areas. 	County Planning and Development Department	Ongoing	During site plan review	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>Impact BIO-2: Increased residential populations associated with Isla Vista Master Plan build-out would intensify human and pet visitation at the two protected ESH vernal pool habitats in the northwestern project area and could result in direct or indirect adverse changes to vernal pool habitat including the potential for increased sedimentation or disruptions to the larger plant community (e.g., grassland) within which vernal pools occur.</p> <p>Vernal pool habitat has been identified within the Camino Corto Open Space and the Del Sol Vernal Pool Reserve and Open Space, in the northwestern corner of the project area. The Camino Corto Open Space and the Del Sol Vernal Pool Reserve and Open Space has also been considered in</p>	<p>Mitigation Measure BIO-2: Improvements within the existing Corto Open Space and the Del Sol Vernal Pool Reserve shall include:</p> <ul style="list-style-type: none"> a. Provide convenient garbage collection and bags for disposal of pet droppings; b. Maintain established access trails through the open space areas and enhance barriers on sides of trails to discourage encroachment; c. Protect vernal pool habitat during the critical winter season (November 15 to April 15) by introducing educational signage relating to habitat sensitivity during this time; and d. Provide signage prohibiting bicycle use off established trails and unleashed pet use in vernal pool habitat areas. 	<p>County Planning and Development Department</p>	<p>Ongoing</p>	<p>During site plan review</p>	<p>Completion: _____ Date, Initials _____ Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>the larger Devereux Creek watershed recreational plan.</p> <p>An increase in residential population within the project area resulting from Master Plan build-out would increase the intensity of passive recreational use (including pets) within these open spaces and vernal pool complexes. The existing extensive visitation within the open space areas by walkers, bikers, and pet owners would be increased. This increase in use has the potential to result in damage to the ESH vegetation, as well as decrease the ESH value to wildlife. These changes would be <i>potentially significant indirect impacts</i> on biological resources.</p>						
<p>Impact BIO-3: Development resulting from Master Plan implementation would have the potential to substantially reduce or eliminate the</p>	<p>Mitigation Measure BIO-3: For construction activity on vacant parcels within 300 feet of the eucalyptus windrows at Camino Majorca and/or Estero Park, requiring a coastal development permit and</p>	<p>County Building and Safety Division</p>	<p>Ongoing</p>	<p>Prior to the issuance of building permits</p>	<p>Completion: _____ Date, Initials _____</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>quantity or quality of nesting areas and to degrade wildlife habitat used for foraging raptor species.</p> <p>Development activities within the project area that would potentially affect native vegetation and trees, or that would potentially disturb ground surfaces in the vicinity of the eucalyptus tree windrows could impact individual animals and wildlife habitat. Affected species would include primarily birds, the most important of which are nesting raptors that have been recorded to nest in the area and foraging raptors such as white-tailed kites. Other sensitive bird species in the area include Cooper's hawk and the loggerhead shrike. Disturbances to nesting raptors resulting from construction equipment noise and disturbance to nesting or roosting trees</p>	<p>occurring between February 1 and August 15, project area, project applicants shall fund biological surveys to identify any presence of raptor nesting and/or roosting sites in eucalyptus windrows or other native vegetation or trees. The surveys shall be conducted 2 weeks prior to the start of ground clearing or grading activity. If survey results indicate the presence of raptor species nesting or foraging within or adjacent to any of these parcels, a 500-foot "no construction disturbance zone" measured from each raptor nest or roosting site shall be maintained during construction activities.</p>				Name	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
would be a <i>potentially significant impact on biological resources.</i>						

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>Impact BIO-5: Master Plan build-out has the potential to substantially affect individuals of sensitive plant species, including southern tarplant.</p> <p>Incremental, small project development on 30 currently undeveloped parcels could occur as part of project area build-out. There are several recent records of sensitive plant species in the project vicinity, including Southern tarplant, a species considered to be rare or endangered by the California Native Plant Society. The exact plant locations are not known because the extent of the local population can change from year to year. However, proposed development would potentially result in degradation of habitat for sensitive plant species, and loss of individuals or habitat</p>	<p>Mitigation Measure BIO-5:</p> <p>Because the presence of southern tarplant is unknown and can change from year to year, the following measure shall be implemented to determine the level of impacts that could occur for specific development projects within the 30 currently undeveloped parcels in the project area.</p> <p>a. For sites that are undeveloped, upon application submittal and prior to an application being deemed complete, County staff will conduct a site visit to determine if the site includes potential tarplant habitat. If such conditions are identified, the applicant shall cause a sensitive plant species survey to be prepared by a County Planning and Development qualified biologist.</p> <p>b. If southern tarplant specimen(s) are found during a particular survey, the project applicant shall develop and implement a species mitigation plan that shall include protection measures such as avoidance, seed collection, topsoil salvage, off-site restoration or enhancement, or off-site compensation acceptable to the appropriate permitting agencies for the level of impact that would</p>	<p>County Planning and Development Department</p>	<p>Ongoing</p>	<p>During application review</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
by direct disturbance i.e., grading. These would be <i>potentially significant impacts on biological resources.</i>	occur. This measure would minimize impacts on the southern tarplant and provide a means of regenerating lost specimens due to disturbance from construction.					
<p>Impact BIO-6: IVMP build-out and improvements have the potential to remove native and non-native trees and vegetation that could conflict with local policies protecting such species.</p> <p>The removal of native and non-native trees from sidewalk widening and installation is a <i>potentially significant</i> impact to biological resources.</p>	<p>Mitigation Measure BIO-6.1:</p> <p>Where feasible, during installation of new sidewalk or sidewalk widening projects, the Public Works department shall install street trees along the street frontage at spacing no greater than 50 feet on center.</p>	County Public Works Department, Transportation Division	Ongoing	During installation of new sidewalk or sidewalk widening projects	Completion: _____ Date, Initials _____ Name	
Section 3.6: Cultural / Historic Resources						
<p>IMPACT CH-1: Development of the proposed project may cause damage and destruction to unknown resources.</p> <p>There are significant archeological sites neighboring the project area on all sides,</p>	<p>Mitigation Measure CH-1.1:</p> <p>In the event archeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County</p>	County Planning and Development Department	Ongoing	During grading or construction	Completion: _____ Date, Initials _____ Name	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>suggesting the possibility of sites of archeological significance to be present on land in the project area that is currently developed. The majority of Isla Vista has not been professionally surveyed.</p> <p>Direct impacts are typically associated with construction activity and have the potential to alter and/or diminish all or part of the character and quality of historic and archaeological resources. Development under the IVMP would not likely disturb soils that have not been previously disturbed. Therefore, there are no anticipated direct impacts on <i>known</i> cultural resources.</p> <p>Build-out and redevelopment under the IVMP could result in accidental discovery of a previously unknown archeological site of significance that had not been discovered</p>	<p>Archeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archeological Guidelines and funded by the applicant. This mitigation measure will prevent the destruction of unknown, buried archeological resources during grading activities.</p>					

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>during original development. This could potentially result in damage to <i>unknown</i>, buried archaeological resources during surface and subsurface grading, a <i>potentially significant</i> impact to archaeological resources.</p>						
Section 3.8: Hazards and Hazardous Materials						
<p>Impact HAZ-2: Development of the proposed project would potentially cause the release of asbestos fibers.</p> <p>Existing buildings in the project area could potentially have been constructed with asbestos-containing building material (ACBM). With implementation of the IVMP a number of these buildings could be remodeled/ demolished resulting in the potential release of asbestos fibers into the environment and potential health impacts on community</p>	<p>Mitigation Measure HAZ-2.1:</p> <p>Prior to remodeling/demolition activities of a residential building with less than four units or a commercial building, the applicant shall determine whether the structure(s) proposed for demolition contains asbestos that is friable (i.e. brittle) during demolition or disposal. If the structure contains friable asbestos, a contractor who is state-certified for asbestos removal shall remove the asbestos. Determining the existence of asbestos-containing building materials (ACBMs) and removing them safely will be important in preserving the long term health of both construction workers and residents associated with potentially contaminated structures.</p> <p>Mitigation Measure HAZ-2.2:</p> <p>Prior to remodeling/demolition</p>	<p>County Building and Safety Division</p>	<p>Ongoing</p>	<p>Prior to the issuance of demolition or building permits</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>members. Impacts are considered <i>potentially significant</i>.</p>	<p>activities of a residential building with more than four units or a commercial building involving pre-1979 structures, a APCD Asbestos Demolition and Renovation Compliance Checklist will be completed and a certified asbestos consultant shall conduct asbestos sampling and develop a plan for removal, as deemed necessary by the APCD and County Fire. Depending upon the amount and type of asbestos and the type of project, advanced notification to the APCD may be required before asbestos is disturbed and/or removed. Notification requirements may also include notifying local residents and occupants of buildings where asbestos work is being done.</p>					
<p>Impact HAZ-3: Redevelopment of buildings could increase the risk of exposure to lead and lead-based paint.</p> <p>Lead-based paint (LBP) could become separated from building materials during the demolition process. Separated paint can be classified as a hazardous waste if the lead content exceeds 1,000 parts per million and would need</p>	<p>Mitigation Measure HAZ-3.1:</p> <p>Potential exposure of construction workers to LBP shall be minimized through disclosure of the potential presence of LBP for demolition and renovation of structures that were constructed prior to 1979. Prior to any demolition or renovation of buildings constructed prior to 1979 on any painted surfaces, a LBP survey shall be conducted by the applicant to determine the level of risk posed to construction workers, building occupants, business owners and their employees from exposure to the paints present. Results of the LBP survey</p>	<p>County Building and Safety Division</p>	<p>Ongoing</p>	<p>Prior to the issuance of demolition or building permits</p>	<p>Completion: _____ Date, Initials _____ Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>to be disposed of accordingly. Additionally, LBP chips can pose a hazard to workers and adjacent sensitive land uses. where employees may be exposed to lead during such activities as demolitions, removal, surface preparation for re-painting, renovation, clean up and routine maintenance. Therefore, some painted building material surfaces built prior to the 1979 regulations that limited the use of lead may contain unhealthful amounts of lead. If lead is found, the potential exposure of construction workers to LBP would have <i>potentially significant</i> impacts.</p>	<p>shall be documented with the applicable County agencies. Any recommendations made in that survey related to the paints present at the project site shall be implemented prior to the demolition or renovation of the painted surfaces.</p> <p>Mitigation Measure HAZ-3.2:</p> <p>If a determination is made that LBP is present in a building slated for demolition or renovation, the applicant shall implement a LBP abatement plan, which shall include the following components:</p> <ol style="list-style-type: none"> 1. A site Health and Safety Plan, as needed. 2. Containment of all work areas to prohibit off-site migration of paint chip debris. 3. Removal of all peeling and stratified lead-based paint on building surfaces and on non-building surfaces to the degree necessary to safely and properly complete demolition activities per the survey recommendations. <p>The LBP abatement plan shall be prepared by a consulting firm certified in LBP removal and documented with the applicable County agencies. Undergoing this process will limit unnecessary exposure to construction workers and occupants present at the</p>					

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
	project site.					

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
Section 3.9: Hydrology and Water Quality						
<p>Impact HYD-1: Construction associated with IVMP development/redevelopment could create water quality impacts.</p> <p>Development/redevelopment projects could generate pollutants and sediment in runoff during activities such as site clearing, demolition, excavation, grading, and construction. Bare soil exposed during site clearing and grading would be more prone to erosion than under existing conditions.</p> <p>Implementation of a Stormwater Pollution Prevention Plan (SWPPP) or Erosion and Sediment Control Plan would reduce potential impacts to <i>less than significant</i> levels.</p> <p>For projects not subject to NPDES or grading permit requirements, <i>potentially significant</i></p>	<p>Mitigation Measure HYD-1:</p> <p>At a minimum, the following best management practices (BMPs) designed to reduce or eliminate construction site pollutants shall be incorporated into all project plans as a condition of approval and be implemented during construction:</p> <p><i>Construction Site Planning BMPs</i>, including but not limited to:</p> <ul style="list-style-type: none"> a) the amount of cuts and fills shall be minimized b) only the minimum amount of vegetation necessary for construction shall be removed c) the clearing limits, setbacks, protected habitat areas, trees, drainage courses, and buffer zones shall be delineated on plans and in the field to prevent excessive or unnecessary soil disturbance and exposure d) excavation and grading shall be avoided during the rainy season e) grading operations shall be phased to reduce the extent of disturbed areas and length of exposure f) impervious surface areas shall be minimized and permeable paving materials shall be used whenever possible g) concrete, asphalt, and seal coat shall be applied during dry weather only; storm drains and 	<p>County Planning and Development Department; County Building and Safety Division</p>	<p>Ongoing</p>	<p>During site plan review; also prior to the issuance of building permits</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
impacts may occur.	<p>manholes within the construction area shall be covered when paving or applying seal coat, slurry, fog seal, etc.</p> <p><i>BMPs to Minimize Soil Movement, including but not limited to:</i></p> <ul style="list-style-type: none"> a) exposed stockpiles of soil and other erosive materials shall be covered during the rainy season b) soil stabilizers shall be employed, as appropriate c) disturbed soils shall be restored and revegetated as soon as practicable d) sediment and construction materials shall be dry-swept from finished streets the same day they are deposited e) tire wash stations, gravel beds, and/or rumble plates will be installed at site entrance and exit points to prevent sediment from being tracked onto adjacent roadways f) any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods g) site runoff control structures, such as earth berms, gravel bags, silt fences, drainage swales, and ditches that reduce erosion and convey surface runoff during construction into temporary or permanent sediment detention 					

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
	<p>basins shall be installed and made operational in the initial phase of construction, as necessary.</p> <p><i>Good Housekeeping BMPs</i>, including but not limited to the following requirements:</p> <ul style="list-style-type: none"> a) all storm drains, drainage patterns, and creeks located near the construction site prior to construction shall be identified to ensure that all subcontractors know their location to prevent pollutants from entering them b) storm drain inlets shall be protected from sediment-laden waters for the duration of the grading period and until graded areas have been stabilized by structures, long-term erosion control measures or landscaping c) all leaks, spills, drips shall be immediately cleaned up and disposed of properly d) one or more emergency spill containment kits shall be placed on-site in easily visible locations and personnel will be trained in proper use and disposal methods e) vehicles and heavy equipment shall be refueled and serviced in one designated site located at least 500 feet from creeks and drainage swales; vehicles and heavy equipment that are leaking fuel, oil, hydraulic fluid or other 					

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
	<p>pollutants shall be immediately contained and either repaired immediately or removed from the site</p> <p>f) temporary storage of construction equipment shall be limited to a 50- x 50-foot area and shall be located at least 100 feet from any water bodies</p> <p>g) trash cans shall be placed liberally around the site and properly maintained</p> <p>h) dry clean-up methods shall be used whenever possible</p> <p>i) construction material and waste management practices shall be identified, including temporary borrow and waste disposal areas, temporary debris and garbage disposal, and chemical/fuel storage areas</p> <p>j) washing of concrete trucks, paint, equipment, or similar activities shall be at least 100 feet from any storm drain, water body or sensitive biological resources and shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site; wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands</p> <p>k) all subcontractors and laborers shall be educated about proper site maintenance and storm water pollution control measures</p>					

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
	through periodic "tailgate" meetings					
<p>Impact HYD-3: IVMP Build-out would increase surface runoff.</p> <p>Build-out under the IVMP would add 51,485 sf of commercial space and 1,447 residential units, 382 of which would be located in the downtown. New IVMP policies and development standards encourage the use of pervious materials and the reduction of impervious surfaces for new development and redevelopment. Nonetheless, build-out of the IVMP would</p>	<p>Mitigation Measure HYD-2:</p> <p>New development and redevelopment projects that would increase impervious surfaces beyond existing site conditions shall include:</p> <ul style="list-style-type: none"> • a drainage plan to be submitted to the County Public Works and County Flood Control District for review, • an assessment of runoff impact to Isla Vista storm drain capacity, and • a condition for BMPs to retain or detain runoff onsite as required by the SWQMP. <p>Where infiltration or retention on site is proposed, the drainage plan shall also be reviewed by the P&D registered geologist for soil feasibility and design constraints.</p>	<p>County Planning and Development Department; County Public Works Department, Water Resources Division; County Flood Control District</p>	<p>Ongoing</p>	<p>During site plan review</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>result in an overall increase in impervious surfaces and associated runoff.</p> <p>Because some streets in the project area experience localized flooding during heavy storms when runoff exceeds storm drain capacity, an increase in runoff would be a <i>significant impact</i> for these areas. Projects that increase impervious surfaces by less than 25% are generally considered to be <i>insignificant</i>; however, due to the storm drain capacity issues that currently exist in Isla Vista, runoff from these projects could create a <i>potentially significant impact</i>.</p>	<p>Mitigation Measure HYD-3:</p> <p>To reduce storm water runoff, one of the following driveway designs shall be used on new development and redevelopment projects:</p> <ul style="list-style-type: none"> • paving only under wheels, • flared driveway, or • use of permeable surfaces for temporary or non-permanent parking areas. 	<p>County Planning and Development Department</p>	<p>Ongoing</p>	<p>During site plan review</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
Section 3.10: Noise						
<p>Impact NSE-1: Temporary construction-related noise could impact surrounding noise sensitive land uses.</p> <p>Build-out under the Draft IVMP could produce an additional 1,447 new residential units and 51,485 sf of commercial space. Construction activities would result in short-term noise impacts on sensitive receptors (primarily residential) located within 1,600 feet of the construction area and along truck haul routes. Noise in excess of the 65 dBA CNEL threshold would be generated during demolition, excavation, grading, material hauling and delivery, and building/remodeling activities. The use of heavy equipment such as jackhammers, backhoes, graders, heavy trucks and pile drivers typically</p>	<p>Mitigation Measure NSE-1:</p> <p>Construction activity and equipment maintenance within 1,600 feet of sensitive receptors shall be limited to non-holiday weekdays between the hours of 8 AM and 5 PM only. Non-noise generating construction activities, such as interior painting, are not subject to these restrictions.</p> <p>Mitigation Measure NSE-2:</p> <p>Construction equipment that generates noise exceeding 65 dBA at the nearest sensitive receptors shall be located the maximum feasible distance from nearby sensitive uses and shall be shielded with noise attenuation barriers or muffling devices to reduce to 65 dBA.</p> <p>Mitigation Measure NSE-3:</p> <p>The project applicant shall provide a construction schedule to adjacent property owners at least seven days in advance of construction activities.</p>	County Building and Safety Division	Ongoing	During construction	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>produce short-term, high noise levels in excess of 75 dBA and peaking as high as 105 dBA.</p> <p>Depending on the project, these impacts can last anywhere from a few months to more than a year for each specific project, will fluctuate throughout the workday and will vary depending on the type of equipment that is used. However, peak exterior construction noise levels would potentially be in excess of 65 dBA CNEL with interior noise levels likely exceeding 45 dBA CNEL, assuming 20 dB of noise attenuation for typical residential building materials.</p>						

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
Section 3.11: Parks, Open Space and Recreation						
<p>Impact REC-1: Build-out of the IVMP will increase demand for recreational facilities and neighborhood parks.</p> <p>Residential development associated with the Master Plan could introduce approximately 4,355 additional residents into the project area. While this additional population could increase the use of the existing Isla Vista Recreation and Parks District (IVRPD) parks. Increased development will generate additional funding for the IVRPD, through their per bedroom property tax, to maintain Isla Vista parks and open spaces. This additional funding will enable the IVRPD to maintain the parks and open spaces at a level commensurate with existing maintenance levels.</p>	<p>Mitigation Measure REC-1.1:</p> <p>The following Isla Vista Master Plan policies and actions apply to Impact REC-1:</p> <p><i>Open Space and Parks Policy 1:</i> The parks system shall be enhanced to meet social and community needs and provide more active recreational places.</p> <p><i>Open Space and Parks Action 1.1:</i> The RDA, working with IVRPD should pursue and create space for active recreational uses, such as sand volleyball or basketball courts on Del Playa Drive, and a skate board park at Estero Park, if feasible.</p> <p><i>Open Space and Parks Action 1.2:</i> The RDA should encourage IVRPD in coordination with County Parks Department to maintain parks and open space to provide a safe environment, rehabilitating unusable and potentially overgrown areas.</p> <p><i>Open Space and Parks Action 1.3:</i> IVRPD is encouraged to update their public space classification system to facilitate a wide range of open areas from undeveloped natural lands to formal spaces.</p> <p>Mitigation Measure REC-1.2: Following adoption of the Master Plan, the RDA and County Parks</p>	<p>County Redevelopment Agency; IVRPD</p>	<p>Ongoing; Conduct feasibility studies and update public space classification system within five years of IVMP approval.</p>	<p>Every five years</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>The projected increase in the residential population could also result in a related increase in demand for parks or other recreational facilities within the City of Goleta and at UCSB.</p> <p>Local parklands, including City of Goleta parkland, UCSB-owned recreational and open spaces, and IVRPD parks and open spaces total over 624 acres, or 12 acres of parkland per 1,000 residents. While, this is substantially more than the respective adopted countywide ratio of 4.7 acres per 1,000 persons, this figure does not account for regional usage of local parklands, a majority of which provides passive recreational opportunities instead of active recreational facilities. This impact is considered <i>potentially significant</i>.</p>	<p>Department shall meet with IVRPD staff every five years review funding and IVRPD maintenance of county-owned parks, open spaces, coastal access points and trails.</p>					

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>Impact REC-2: Expansion of the trail network could have impacts to bluff top erosion and sensitive plant communities.</p> <p>The Master Plan proposes expansions to the existing trail network and encourages the addition of bluff top connection points, in addition to improved coastal access points. Expansion of the trail network could increase erosion at certain access points and along bluff top areas. In addition, certain bluff top trails could be sited adjacent to sensitive biological resources. Impacts from an expanded trail network are considered <i>potentially significant</i>.</p>	<p>Mitigation Measure REC-2.1:</p> <p>In developing and maintaining the Isla Vista trail system, provision shall be made for the following:</p> <ul style="list-style-type: none"> a. Construction of trails with pervious materials and appropriate set-backs to minimize erosion potential; b. Adequate coastal access point signage; c. Drought tolerant, native landscaping; and d. Avoidance of sensitive biological resources along the bluff tops. 	<p>County Planning and Development Department</p>	<p>Ongoing</p>	<p>During site plan review</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
Section 3.12: Public Service and Utilities						
<p>Impact SW-3: Increases in solid waste may occur due to potential demolition/remodels.</p> <p>Significant amounts of debris and/or construction materials (e.g. concrete, asphalt, building materials, green waste, etc.) would be generated under build-out of the IVMP. Aspects of the build-out that could result in <i>potentially significant</i> impacts in this regard include road improvements, mini-roundabouts, parking, park improvements, public access and trail improvements, and the construction and/or remodeling of 847 residential units.</p>	<p>Mitigation Measure SW-3:</p> <p>Development projects shall be required to provide recycling bins at the construction site to minimize construction-generated waste requiring landfill disposal. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, building materials, etc.).</p>	County Building and Safety Division	Ongoing	During construction	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	
Section 4.1: Affordable Housing						
<p>Impact AH-AES-2: Proposed affordable housing catalyst project development and landscaping would obstruct views of the Santa Ynez</p>	<p>The project description includes design standards, the form based code, and streetscape improvements. All of these project components are intended to improve the visual character of the downtown and serve to mitigate this impact, which is <i>less than significant</i></p>	N/A	N/A	N/A	N/A	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>Mountains currently available from the project area.</p> <p>Proposed build-out of affordable housing sites under the IVMP would result in the construction of new two- and three-story structures, up to 35 feet high, on the affordable housing sites, which would block most existing views of the Santa Ynez Mountains from five existing affordable housing sites.</p> <p>New housing will obstruct some views, generally limited to fragmented view corridors, of the Santa Ynez Mountains. More important views along north-south streets would not be significantly impacted. Therefore, impacts on important view resources looking northward would be <i>adverse, but less than significant</i> (Class II).</p>	(Class II).					

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>Impact AH-HYD-1: Housing operations may impact water quality.</p> <p>Development of housing on certain affordable housing sites would change onsite drainage and runoff characteristics, ultimately increasing impervious surfaces.</p> <p>Because some streets in the project area experience localized flooding during heavy storms when runoff exceeds storm drain capacity, an increase in runoff would be a <i>significant impact</i> for these areas. Projects that increase impervious surfaces by less than 25% are generally considered to be insignificant; however, due to the storm drain capacity issues that currently exist in Isla Vista, runoff from these projects could create a <i>potentially significant impact</i>.</p>	<p>Mitigation Measure AH-HYD-1:</p> <p>Development that would increase impervious surfaces shall be submitted to the County Public Works Department for review to determine if site runoff would impact storm drain capacity and whether BMPs to retain or detain runoff onsite would be required per the <i>Santa Barbara County Storm Water Quality Management Plan</i>.</p>	<p>County Planning and Development Department; County Public Works Department, Water Resources Division</p>	<p>Ongoing</p>	<p>During site plan review</p>	<p>Completion: _____ Date, Initials _____ Name _____</p>	
	<p>Mitigation Measure AH-HYD-2:</p> <p>Development plans shall provide for on-site retention of storm water runoff, infiltration, and recharge where feasible. Feasibility shall be determined by the P&D Registered Geologist and County Flood Control engineer during development permit review.</p>	<p>County Planning and Development Department; County Flood Control District</p>	<p>Ongoing</p>	<p>During site plan review</p>	<p>Completion: _____ Date, Initials _____ Name _____</p>	
	<p>Mitigation Measure AH-HYD-3:</p> <p>To reduce storm water runoff, one of the following driveway designs shall be used in new development and redevelopment projects: paving only under wheels, flared driveway, or use of permeable surfaces for temporary or non-permanent parking areas.</p>	<p>County Planning and Development Department</p>	<p>Ongoing</p>	<p>During site plan review</p>	<p>Completion: _____ Date, Initials _____ Name _____</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
Section 4.2: Downtown Isla Vista						
<p>Impact DT-AES-2: Three-story maximum heights within the proposed downtown area development may increase the intensity of development compared to surrounding one- and two-story commercial and residential buildings.</p> <p>The contrast in mass and bulk between the proposed maximum 40-foot high structures and the adjacent, existing one-story buildings would potentially be substantial, despite design guidelines directing development to build in the “classic beach style.”</p> <p>The addition of new three-story structures would substantially increase the intensity in terms of mass and bulk of development downtown, a <i>less than significant impact</i>.</p>	<p>Mitigation Measure DT-AES-2.1:</p> <p>The installation of street trees along with the Plan’s proposed Form-Based Regulating Code will serve to break up massing and ensure that the increased massing would be architecturally integrated as the downtown buildings revitalize and redevelop during Plan build-out.</p>	<p>County Planning and Development Department</p>	<p>Ongoing</p>	<p>During site plan review</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>Impact DT-AES-5: Development of specific vacant parcels will reduce views of the Santa Ynez Mountains and eliminate visual resources.</p> <p>Development of 3-story mixed-use structures on certain sites will result in the elimination of limited mountain views through these specific sites. While the sites currently are not maintained, and used as equipment storage and parking, some views of the Santa Ynez Mountains will be impacted.</p> <p>Development of the Pardall Gardens site will alter the overall visual character of this area by converting the site from a recreational use to a mixed use development. While the existing park does provide some visual relief from the built environment; the park does not function as a</p>	None.	N/A	N/A	N/A	N/A	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>significant aesthetic resource.</p> <p>Impact from these developments is considered <i>less than significant</i>.</p>						
<p>Impact DT-AIR-1: Operational emissions may cause air quality impacts.</p> <p>Area emissions (fireplaces, restaurant kitchens, consumer products natural gas-fired space and water heaters, etc.) would be the primary source of operational air emissions associated with revitalization of the downtown. Total mitigated operational emissions (vehicle + area) for ROG would exceed APCD and County thresholds.</p>	<p>Mitigation Measures:</p> <p>Measures AIR-3.1 and AIR-3.2 in Section 3.4 Air Quality would apply.</p>	<p>County Building and Safety Division</p>	<p>Ongoing</p>	<p>Prior to the issuance of building permits</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	
<p>Impact DT-HAZ-1: Development of mixed use buildings could increase the risk of exposure from hazardous materials to building occupants.</p>	<p>Mitigation Measure DT-HAZ-1:</p> <p>County P&D and the County Fire Department review and approval shall be required for any new mixed use project and for the addition of any residential units to existing businesses</p>	<p>County Planning and Development Department; County Fire Department</p>	<p>Ongoing</p>	<p>During site plan review</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>The storage of hazardous materials in mixed use buildings could increase the risk of exposure to building occupants. Businesses that are required to develop a Hazardous Material Business Plan (HMBP) would minimize impacts through implementation of the HMBP, but businesses exempt from filing an HMBP could potentially have <i>significant impacts</i>.</p>	<p>to ensure that materials present in the business would not create a hazard to occupants of the residence.</p>				<p>_____</p> <p>Name</p>	
<p>Impact DT-HYD-1: Housing operations may impact water quality.</p> <p>Development of mixed use buildings in downtown would change onsite drainage and runoff characteristics. Even with incorporation of IVMP policies and</p>	<p>Mitigation Measure DT-HYD-1:</p> <p>Development that would increase impervious surfaces shall be submitted to the County Public Works Department for review to determine if site runoff would impact storm drain capacity and whether BMPs to retain or detain runoff onsite would be required.</p>	<p>County Planning and Development Department; County Public Works Department, Water Resources Division</p>	<p>Ongoing</p>	<p>During site plan review</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>standards, redevelopment of the downtown may increase impervious surfaces.</p> <p>Because some streets in the project area experience localized flooding during heavy storms when runoff exceeds storm drain capacity, an increase in runoff would be a significant impact for these areas. Projects that increase impervious surfaces by less than 25% are generally considered to be insignificant; however, due to the storm drain capacity issues that currently exist in Isla Vista, runoff from these projects could create a <i>potentially significant</i> impact.</p>	<p>Mitigation Measure DT-HYD-2:</p> <p>Development plans shall provide for on-site retention of storm water runoff, infiltration, and recharge where feasible. Feasibility shall be determined by the P&D Registered Geologist and County Flood Control engineer during development permit review.</p>	<p>County Planning and Development Department; County Flood Control District</p>	<p>Ongoing</p>	<p>During site plan review</p>	<p>Completion: _____ Date, Initials _____ Name _____</p>	
	<p>Mitigation Measure DT-HYD-3:</p> <p>To reduce storm water runoff, one of the following driveway designs shall be used in new development and redevelopment projects: paving only under wheels, flared driveway, or use of permeable surfaces for temporary or non-permanent parking areas.</p>	<p>County Planning and Development Department</p>	<p>Ongoing</p>	<p>During site plan review</p>	<p>Completion: _____ Date, Initials _____ Name _____</p>	
<p>Impact DT-LU-1: Neighborhood Incompatibility – APN 75-211-08</p> <p>The IVMP proposes rezoning APN 75-211-08 to Mixed Use-40</p>	<p>Mitigation Measure DT-LU-1.1:</p> <p>Commercial development on APN 75-211-08 shall face Trigo Road. Public entry points into commercial development on APN 75-211-08 shall be located on Trigo Road. Any parking for APN 75-211-08 that faces</p>	<p>Santa Barbara County Planning and Development Department</p>	<p>Ongoing for this parcel</p>	<p>During site plan review</p>	<p>Completion: _____ Date, Initials _____</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>(MU-40). The parcel is a ‘through lot’ with frontage on both Trigo and Sabado Tarde Roads. Sabado Tarde Road is a residential street with no commercial development. With the MU-40 zoning designation, the parcel could be developed with a commercial business facing Sabado Tarde Road. This would result in impacts to existing residential land uses on Sabado Tarde Road from vehicle traffic and noise creating a potentially incompatible use. These impacts are considered <i>potentially significant</i>.</p>	<p>Sabado Tarde Road should be screened from the public right-of-way view with landscaping and a low wall at the sidewalk edge. This will help reduce negative visual impacts caused by increased traffic and parking lot use.</p>				<p>_____</p> <p>Name</p>	
<p>Impact DT-FIRE-1: Fire hydrant spacing and flow requirements may be impacted by downtown development.</p> <p>In areas with commercial uses, County Fire requires fire hydrant spacing to be no more than 300 feet apart with a water</p>	<p>Mitigation Measure DT-FIRE-1:</p> <p>New development in the downtown that requires a “Fire Protection Certificate” shall be required to install, or fund the installation of, fire hydrant improvements so that that said development is served by a fire hydrant within 500 feet that provides 1,250 GPM. Projects that require a “Fire Protection Certificate” includes, but are not limited to:</p>	<p>County Building and Safety Division</p>	<p>Ongoing</p>	<p>Prior to the issuance of building permits</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>flow of at least 1,250 GPM. Fire hydrants on Pardall Road are spaced 500 feet apart, and one hydrant, #464, located at the intersection of Embarcadero Del Norte and Pardall Road has a flow of only 735 gallons per minute (GPM). Downtown catalyst project development would pose a <i>potentially significant impact</i> on fire protection resources.</p>	<ul style="list-style-type: none"> • New buildings • Additions to existing non-residential structures of more than 500 square feet • Additions that cause the total square footage to equal 5,000 square feet or more 					
Section 4.3: Downtown Parking Structure						
<p>Impact PLOT-HYD-1: The parking lot could increase impervious surfaces depending on whether or not the location is presently developed.</p> <p>Runoff from the parking lot would generate pollutants associated with automobiles such as oil/grease, rubber, asbestos and metals. If the parking includes more than 25 parking</p>	<p>Mitigation PLOT-HYD-1:</p> <p>The parking area and associated driveways shall be designed to minimize degradation of storm water quality. BMPs such as oil/water separators, sand filters, landscaped areas for infiltration basins or equivalent BMPs shall be installed to intercept and effectively prohibit pollutants from discharging to the storm drain system.</p>	<p>County Planning and Development Department</p>	<p>During the application process for the parking lot or structure</p>	<p>During site plan review</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
spaces, a SWQMP and treatment control BMPs would be required. This presents a <i>potentially significant</i> impact to water quality.						
Section 4.4: Isla Vista Community Center						
<p>Impact CC-BIO-1: Development of the Community Center may result in the removal of protected trees.</p> <p>The redevelopment of Estero Park, including construction of the Community Center, will require the removal or relocation of up to 105 trees. The report determined that many of the trees are both small and in poor condition, yet some do fit the standards for protection under Article II. The removal of protected trees poses a <i>potentially significant</i> impact on biological resources.</p>	<p>Mitigation Measure CC-BIO-1:</p> <p>The “Survey and Assessment of Estero Park Trees” report recommends the following mitigations that are incorporated into this DEIR:</p> <ul style="list-style-type: none"> • Impacts to native trees should be mitigated with planting of saplings (or oaks grown from acorns) at a ration of three to one. • Impacts to native large Monterey Cypress should be mitigated at a ratio of five to one using 24” boxed trees. • Significant tress should be replaced with 24” boxed trees at a ratio of three to one. • Replacement of fruit trees should be left to the discretion of the IVRPD and community garden participants. • Other trees should be replaced with 15-gallon trees at a ratio of one to one. 	County Planning and Development Department	Ongoing	During site plan review	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>Impact CC-BIO-3: Development resulting from Master Plan implementation would have the potential to result in the degradation of wildlife habitat for nesting and foraging raptor species.</p> <p>Affected species would include primarily birds, the most important of which are nesting raptors that have been recorded to nest in the area. These raptors species have a nesting season identified between March 1 and August 15. Proposed Estero Park improvements would occur within the vicinity of a eucalyptus tree in the western portion of the park where at least one pair of nesting red-shouldered hawks has been. Disturbances to raptors resulting from construction equipment noise and disturbance to nesting or roosting trees would be a <i>potentially</i></p>	<p>Mitigation Measure BIO-3:</p> <p>For any construction activity on a vacant parcel within 300 feet of Estero Park and/or Camino Majorca eucalyptus windrows, requiring a coastal development permit and occurring between March 1 and August 15, the project applicants shall fund biological surveys to identify any presence of raptor nesting and/or roosting sites in vegetation or trees. The surveys shall be conducted 2 weeks prior to the start of ground clearing or grading activity. If survey results indicate the presence of raptor species nesting or foraging within or adjacent to any of these parcels, a 300-foot “no construction disturbance zone” measured from each raptor nest or roosting site shall be maintained during construction activities.</p>	<p>County Building and Safety Division</p>	<p>Ongoing</p>	<p>Prior to the issuance of building or grading permits, whichever occurs first</p>	<p>Completion: _____ Date, Initials _____ Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<i>significant impact on biological resources.</i>						

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>Impact CC-HYD-1: Community Center operation may cause impacts to water quality.</p> <p>The entire Community Center site totals 8.17 acres, of which 1.30 acres are currently covered by impermeable surfaces (16% of the site). Post-construction development would create an additional 1.25 acres of impermeable surfaces for a total of 2.55 acres, a 96% increase in impervious surfaces.</p> <p>Because the project would increase the amount of impervious surfaces by more than 25% and would include more than 25 parking spaces, a SWQMP and treatment control BMPs would be required.</p>	<p>Mitigation CC-HYD-1:</p> <p>The parking area and associated driveways shall be designed to minimize impacts to surface water quality. BMPs such as oil/water separators, sand filters, landscaped areas for infiltration basins or equivalent BMPs shall be installed to intercept and effectively prohibit pollutants from discharging to the storm drain system.</p>	<p>County Planning and Development Department</p>	<p>Ongoing for any development at the Community Center site</p>	<p>During site plan review</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>Impact CC-NSE-1: Operational noise associated with the Estero Park Community Center could impact neighboring land uses.</p> <p>The project site is surrounded by residential uses, with the closest residences being located to the north and south.</p> <p>Noise impacts associated with the project include increased vehicle traffic, noise from soccer games and the skatepark, and noise from special events held at the Multi-Purpose Center.</p> <p>The skatepark would operate from 3:00 PM to 6:00 PM on weekdays and 10:00 AM to sunset on holidays and weekends. Noise associated with the skate park could</p>	<p>Mitigation Measure CC-NSE-1:</p> <p>An acoustical analysis for the skate park shall be prepared by a certified engineer prior to approval of coastal development permits. The report shall evaluate the potential for noise impacts on surrounding land uses and provide design criteria to ensure that noise levels at adjacent residences do not exceed 65 dBA. Potential design elements to reduce noise impacts include below grade construction, walls, berms, landscaping, and sound absorbing materials.</p>	<p>County Planning and Development Department</p>	<p>During application for development of the skate park</p>	<p>During site plan review</p>	<p>Completion: _____ Date, Initials _____ Name</p>	
	<p>Mitigation Measure CC-NSE-2:</p> <p>Any noise clearly discernable at a distance of 100 feet from the community center property line or which are in excess of 60 decibels at the edge of the community center property line shall not occur later than 10:00 PM on weekdays and midnight on weekends in accordance with the County noise ordinance.</p>	<p>Isla Vista Recreation and Parks District (IVRPD)</p>	<p>Ongoing</p>	<p>As necessary when noted by IVRPD staff or neighbor complaints</p>	<p>Completion: _____ Date, Initials _____ Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>an urban setting with existing street traffic and community noise, the increase in vehicle traffic would not cause a significant increase in ambient noise levels.</p>						
<p>Impact CC-CIRC-7: Proposed Estero Road reconfiguration may be ineffective and under-landscaped.</p> <p>Under the current site design, vehicles would drive past the parking stalls to the basketball court area at the end of Estero Road, turn around and then drive back to the park. Implementation of a turnaround would require reconfiguration of the parking spaces at the end of Estero Road and the basketball court area. It is also noted that the angled parking design does not contain any landscaped fingers within the parking area. This is a <i>potentially significant</i> impact to</p>	<p>Mitigation CC-CIRC-7.1:</p> <p>For this system to function effectively, a more formal hammerhead type turnaround area would need to be installed at the end of Estero Road adjacent to the basketball courts. This turnaround area would also need to be provided to accommodate Fire Department requirements. It is required that landscape islands be provided in the angled parking area to meet County standards. A figure illustrating these design modifications is contained in the IV Community Center Traffic and Parking Study.</p>	<p>County Planning and Development Department</p>	<p>During application for the development of the parking lot and Estero Road reconfiguration</p>	<p>During site plan review</p>	<p>Completion: _____ Date, Initials _____ Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
traffic and circulation.						
<p>Impact CC-CIRC-8: Proposed East Plaza design may create conflicting traffic movements.</p> <p>The proposed parking lot circulation system is a two-way looped system that could create conflicting movements in and out of the parking lot and the adjacent drop-off area and could lead to parallel parking on the east side of the circulation loop opposite the designated curbside parallel parking spaces. This poses a <i>potentially significant</i> impact to circulation.</p>	<p>Mitigation Measure CC-CIRC-8.1:</p> <p>It is required that the parking lay-out be redesigned to a one-way looped system with angled parking and curbside parallel parking. This layout would simplify circulation and reduce the amount of surface area required for the parking lot.</p>	<p>County Planning and Development Department</p>	<p>During application for the development of the East Plaza and/or its parking lot</p>	<p>During site plan review</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
Section 4.5: Downtown Parks						
<p>Impact PARK-BIO-1: Development of Downtown Parks Catalyst projects would potentially result in the adverse effects on habitat for fish, wildlife, and plants at Anisq 'Oyo Park.</p> <p>The Master Plan proposes a series of Downtown Parks Catalyst project improvements at Anisq 'Oyo Park that would increase recreational use over a period of 10 to 15 years. Catalyst project components include redirecting pedestrian activity from Pardall Road into the park by recontouring existing undulating topography and providing direct pedestrian access; increased active public space areas; installing new fountains; public art; landscaping; lighting; and removing and relocating existing park buildings.</p>	<p>Mitigation Measure PARK-BIO-1a:</p> <p>In order to reduce the potential risk of increased pollutants entering into the wetland habitat, Best Management Practices (BMPs) as identified in the County's Standard Conditions for Project Approval Standard Water Quality BMPs shall be implemented as components of Anisq 'Oyo Park Catalyst projects, including the following:</p> <p><i>Short-term Construction</i></p> <p>a. Conduct construction activities immediately adjacent to the ESH habitat in the dry season (April 15 - November 15) whenever feasible.</p> <p>b. Prohibit concrete truck washout activity within the Park area;</p> <p><i>Long-term Operations</i></p> <p>c. Incorporate a bioswale adjacent to the pond to capture and treat runoff prior to entering the basin; and</p> <p>d. Install sediment and trash traps in all storm drain inlets to the pond in Anisq 'Oyo Park and maintain them regularly, including prior to forecast storms.</p>	<p>Short-term construction measures: County Building and Safety Division</p> <p>Long-term operations: County Planning and Development Department</p>	<p>Short-term construction measures: Ongoing</p> <p>Long-term operations: During application process for any Park Catalyst projects</p>	<p>Short-term construction measures: Prior to the issuance of building permits</p> <p>Long-term operations: During site plan review</p>	<p>Completion: _____ Date, Initials</p> <p>_____ Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
	<p>Mitigation Measure PARK-BIO-1b: Restoration and revegetation of Anisq'oyo' Park shall maximize the use of native species and only use non-invasive plant species.</p>	County Planning and Development Department	Ongoing	During site plan review	Completion: _____ Date, Initials _____ Name	
<p>Impact PARK-BIO-2: Downtown Park improvements have the potential to remove native and non-native trees and vegetation that could conflict with local policies protecting such species.</p> <p>Anisq 'Oyo Park</p>	<p>Mitigation Measure PARK-BIO-3: A Tree Protection Plan (TPP) shall be prepared and reviewed during permit approval for all downtown park redevelopment or enhancement projects.</p>	County Planning and Development Department	Ongoing	During site plan review	Completion: _____ Date, Initials _____ Name	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>improvements would require the removal of several trees and mature brush.</p> <p>Santa Barbara County Coastal Plan Policy 9-35, Santa Barbara County Coastal Zoning Ordinance, Article II, Sec. 35-140, Goleta Community Plan Policies BIO-GV-16 and BIO-GV-17 and Development Standard BIO-GV-16.3 would all apply to processing of individual Master Plan Catalyst project review and implementation. These policies and development standards would minimize the removal of mature trees where feasible alternatives for avoidance would exist.</p>						
Section 4.6: Pardall Road Streetscape						
<p>Impact PARDALL-AES-1: Landscaping of proposed structures in the downtown area with deciduous trees along Pardall Road and the Embarcadero Loop could result in ineffective accenting</p>	<p>Mitigation Measure PARDALL-AES-1:</p> <p>In order to increase the year-round accent of proposed development along Pardall Road and the Embarcadero Loop, the IVMP and Downtown Design Guidelines shall be revised to augment the proposed exterior</p>	<p>County Planning and Development Department</p>	<p>Concurrent with applications to alter landscaping along Pardall Road and the Embarcadero Loop</p>	<p>During site plan review</p>	<p>Completion: _____ Date, Initials _____</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class II Impacts						
<p>or partial screening of proposed structures during winter months.</p> <p>Street trees planted along Pardall Road and the Embarcadero Loop are intended to partially screen the proposed maximum structural height of 35 feet. Many of the trees proposed (Chinese Flame and Pistacia), however, are deciduous and lose their leaves in the winter. Therefore, for approximately 3 months of the year during winter, the trees would not fully accent project development. This would be a <i>potentially significant</i> impact on visual resources during the winter months.</p>	<p>deciduous accent plantings with an increased distribution of evergreen accent trees, such as Evergreen Pistache, (<i>Pistacia lentiscus</i>), Brisbane Box (<i>Tristania Conferta</i>), Firewheel Tree (<i>Stenocarpus sinuata</i>), Cape Chestnut (<i>Calodendron capense</i>), Holly Oak (<i>Quercus ilex</i>), Evergreen Pear (<i>Pyrus kawakamii</i>), or Bottle Tree (<i>Brachychiton populneus</i>). Such trees shall be planted intermittently in groups along Pardall Road and the Embarcadero Loop to maintain some accent of the proposed buildings during the winter months when proposed deciduous species would be barren.</p>				Name	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class III Impacts						
Section 3.2: Aesthetics / Visual Resources						
<p>Impact AES-1: The proposed new housing types may increase the intensity of development compared to surrounding residential buildings.</p> <p>Increased residential densities proposed under the Draft IVMP would provide incentives to individual property owners to increase the number of units on their properties. However, this area of Isla Vista is currently developed with a range of housing types, styles and densities. Therefore, the proposed project will not create additional aesthetic conflicts or a significant change to the visual character of the area. This increase in intensity of residential development in terms of mass and bulk would have a less than <i>significant</i> visual</p>	<p>Mitigation Measure AES-1.1:</p> <p>Where sufficient nexus exists, new private residential development or redevelopment that increases the intensity of development in terms of mass, bulk and scale shall dedicate sufficient right of way to provide for the installation of street trees along the street frontage. Placing trees at the street frontage will reduce the visual impacts of increased development.</p>	<p>County Planning and Development Department</p>	<p>Ongoing</p>	<p>During site plan review</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class III Impacts						
impact.						
Section 3.6: Cultural / Historical Resources						
<p>Impact CH-2: Master Plan build-out would potentially demolish residential structures over 50 years old located throughout Isla Vista, outside of the downtown and Estero Park plan areas.</p> <p>Increased residential densities allowed under the Master Plan would provide incentives to individual property owners to increase the number of units within their holdings. This could in cases result in the modification or removal of existing single-family structures and replacement with more substantial multi-family units. It is possible that some of these residences may be of historical significance. Adherence to GCP policies, along with CEQA guidelines would result in <i>adverse</i>,</p>	<p>Mitigation Measure CH-2.1:</p> <p>The age and integrity of structures proposed for modification or demolition shall be determined as a result of individual application review. Age shall be determined by reviewing existing building materials (e.g., absence of substantial use of modern materials including aluminum, plastic, vinyl, etc.) and style (single vs. two-story, vernacular vs. contemporary, etc.). Structural integrity shall be based on the presence of original exterior building materials and the absence of substantial structural additions that eliminate the ability to recognize the original age, design, and style, in compliance with CEQA guidelines. Structures over 50 years of age and retaining their exterior structural integrity (interior structural modifications shall not be considered) shall be the subject of a Phase 1 Historic Resources Significance Assessment by a County-qualified architectural historian funded by the project applicant to determine if the structure is related to individual persons important in our past. In the event the structure is found to be potentially significant, recommendations consistent with CEQA Section 15064.5 shall be</p>	County Planning and Development Department	Ongoing	During site plan review	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class III Impacts						
<i>yet less than significant impacts (Class III) to historic resources.</i>	undertaken. This could include measures to guide structural rehabilitation and reconstruction, and/or historical documentation (e.g., photographing and recordation).					
Section 3.7: Geological Hazards						
<p>Impact GEO-1: IVMP project build-out would potentially increase the risk from seismic hazards.</p> <p>Based on the available geologic information, the future placement of new buildings across or adjacent to an active fault is not anticipated to occur as part of plan build-out. Thus, the fault rupture hazard in the planning area is <i>potentially considered very low and deemed less than significant.</i></p> <p>As with all of southern Santa Barbara County, strong shaking during earthquakes can be expected to occasionally affect the planning area. The maximum amount of shaking would likely occur on the nearest major active fault, the</p>	<p>Mitigation Measure :</p> <p>All development in the Master Plan area will continue to be subject to Seismic Zone 4 construction standards in the adopted Uniform Building Code for Santa Barbara County is sufficient toward addressing this impact.</p>	County Building and Safety Division	Ongoing	Prior to the issuance of building permits	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class III Impacts						
<p>More Ranch fault system, which is capable of generating a maximum credible earthquake with a magnitude of 7.2. The maximum amount of ground shaking, measured as a ratio of ground acceleration to the acceleration due to gravity (g), is estimated to range from 0.60g to 0.80g.</p>						
Section 4.1: Affordable Housing						
<p>Impact AH-AIR-1: Operational emissions may impact air quality.</p> <p>Minor emissions would also result from on-road vehicle emissions, but would not exceed the APCD and County thresholds. However, area emissions may exceed the thresholds during winter months due to wood burning fireplaces. Impacts would be <i>adverse, yet less than significant</i>.</p>	<p>Mitigation Measures:</p> <p>Mitigation Measure AIR-3.2 in Section 3.4 Air Quality would apply.</p>	<p>County Building and Safety Division</p>	<p>Ongoing</p>	<p>Prior to the issuance of building permits</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class III Impacts						
Section 4.4: Isla Vista Community Center						
<p>Impact CC-AIR-1: Community Center operation may cause impacts to air quality.</p> <p>Vehicle emissions and total operational emissions would not exceed the APCD thresholds. Impacts would be <i>less than significant</i>.</p>	<p>Mitigation Measures:</p> <p>Although impacts for this project are considered less than significant, Mitigation Measure AIR-3.2 in Section 3.4 applies for all projects.</p>	County Building and Safety Division	Ongoing	Prior to the issuance of building permits	Completion: _____ Date, Initials _____ Name	
<p>Impact CC-BIO-2: Implementation of the project may impact the man-made bio-swale drainage feature, identified as wetland, and encroach upon its buffer zone.</p> <p>The IVRPD constructed a bio-swale for drainage and pollutant filtering purposes on the grounds of Estero Park. Though the bio-swale meets the description as a wetland, it functions as a drainage channel while providing infiltration and groundwater recharge. Currently landscaping, paths, and other impervious surfaces are</p>	<p>Mitigation Measure CC-BIO-2:</p> <p>The drainage bio-swale constructed on Estero Park, though mapped as a wetland, was built to filter and drain runoff and shall not be subject to the required wetland buffer and may be maintained and modified by IVRPD.</p>	IVRPD	Ongoing	During Construction	Completion: _____ Date, Initials _____ Name	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class III Impacts						
<p>located within the 100-foot buffer of this wetland. The project will result in minor new landscaping and reconfiguration of existing paths and impervious surfaces within the buffer area. This impact is <i>less than significant (Class III)</i> impact on biological resources.</p>						
<p>Impact CC-REC-3: Development of the Community Center will result in loss of the Frisbee golf course at Estero Park.</p> <p>The loss of the existing Frisbee golf course does not trigger any threshold of significance; however the course does receive consistent use throughout the year and provides a popular form of active recreation in Isla Vista. UCSB has informal Frisbee golf holes on campus, and an 18-hole Frisbee golf course located a few miles from the community at</p>	<p>Mitigation Measure CC-REC-3:</p> <p>If feasible, the IVRPD shall explore options for relocating a Frisbee golf course within Isla Vista or shall coordinate with UCSB to provide a formalized course on the UCSB campus. The relocated course shall have a minimum of nine holes.</p>	<p>IVRPD, UCSB</p>	<p>Conduct feasibility study within two years of adoption of IVMP</p>	<p>Annual</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	

Impact Summary	Mitigation Measure Summary	Responsible Monitoring Party	Required Time of Application	Monitoring Frequency	Completion Date	Status Notes
Class III Impacts						
<p>Evergreen Open Space in Goleta.</p> <p>Due to the other active recreational uses provided at Estero Park, the loss of the Frisbee golf course is considered an <i>adverse, yet less than significant impact (Class III)</i> to recreational resources.</p>						
<p>Impact CC-CIRC-9: Inadequate bicycle access.</p> <p>The site plan does not show a bicycle access or an on-site bicycle path. It is anticipated that a substantial portion of traffic attracted to the site would consist of bicyclists. This is an <i>adverse, yet less than significant impact (Class III)</i> to traffic and circulation.</p>	<p>Mitigation Measure CC-CIRC-9.1:</p> <p>It is recommended that the site plan show bicycle access and include bicycle parking areas.</p>	<p>County Planning and Development Department</p>	<p>Within Final IVMP</p>	<p>Prior to adoption of the IVMP</p>	<p>Completion:</p> <p>_____</p> <p>Date, Initials</p> <p>_____</p> <p>Name</p>	