

County of Ventura
Board of Supervisors Hearing
September 15, 2020
Case No. PL17-0141

Exhibit 21

Mitigation Monitoring Program

VENTURA COUNTY 2040 GENERAL PLAN MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

The California Environmental Quality Act (CEQA) and the State CEQA Guidelines (Public Resources Code (PRC) Section 21081.6 and State CEQA Guidelines Sections 15091[d] and 15097) require public agencies “to adopt a reporting and monitoring program for changes to the project which it has adopted or made a condition of project approval to mitigate or avoid significant effects on the environment.” A Mitigation Monitoring and Reporting Program (MMRP) is required for the County of Ventura’s (County) 2040 General Plan because the Program Environmental Impact Report (EIR) identifies potential significant adverse impacts related to implementation of the 2040 General Plan, and mitigation measures have been identified to reduce those impacts. Adoption of the MMRP would occur along with approval of the 2040 General Plan.

PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The purpose of this MMRP is to ensure that all required mitigation measures adopted in the findings of fact for the 2040 General Plan are implemented and completed in accordance with CEQA requirements. The findings for the 2040 General Plan adopt feasible mitigation measures to reduce the significant environmental impacts of the 2040 General Plan. This MMRP has been prepared to ensure these mitigation measures are implemented, and to identify the implementation responsibility and implementation timing for each adopted mitigation measure. CEQA requires mitigation measures to be “fully enforceable” through the use of permit conditions, agreements, or other measures within each lead agency’s authority (PRC Section 21081.6(b)).

Some of the adopted mitigation measures are plan-level measures that will be implemented by the County. Many of the adopted mitigation measures are programmatic mitigation measures that shall be implemented by the County during project-specific planning, design, and CEQA review of future discretionary development projects. The MMRP for this Program EIR may be used as a tool for incorporating mitigation measures into future second-tier projects, as provided for in CEQA Guidelines Section 15168(c)(3).

ROLES AND RESPONSIBILITIES

Unless otherwise specified herein, the County is responsible for taking all actions necessary to implement the mitigation measures under its jurisdiction according to the specifications provided for each measure and for demonstrating that the action has been successfully completed. The County remains responsible for ensuring implementation of the mitigation measures occurs in accordance with the MMRP until the mitigation measures have been completed.

The location of this information and inquiries should be directed to:

Contact: Director of Planning
Ventura County Government Center Administration Building - 3rd Floor
Resource Management Agency, Planning Division
3^d Floor, Hall of Administration,
800 S. Victoria Avenue,
Ventura, CA, 93009
General Information Phone: 805-654-2494

MITIGATION MONITORING STATUS REPORTING

For all mitigation measures the County is responsible for implementing, reports on the progress of implementation of these measures will be prepared by staff. The County may report on its monitoring and reporting responsibilities through one or more of the following methods: within the attached table, as part of annual reporting on 2040 General Plan implementation, as separate monitoring documentation as part of discretionary development project applications under the 2040 General Plan, or a combination of these methods.

MITIGATION MONITORING AND REPORTING PROGRAM TABLE

The categories identified in the attached MMRP table are described below.

- ▶ Mitigation Measure – This column provides the verbatim text of the adopted mitigation measure. The numbering of mitigation measures follows the numbering sequence of the EIR.
- ▶ Implementation Responsibility – This column identifies the party responsible for implementing the mitigation measure.
- ▶ Timing – This column identifies the time frame in which the mitigation will be implemented.
- ▶ Verification – This column is to be dated and signed by the person (either project manager or his/her designee) responsible for verifying compliance with the requirements of the mitigation measure.

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
Aesthetics, Scenic Resources, and Light Pollution			
<p>Mitigation Measure AES-1: New Implementation Program COS-X: Review Discretionary Development for Glare Effects Along Regional Roadway Network Roadways</p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p>Implementation Program COS-X: Review Discretionary Development for Glare Effects Along Regional Road Network Roadways</p> <p>Applicants for future discretionary development projects that include use of reflective surfaces such as metal, glass, or other materials that could produce glare and that the County determines would potentially be visible to motorists traveling along one or more (RRN) roadways shall submit a detailed site plan and list of project materials to the County for review and approval. If the County determines that the project would include materials that would produce disability or discomfort glare for motorists traveling along one or more RRN roadways then the County will either require the use of alternative materials, such as high-performance tinted non-mirrored glass, painted (non-gloss panels), and pre-cast concrete or fabricated textured wall surfaces, or require that the applicant submit a study demonstrating that the project would not introduce a glare source that exceeds 3:1 in a luminance histogram, which consists of inputting a set of digital photographs from a subject glare source into a computer simulation program and generating a graph that identifies the brightness level of different sections of that scene, from darkest to brightest. Glare impacts from future projects would be considered significant when the glare source to the median of the background ration exceeds 3:1 in a luminance histogram.</p>	County of Ventura	During planning, design, and CEQA review of future discretionary projects	
Agricultural and Forestry Resources			
<p>Mitigation Measure AG-1: New Policy AG-X: Avoid Development on Agricultural Land</p> <p>The County shall include the following new policy in the 2040 General Plan.</p> <p>Policy AG-X: Avoid Development on Agricultural Land</p> <p>The County shall ensure that discretionary development located on land identified as Important Farmland on the State's Important Farmland Inventory shall be conditioned to avoid direct loss of Important Farmland as much as feasibly possible.</p>	County of Ventura	During planning, design, and CEQA review of future discretionary projects	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification																								
<p>Mitigation Measure AG-2: New Implementation Program AG-X: Establish an Agricultural Conservation Easement</p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p>Implementation Program AG-X: Establish an Agricultural Conservation Easement</p> <p>Discretionary projects that would result in direct or indirect loss of Important Farmland in exceedance of the acreage loss thresholds listed in the table below shall ensure the permanent protection of offsite farmland of equal quality at a 1:1 ratio (acres preserved: acres converted) through the establishment of an offsite agricultural conservation easement. “Offsite” means an area that is outside of the project’s permit boundaries if applicable, would not be disturbed by the project with respect to agricultural soils or production, and that otherwise complies with the below-stated requirements. Discretionary projects to develop and provide housing for use by farmworkers and their families are not subject to this agricultural conservation easement requirement.</p> <table><tr><th>General Plan Land Use Designation</th><th>Important Farmland Inventory Classification</th><th>Acres Lost</th></tr><tr><td rowspan="3">Agricultural</td><td>Prime/Statewide</td><td>5</td></tr><tr><td>Unique</td><td>10</td></tr><tr><td>Local</td><td>15</td></tr><tr><td rowspan="3">Open Space/Rural</td><td>Prime/Statewide</td><td>10</td></tr><tr><td>Unique</td><td>15</td></tr><tr><td>Local</td><td>20</td></tr><tr><td rowspan="3">All Land Use Designations</td><td>Prime/Statewide</td><td>20</td></tr><tr><td>Unique</td><td>30</td></tr><tr><td>Local</td><td>40</td></tr></table> <p>If the Planning Division, in consultation with the Agricultural Commissioner, determines that a discretionary project would result in direct or indirect loss of Important Farmland in exceedance of the acreage loss thresholds listed in the</p>	General Plan Land Use Designation	Important Farmland Inventory Classification	Acres Lost	Agricultural	Prime/Statewide	5	Unique	10	Local	15	Open Space/Rural	Prime/Statewide	10	Unique	15	Local	20	All Land Use Designations	Prime/Statewide	20	Unique	30	Local	40	County of Ventura	During planning, design, and CEQA review of future discretionary projects	
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Agricultural	Prime/Statewide	5																									
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	Local	40																									

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>table above, the project applicant shall prepare and submit a report for the review and approval of the Planning Division in consultation with the Agricultural Commissioner which identifies a minimum of one proposed potential mitigation site suitable for ensuring the permanent protection of offsite farmland of equal quality at a 1:1 ratio (acres preserved: acres converted) through the establishment of one or more offsite agricultural conservation easements. The preservation of more than one site agricultural conservation easement may be considered in order to meet the required number of acres. The applicant shall also deposit funds with the County to contract with a qualified third-party agricultural economic consultant to review and advise the Planning Division and Agricultural Commissioner regarding the establishment and implementation of the agricultural conservation easement(s). The contents of the report shall be determined, reviewed, and approved by the Planning Division in consultation with the Agricultural Commissioner (hereafter referred to as the “reviewing agencies”), and shall include information necessary for the reviewing agencies and a qualified entity responsible for holding the conservation easement (e.g., a land trust organization) to determine the viability of the proposed mitigation site(s) for the establishment of a permanent agricultural conservation easement.</p> <p>Among the factors necessary for approval by the reviewing agencies, the proposed mitigation site(s) shall be located in the County of Ventura unincorporated area, must not already have permanent protection, must be equivalent to or greater than the type of Important Farmland (e.g., Unique farmland) that would be converted by the project, and must be of sufficient size to be viable for long term farming use as determined by the County. Among other terms that may be required by the reviewing agencies in consultation with a qualified entity, the terms of an agricultural conservation easement shall include a requirement that it run with the land. There must also be a provision for annual monitoring by the qualified entity or its representative to ensure adherence to the terms of the conservation easement. Project applicants are responsible for all costs incurred by the County and the qualified entity to successfully implement this mitigation measure. Proof of the successful establishment of an agricultural conservation easement shall be provided to the Planning Division prior to issuance of a zoning clearance for inauguration of the project.</p>			

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
Air Quality			
<p>Mitigation Measure AQ-1a: New Policy HAZ-X: Construction Air Pollutant Best Management Practices</p> <p>The County shall include the following new Policy HAZ-X in the 2040 General Plan.</p> <p>Policy HAZ-X: Construction Air Pollutant Best Management Practices</p> <p>Discretionary development projects that will generate construction-related air emissions shall be required by the County to incorporate best management practices (BMPs) to reduce emissions. These BMPs shall include the measures recommended by VCAPCD in its Air Quality Assessment Guidelines or otherwise to the extent applicable to the project.</p> <p>Mitigation Measure AQ-1b: New Implementation Program HAZ-X: Construction Air Pollutant Best Management Practices</p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p>Implementation Program HAZ-X: Construction Air Pollutant Best Management Practices</p> <p>Discretionary development projects that will generate construction-related air emissions shall be required to include the following types of emission reduction measures and potentially others, as recommended by VCAPCD in its Air Quality Assessment Guidelines or otherwise, to the extent applicable to the project as determined by the County: maintaining equipment per manufacturer specifications; lengthening construction duration to minimize number of vehicle and equipment operating at the same time during the summer months; use of Tier 3 at a minimum, or Tier 4 if commercially available diesel engines in all off-road construction diesel equipment; and, if feasible¹ using electric-powered or other alternative fueled equipment in place of diesel powered equipment.</p> <p>1. "Feasible" means that this mitigation measure shall be applied to future discretionary projects under the 2040 General Plan when and to the extent it is "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors" as determined by the County in the context of such future projects based on substantial evidence. This definition is consistent with the definition of "feasible" set forth in CEQA (Pub. Res. Code, § 21066.1) and the CEQA Guidelines section 15164). The County shall be solely responsible for making this feasibility determination in accordance with CEQA.</p>	County of Ventura	During planning, design, and CEQA review of future discretionary projects	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>Mitigation Measure AQ-2a: New Policy HAZ-X: Fugitive Dust Best Management Practices</p> <p>The County shall include the following new policy in the 2040 General Plan.</p> <p>Mitigation Measure AQ-2a: New Policy HAZ-X: Fugitive Dust Best Management Practices</p> <p>The County shall ensure that discretionary development which will generate fugitive dust emissions during construction activities will, to the extent feasible, incorporate appropriate BMPs to reduce emissions to be less than applicable thresholds.</p> <p>Mitigation Measure AQ-2b: New Implementation Program HAZ-X: Fugitive Dust Best Management Practices</p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p>Implementation Program HAZ-X: Fugitive Dust Best Management Practices.</p> <p>Discretionary development projects that will generate construction-related fugitive dust emissions shall be required by the County to include dust reduction measures recommended by VCAPCD in its Air Quality Assessment Guidelines, or otherwise, such as:</p> <ul style="list-style-type: none"> ▶ The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excess amounts of dust. ▶ The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excess amounts of dust. ▶ Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of watering (preferably reclaimed, if available) should penetrate sufficiently to minimize fugitive dust during grading activities. ▶ Fugitive dust produced during grading, excavation, and construction activities shall be controlled by the following activities: <ul style="list-style-type: none"> • All trucks shall be required to cover their loads as required by California Vehicle Code Section 23114. • All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways, shall be treated to prevent fugitive dust. Treatment shall 	County of Ventura	During planning, design, and CEQA review of future discretionary projects	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.</p> <ul style="list-style-type: none"> ▶ Graded and/or excavated inactive areas of the construction site shall be monitored by (indicate by whom) at least weekly for dust stabilization. Soil stabilization methods, such as water and roll-compaction, and environmentally-safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally-safe dust suppressants, to prevent excessive fugitive dust. ▶ Signs shall be posted on-site limiting traffic to 15 miles per hour or less. ▶ During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off-site or on-site. The site superintendent/supervisor shall use his/her discretion in conjunction with VCAPCD when winds are excessive. ▶ Adjacent streets and roads shall be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads. ▶ Personnel involved in grading operations, including contractors and subcontractors, should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations. 			
<p>Mitigation Measure AQ-3: New Policy HAZ-10.X: Health Risk Assessments for Sensitive Land Uses Near Heavily Traveled Transportation Corridors</p> <p>The County shall include the following new policy in the 2040 General Plan.</p> <p>Policy HAZ-10.X: Health Risk Assessments for Sensitive Land Uses Near Heavily Traveled Transportation Corridors</p> <p>The County shall require discretionary development for land uses that include sensitive receptors be located at least 1,000 feet from any road with</p>	County of Ventura	During planning, design, and CEQA review of future discretionary projects	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>traffic volumes that exceed 50,000 vehicles per day. New sensitive receptor structures can be located within 1,000 feet from a new or existing road with traffic volumes that exceed 50,000 vehicles per day only if a project applicant first prepares a qualified, site-specific health risk assessment (HRA). The HRA shall be conducted in accordance with guidance from VCAPCD and approved by VCAPCD. If the HRA determines that a nearby sensitive receptor would be exposed to an incremental increase in cancer risk greater than 10 in 1 million, then design measures shall be incorporated to reduce the level of risk exposure to less than 10 in 1 million. No further action shall be required if an HRA demonstrates that the level of cancer risk would be less than 10 in 1 million. Project design features that may be considered in the HRA may include, but are not limited to: installing air intakes furthest away from the heavily traveled transportation corridor; installing air filtration (as part of mechanical ventilation systems or stand-alone air cleaner); using air filtration devices rated MERV-13 or higher; requiring ongoing maintenance plans for building HVAC air filtration systems; limiting window openings and window heights on building sides facing the heavily traveled transportation corridor; or permanently sealing windows so they don't open on the side of the building facing the heavily traveled transportation corridor; and installing vegetative barriers, considering height and cover thickness, to create a natural buffer between sensitive receptors and the emissions source. For purposes of this policy, "sensitive receptors" means populations or uses that are more susceptible to the effects of air pollution than the general population such as long-term health care facilities, rehabilitation centers, retirement homes, convalescent homes, residences, schools, childcare centers, and playgrounds.</p>			
Biological Resources			
<p>Mitigation Measure BIO-1: New Implementation Program COS-X: Protection of Sensitive Biological Resources</p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p>Implementation Program COS-X: Protection of Sensitive Biological Resources</p> <p>For any future discretionary development project that could potentially impact sensitive biological resources, the project shall be evaluated pursuant to the methodology described in the Ventura County Initial Study</p>	County of Ventura	Within one year of 2040 General Plan adoption (amendments to ISAG); during planning, design, and CEQA review of future discretionary projects	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>Assessment Guidelines which shall be amended within one year of 2040 General Plan adoption to include the following:</p> <ul style="list-style-type: none"> ▶ A preliminary assessment of the project shall be completed by County staff, in consultation with a qualified biologist, using available mapped biological resource data and aerial imagery to determine if the project has the potential to impact sensitive biological resources in the defined impact area (direct and indirect impacts). County staff will determine if project conditions or mitigation measures can be developed and implemented that would reduce or avoid those impacts to a less than significant level without requiring a more comprehensive biological resource assessment, otherwise known as an Initial Study Biological Assessment. Examples of projects that would not require a biological resource assessment may include but are not limited to: Projects that occur in previously developed areas, if additional vegetation removal is not required or the use may not impact surrounding natural areas; or projects on land consisting of non-native grasslands totaling less than one acre that are completely surrounded by existing urban development (such as urban infill lots). ▶ If County staff find that the project may adversely affect sensitive biological resources, then a County approved qualified biologist shall prepare a biological resource assessment to assess and mitigate the adverse impacts of the proposed project. The procedures detailed in Step 3 of the County of Ventura Initial Study Guidelines, Biological Resources Chapter, Methodology Section shall be followed to prepare this biological resource assessment. ▶ The biological resource assessment shall be conducted by a County approved qualified biologist that meets the minimum qualifications for biological consultants listed in Attachment 1 to the County of Ventura Initial Study Assessment Guidelines. The qualified biologist shall have expertise in the taxonomic group or species on which the surveys are focused as well as the County's data review procedures and survey methods recommended by natural resource agencies or commonly accepted standards in the taxonomic group, community, or species (e.g., California Native Plant Society survey protocols). ▶ The biological field survey area will be determined by the County agency responsible for administering the project with consideration of recommendations from the qualified biologist. The survey area will 			

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>include all areas of proposed disturbance, including associated equipment or personnel staging areas, and the surrounding area of potential sensitive biological resources that may be indirectly adversely affected by the project. The size of the survey area will be based on the characteristics of surrounding habitat, the potential for sensitive biological resources to occur, and the nature of the project. For example, an infill project within an already developed area may not require a large survey area; however, a development project adjacent to natural habitat may require a larger survey area based on the potential for disturbance. The procedure for delineating the size of the survey area will follow Step 1 of the County of Ventura Initial Study Guidelines, Biological Resources Chapter, Methodology Section.</p> <ul style="list-style-type: none"> ► Prior to conducting any field surveys, the qualified biologist shall conduct an initial data review to determine the type of sensitive biological resources that may occur within the survey area using the procedures detailed in Step 3 (a) of the County of Ventura Initial Study Guidelines, Biological Resources Chapter, Methodology Section. This will include but not be limited to review of the best available, current data including: vegetation mapping data, mapping data from the County (Locally Important Species, Habitat Connectivity and Wildlife Corridor, Water Protection District data, past biological reports in the area, etc.); National Wetland Inventory Database (NWI); USGS National Hydrographic Dataset; EcoAtlas; and database searches of the US Fish and Wildlife Service Critical Habitat, Environmental Conservation Online System (ECOS) and Information, Planning, and Conservation System (IPaC); California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB); and California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants of California; Audubon Important Bird Areas and Red Lists, Xerces Society, etc. <p>Biological Inventory -Special Status Species, Sensitive Habitats, Wetlands, Other Non-wetland Waters, Native Wildlife Nursery Sites, and Wildlife Corridors</p> <ul style="list-style-type: none"> ► The biological inventory shall be conducted as detailed in Step 3 (b) Conduct Field Survey and (c) biological inventory, of the County of Ventura Initial Study Guidelines, Biological Resources Chapter, 			

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Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>Methodology Section, which includes a general floristic survey of the project impact areas.</p> <ul style="list-style-type: none"> ▶ Vegetation communities within the survey area shall be inventoried using the CDFW vegetation classification standards (Manual of California Vegetation) and the most recent version of CDFW vegetation mapping standards "Survey of California Vegetation Classification and Mapping Standards [CDFW, 2019]. ▶ If the initial data review shows a wetland or water occurring within 300 feet (in non-coastal zone) or 500 feet (in coastal zone) from the edge of the proposed disturbance areas, then a qualified biologist shall delineate the aquatic habitat (including waters of the United States and other waters including those under State jurisdiction). A summary of the type of aquatic habitat, primary water source, species diversity, connectivity to off-site habitat or other hydrological features, hydric soils, and hydrophytic vegetation, and the boundary of the feature (based upon the outermost limit of associated vegetation (canopy drip line or scrub line), hydric soils, bank and bed – whichever is greater) shall be included in the biological resource assessment. ▶ If the initial data review indicates that sensitive biological resources have the potential to occur within the survey area, a qualified biologist shall conduct additional focused surveys for these species or other protected habitats using the most recently updated protocols recommended by natural resource agencies (e.g., Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities [CDFW 2018]. Staff Report on Burrowing Owl Mitigation [CDFG 2012]), or if not available, standards accepted in the professional biological community to survey that taxonomic group, community, or species. If an established protocol is not available for a special-status species then the qualified biologist will consult with the County, and CDFW or USFWS, to determine the appropriate survey protocol. <p>Mitigation for Special-Status Species, Sensitive Habitats, Wetlands, Other Non-wetland Waters, Native Wildlife Nursery Sites, and Wildlife Corridors</p> <ul style="list-style-type: none"> ▶ If a sensitive biological resource is identified during field surveys, then the County shall require implementation of mitigation measures at the project level that fully account for the adversely affected resource. To 			

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Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>the maximum extent feasible, mitigation measures should adhere to the following priority to reduce adverse impacts of a proposed project to the resource: avoid impacts, minimize impacts, and compensate for impacts.</p> <ul style="list-style-type: none"> ▶ Mitigation measures shall be used on a project level basis and be tailored to on site conditions and sensitive biological resources present as follows: <ul style="list-style-type: none"> • Priority 1. Avoid of Impacts: Proposed development shall avoid impacts to the maximum extent feasible by not taking certain actions or parts of an action. Projects shall be sited to avoid direct or indirect impacts on the resource, and include measures such as implementing no-disturbance buffers (e.g., nesting bird buffer areas during construction, siting staging areas outside buffer area), or implementing project-specific design features (e.g., wildlife-friendly fencing and lighting in a wildlife corridor), such that indirect adverse effects of project development are avoided. • Priority 2. Minimize Impacts: Proposed development shall be conditioned to minimize adverse impacts by limiting the degree or magnitude of the action and its implementation to less than significant to the maximum extent feasible. Other mitigation measures may include reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action. <ul style="list-style-type: none"> ▪ Measures to mitigate the spread of invasive plant species and invasive wildlife species (e.g., New Zealand mudsnail) shall include but will not be limited to: cleaning of equipment, footwear, and clothing before entering a construction site and the identification and treatment of significant infestations of invasive plant species within a project site. • Priority 3. Compensate for Impacts: Compensating for the impact can be done by replacing or providing substitute resources or by rectifying the impact by repairing, rehabilitating, or restoring the impacted environment. <ul style="list-style-type: none"> ▪ Compensatory mitigation ratios for protected sensitive resources will be established based on the rarity of the resource, quality of affected habitat associated with the 			

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Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>resource, temporary and permanent losses to habitat function, the type of mitigation proposed (restoration, enhancement, preservation, establishment), and other requirements associated with state or federal permits. Mitigation ratios will be determined at the project level in consultation with the County, the qualified biologist, and, where applicable, federal or state agencies with jurisdiction over the resource (e.g., CDFW, USACE, USFWS).</p> <ul style="list-style-type: none"> ▪ If impacts on a protected sensitive biological resource are unavoidable, then the project proponent shall mitigate for the type of resource as follows: • Endangered, Rare, Threatened, or Candidate Species: The applicant shall obtain incidental take authorization from USFWS (16 U.S. Code [U.S.C.] Section 1531 et seq.) or CDFW (California Fish and Game Code Sections 2050–2115.5) prior to commencing development of the project site, apply minimization measures or other conditions required under the incidental take authorization, and shall provide equivalent compensation for the unavoidable losses of these resources, generally at a minimum ratio of 1:1, or greater. Compensation may include purchasing credits from a USFWS- or CDFW-approved mitigation bank or restoring or enhancing habitat within the project site or outside of the project site, . • Special-Status Species (includes Locally Important Species): The applicant shall provide equivalent compensation for impacts on special-status species by restoring or significantly enhancing existing habitat where the species occurs, acquiring or protecting land that provides habitat function for affected species that is at least equivalent to the habitat function removed or degraded as a result of project implementation. <ul style="list-style-type: none"> ▪ If impacts on sensitive habitats, wetlands, other non-wetland waters, riparian habitats, native wildlife nursery sites, and wildlife corridors cannot be avoided, then the project applicant shall: • Federal or State Protected Sensitive Habitats: Obtain the required regulatory authorization (e.g., Section 404 permits for impacts on 			

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<p>waters of the United States, 401 water quality certification from the Regional Water Quality Control Board, a Streambed Alteration Agreement for impacts on aquatic or riparian habitats within CDFW jurisdiction under Fish and Game Code Section 1602, a coastal development permit for impacts on ESHA), and provide equivalent compensation for the unavoidable losses of the above mentioned resources such that there is no net loss.</p> <ul style="list-style-type: none"> Other Protected Sensitive Habitats (includes locally important plant communities, sensitive natural communities, habitat connectivity and wildlife corridors, native wildlife nursery or overwintering sites): Provide compensation for other protected sensitive habitats which may include the restoration, enhancement, or preservation of the aforementioned habitats within or outside of the project site, or the purchasing of credits at an existing mitigation bank or in lieu fee program deemed acceptable by the County Planning Director. <ul style="list-style-type: none"> All compensatory mitigation sites shall be protected in perpetuity through a conservation easement (if off-site), or deed restriction (or other comparable legal instrument) if on-site. <p>The County shall, in harmonizing the 2040 General Plan with the Ventura County Initial Study Assessment Guidelines, add definitions for the habitat types included in this mitigation measure, including which components are subject to compliance with the County's Local Coastal Program and Coastal Zoning Ordinance versus non-coastal areas.</p> <p>1. "Feasible" means that this mitigation measure shall be applied to future discretionary projects under the 2040 General Plan when and to the extent it is "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors" as determined by the County in the context of such future projects based on substantial evidence. This definition is consistent with the definition of "feasible" set forth in CEQA (Pub. Res. Code, § 21066.1) and the CEQA Guidelines (§15164). The County shall be solely responsible for making this feasibility determination in accordance with CEQA.</p> <p>2. "Mitigation, No-Net-Loss" A principle where if a development project cannot avoid the loss of a valued natural resource, the project mitigates the impacts by replacing the impacted habitat with a newly created or restored</p>			

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Mitigation Measures	Implementation Responsibility	Timing	Verification
habitat of the same size and similar functional condition so that there is no loss of ecological functions and values of that habitat type for a defined area. Similar functional condition means the relative ability to support and maintain the same species composition, diversity, and functional organization as the impacted habitat.			
Cultural, Tribal Cultural, and Paleontological Resources			
<p>Mitigation Measure CUL-1a: Revised Policy COS-4.4: Discretionary Development and Cultural, Historical, Paleontological, and Archaeological Resource Preservation</p> <p>The County shall include the following revised policy in the 2040 General Plan.</p> <p>Policy COS-4.4: Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation</p> <p>The County shall require that all discretionary development projects be assessed for potential tribal, cultural, historical, paleontological, and archaeological resources by a qualified professional and shall be designed to protect existing resources. Whenever possible, significant impacts shall be reduced to a less-than-significant level through the application of mitigation and/or extraction of maximum recoverable data. Priority shall be given to measures that avoid resources.</p> <p>Mitigation Measure CUL-1b: New Implementation Program COS-X: Cultural Records Research</p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p>Implementation Program COS-X: Cultural Records Research</p> <p>As part of a discretionary application process, project applicants (Ventura County for County projects) shall initiate a records search and Sacred Lands File search with the South Central Coastal Information Center.</p> <p>Mitigation Measure CUL-1c: New Implementation Program COS-X: Cultural, Historical, Paleontological, and Archaeological Resource Assessment Procedures</p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p>Implementation Program COS-X: Cultural, Historical, Paleontological, and Archaeological Resource Assessment Procedures.</p> <p>For discretionary projects, the County shall require the following:</p>	County of Ventura	During planning, design, and CEQA review of future discretionary projects	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
<ul style="list-style-type: none"> ▶ Projects shall be designed to protect existing resources and shall avoid potential impacts to the maximum extent feasible.¹ ▶ If determined necessary by the County, an archaeological or paleontological and/or Native American monitor shall be retained to monitor ground-disturbing activities during construction. <p>If any materials or artifacts are discovered during ground disturbance and/or construction activities, construction shall halt until a qualified archaeologist, paleontologist, or Native American monitor can access the discovery. A report or memorandum shall be prepared by the qualified monitor documenting any findings and identifying recommendations for protection or avoidance of discovered resources. Recommendations or mitigation identified by the qualified monitor shall be implemented prior to commencing 1. "Feasible" means that this mitigation measure shall be applied to future discretionary projects under the 2040 General Plan when and to the extent it is "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors" as determined by the County in the context of such future projects based on substantial evidence. This definition is consistent with the definition of "feasible" set forth in CEQA (Pub. Res. Code, § 21066.1) and the CEQA Guidelines (§ 15164). The County shall be solely responsible for making this feasibility determination in accordance with CEQA. or continuing project activities and/or construction.</p>			
<p>Mitigation Measure CUL-2: Revised Policy COS-4.7: Cultural Heritage Board Review</p> <p>The County shall include the following revised policy in the 2040 General Plan.</p> <p>Policy COS-4.7: Cultural Heritage Board Review</p> <p>Prior to environmental review of discretionary development projects, the County shall initiate a records search request with the South Central Coastal Information Center and coordinate with the Cultural Heritage Board to identify sites of potential archaeological, historical, tribal cultural and paleontological significance, to ensure that all known resources have been properly identified. Should a site of archaeological, tribal, architectural, or historical significance be identified, the County shall provide an opportunity for the Cultural Heritage Board to include recommendations specific to the discretionary project and identified resource(s). If it is determined during the review that a site has potential archaeological, tribal, architectural, or</p>	County of Ventura	During planning, design, and CEQA review of future discretionary projects	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
historical significance, information shall be provided to the County Cultural Heritage Board for evaluation. Recommendations identified by the Cultural Heritage Board shall be provided to the appropriate decision-making body.			
<p>Mitigation Measure CUL-3: New Implementation Program COS-X: Project-Level Historic Surveys and Protection of Historic Resources</p> <p>The County shall include the following new Implementation Program COS-X in the 2040 General Plan.</p> <p>Implementation Program COS-X: Project-Level Historic Surveys and Protection of Historic Resources</p> <p>During project-specific environmental review of discretionary development, the County shall define the project's area of potential effect for historic buildings and structures. The County shall determine the potential for the project to result in historic resource impacts, based on the extent of ground disturbance and site modification anticipated for the project. The potential for adverse impacts to historic resources shall also be determined pursuant to the requirements and protocol set forth in the Ventura County ISAG and Cultural Heritage Board Ordinance.</p> <p>Before altering or otherwise affecting a building or structure 50 years old or older, the project-applicant shall retain a qualified architectural historian according to the Secretary of the Interior Standards, to record it on a California Department of Parks and Recreation DPR 523 form or equivalent documentation, if the building has not previously been evaluated. Its significance shall be assessed by a qualified architectural historian, using the significance criteria set forth for historic resources under CEQA Guidelines Section 15064.5. The evaluation process shall include the development of appropriate historical background research as context for the assessment of the significance of the structure in the county and the region. For buildings or structures that do not meet PRC 5024.1 or the CEQA criteria for historical resource, no further mitigation is required.</p> <ol style="list-style-type: none"> 1) If the building or structure can be preserved on site, but remodeling, renovation or other alterations are required, this work shall be conducted in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. 2) If a significant historic building or structure is proposed for major alteration or renovation, or to be moved and/or demolished, the County shall ensure that a qualified architectural historian thoroughly 	County of Ventura	During planning, design, and CEQA review of future discretionary projects	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>documents the building and associated landscape and setting. Documentation shall include still and video photography and a written documentary record/history of the building to the standards of the Historic American Building Survey or Historic American Engineering Record, including accurate scaled mapping, architectural descriptions, and scaled architectural plans, if available. The record shall be prepared in consultation with State Historic Preservation Officer and filed with the Office of Historic Preservation. The record shall be accompanied by a report containing site-specific history and appropriate contextual information. This information shall be gathered through site specific and comparative archival research, and oral history collection as appropriate.</p> <p>3) If preservation and reuse at the site are not feasible,¹ the historical building shall be documented as described in item (2) and, when physically and financially feasible,¹ be moved and preserved or reused.</p> <p>4) If, in the opinion of the qualified architectural historian, the nature and significance of the building is such that its demolition or destruction cannot be fully mitigated through documentation, the County shall reconsider project plans in light of the high value of the resource, and implement more substantial modifications to the proposed project that would allow the structure to be preserved intact. These could include project redesign, relocation or abandonment. If no such measures are feasible,¹ the historical building shall be documented as described in item (2).</p> <p>1. "Feasible" means that this mitigation measure shall be applied to future discretionary projects under the 2040 General Plan when and to the extent it is "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors" as determined by the County in the context of such future projects based on substantial evidence. This definition is consistent with the definition of "feasible" set forth in CEQA (Pub. Res. Code, § 21066.1) and the CEQA Guidelines (§ 15164). The County shall be solely responsible for making this feasibility determination in accordance with CEQA.</p>			
<p>Mitigation Measure CUL-4: Revised Policy COS-4.1: Cultural, Historical, Paleontological, and Archaeological Resources Inventory</p> <p>The County shall include the following revised policy in the 2040 General Plan.</p>	County of Ventura	Ongoing	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>Policy COS-4.1: Tribal, Cultural, Historical, Paleontological, and Archaeological Resources Inventory</p> <p>The County shall maintain an inventory of tribal, cultural, historical, paleontological, and archaeological resources in Ventura County based on project studies and secondary resources, including record studies and reports filed with natural history programs, the California Historical Resources Information System and the Native American Heritage Commission.</p>			
<p>Mitigation Measure CUL-5: Revised Policy COS-4.2: Cooperation for Cultural, Historical, Paleontological, and Archaeological Resource Preservation</p> <p>The County shall include the following revised policy in the 2040 General Plan.</p> <p>Policy COS-4.2a: Cooperation for Cultural, Historical, Paleontological, and Archaeological Resource Preservation</p> <p>The County shall cooperate with cities, special districts, appropriate organizations and private landowners to identify known cultural, archaeological, historical, and paleontological resources to preserve identified resources within the county.</p> <p>Policy COS-4.2b: Cooperation for Tribal Cultural Resource Preservation</p> <p>For discretionary projects, the County shall request local tribes contact information from Native American Heritage Commission, to identify known tribal cultural resources. If requested by one or more of the identified local tribes, the County shall engage in consultation with each local tribe to preserve, and determine appropriate handling of, identified resources within the county.</p>	County of Ventura	<p>Ongoing;</p> <p>During planning, design, and CEQA review of future discretionary projects</p>	
<p>Mitigation Measure CUL-6: New Implementation Program COS-X: Implement Project-Level Security Measures</p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p>Implementation Program COS-X: Implement Project-Level Security Measures</p> <p>During project-level ground disturbance activities for discretionary development, in areas where paleontologically rich sites or tribal cultural resources are known to be present, project sites shall be secured during non-construction hours to ensure that the unauthorized access and the unlawful curation of fossil materials or tribal cultural resources does not occur. Such security measures may include construction fencing, unauthorized access signage, security lighting, and security cameras. For large-scale development,</p>	County of Ventura	<p>During planning, design, and CEQA review of future discretionary projects</p>	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
a security plan may be prepared prior to construction activities to detail security measures and protocol for the project site.			
Greenhouse Gas Emissions			
<p>Mitigation Measure GHG-1: New Implementation Program HAZ-X: Prohibit Natural Gas Infrastructure in New Residential and New Commercial Development</p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p>Implementation Program HAZ-X: Prohibit Natural Gas Infrastructure in New Residential and New Commercial Development</p> <p>To support the proposed reach codes under COS-S, the 2040 General Plan shall include a new program in the Hazards and Safety element that prohibits the installation of new natural gas infrastructure in new residential development through amendments to the Ventura County Building Code. This program shall also be extended to new commercial development including but not limited to offices, retail buildings, and hotels. The County may exempt new commercial development from these requirements upon making findings based on substantial evidence that the use of natural gas is critical to business operations, and that it is not feasible¹ to replace critical appliances or equipment with electricity powered equivalents. This program shall be completed no later than 2023.</p> <p>1. "Feasible" means that this mitigation measure shall be applied to future discretionary projects under the 2040 General Plan when and to the extent it is "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors" as determined by the County in the context of such future projects based on substantial evidence. This definition is consistent with the definition of "feasible" set forth in CEQA (Pub. Res. Code, § 21066.1) and the CEQA Guidelines (§ 15164). The County shall be solely responsible for making this feasibility determination in accordance with CEQA.</p>	County of Ventura	No later than 2023	
<p>Mitigation Measure GHG-2: New Implementation Program HAZ-X: Building Energy Saving Ordinance for Industrial Buildings</p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p>	County of Ventura	Adopt ordinance no later than 2025; ongoing (reports showing energy performance of industrial buildings)	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>Implementation Program X: Building Energy Saving Ordinance for Industrial Buildings</p> <p>To address GHG emissions associated with electricity consumption by industrial buildings, which were not quantified in the GHG Inventory and Forecasting due to utility privacy rules, the County shall implement a program to adopt a Building Energy Saving Ordinance, no later than 2025, for industrial buildings over 25,000 square feet in size, modeled after the local benchmarking ordinances adopted in other local jurisdictions in California (CEC 2019). The County shall prepare reports showing the energy performance of industrial buildings relative to similar buildings in California and the United States and make these reports available to the public by request. The County, through its building department shall provide recommendations on energy efficiency retrofits and green building strategies to improve energy performance to property owners and tenants subject to the reporting requirements.</p>			
<p>Mitigation Measure GHG-3: Do Not Include Implementation Program COS-EE in the 2040 General Plan</p> <p>The County shall not include Implementation Program COS-EE in the 2040 General Plan.</p>	County of Ventura	Upon adoption of the 2040 General Plan	
<p>Mitigation Measure GHG-4: New Implementation Program COS-X: Greenhouse Gas Reduction Policy Enhancement Program</p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p>Implementation Program COS-X: Greenhouse Gas Reduction Policy Enhancement Program and Revised Implementation Program COS-CC: Climate Emergency Council</p> <p>The Climate Emergency Council that would be established under COS-CC shall develop recommended subprograms which implement the 52 policies identified in Table 4.8-7 of the draft EIR that do not have associated implementation programs in the 2040 General Plan. For any additional future policies that may be adopted as part of the County's Greenhouse Gas (GHG) Reduction Strategy (2040 General Plan, Policy COS-10.1), the CEC may recommend new subprograms. The CEC shall demonstrate in the materials submitted to the Board of Supervisors that the proposed subprograms and policies would result in quantifiable GHG emission reductions that further the County's progress towards achieving the 2030,</p>	County of Ventura	No later than 2025	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>2040, and 2050 GHG reduction targets and goals established in the 2040 General Plan. The GHG emission reduction policy topics that may be considered and analyzed by the CEC for recommendation to the Board of Supervisors are identified in the Table 4.8-7 and include but are not limited to the following:</p> <ul style="list-style-type: none"> ▶ Sustainable Technologies; ▶ Regional Bicycle Infrastructure; ▶ Funding and Maintenance for Sidewalks; ▶ Amtrak Service Improvements; ▶ Routine Use of Alternative Transportation Options; ▶ Permeable Pavement; ▶ Facilities for Emerging Technologies; ▶ Electric Vehicle Charging Stations; ▶ Neighborhood Electric Vehicles; ▶ Shared Mobility Operations; ▶ Sustainable Community Facility Design; ▶ Energy Efficient Facility Construction, Purchases, Leases, Retrofits, and Expansions; ▶ Agricultural Waste Reuse; ▶ Value-Added Alternatives to Waste Disposal; ▶ Smart Grid Development; ▶ Consistent Fire Protection Standards for New Development; ▶ Soil Productivity; ▶ Incentives for Energy Efficiency; ▶ Battery Energy Storage Systems; ▶ Air Pollutant Reduction; ▶ Air Pollution Impact Mitigation Measures for Discretionary Development; ▶ Transportation Control Measures Programs; ▶ Alternative Transportation Modes; ▶ Urban Greening; ▶ Integrated Pest Management Practices; ▶ Technological Innovation; and ▶ Renewable Energy Facilities. <p>The CEC's recommended GHG reduction subprograms and policies shall be presented to the Planning Commission for review and recommendation to the Board of Supervisors, and then to the Board of Supervisors for</p>			

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>consideration and approval, no later than 2025. The Board of Supervisors shall have sole authority to adopt (including as modified) and direct the County's implementation of the subprograms and policies that are developed and recommended by the CEC. Any CEC recommendation that would require amendments to the 2040 General Plan, County ordinances, policies or regulations shall be processed and approved by the County in accordance with all applicable legal requirements.</p> <p><u>The County shall also include the following revised implementation program in the 2040 General Plan.</u></p> <p><u>Implementation Program COS-CC: Climate Emergency Council</u></p> <p><u>The County shall establish a Climate Emergency Council (CEC) by a resolution of the Board of Supervisors to advise the Board of Supervisors on climate action planning and implementation of the Climate Action Plan (CAP) goals, policies, and programs.</u></p> <p><u>The County agency or department responsible for implementation of this program shall draft, administer, and maintain the CEC bylaws. Initial establishment of the CEC and its bylaws shall include the following terms, duties, and membership composition:</u></p> <ul style="list-style-type: none"> ▶ <u>Term of each member is two years. At the conclusion of a term, a CEC member may be re-appointed or re-selected, as applicable, for a consecutive term by the appointing authority.</u> ▶ <u>Duties of the CEC members include attendance at duly called meetings; review, in advance, of all written material provided in preparation for CEC meetings; serve and participate on committees and/or sub-committees; and contribute to the CEC's advisory recommendations to the Board of Supervisors;</u> ▶ <u>The officers of the CEC shall be Chairperson and Vice-Chairperson.</u> <ul style="list-style-type: none"> • <u>Officers shall be elected annually at regular meeting each year by CEC members. Nomination shall be made from the floor. Election shall be by simple majority.</u> • <u>Officers shall serve a one-year term. An officer may be re-elected, but no individual shall serve more than three full consecutive terms in the same office. No member shall hold more than one office at a time.</u> • <u>The Chairperson shall preside at all meetings of the CEC, sign all correspondence, reports, and other materials produced by the CEC, and perform any and all other duties prescribed by the CEC</u> 			

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p><u>from time to time. The Chairperson may serve as an ex-officio member of all committees.</u></p> <ul style="list-style-type: none"> <u>The Vice-Chairperson shall represent the Chairperson and/or substitute in performance of the Chairperson during their absence.</u> <p>► <u>Membership of the CEC shall be comprised of the following:</u></p> <ul style="list-style-type: none"> <u>One person representing each Supervisorial District who has demonstrated interest in and knowledge of climate action planning shall be nominated by each of the five members of the Board of Supervisors, and confirmed by a majority of the Board of Supervisors resulting in a total of five Supervisorial District representatives;</u> <u>One resident from each of the designated disadvantaged communities identified in the 2040 General Plan who has demonstrated an understanding of their community's needs as well as an interest in and knowledge of climate action planning shall be appointed by a majority of the Board of Supervisors; and</u> <u>Two additional at-large members who have demonstrated special interest, competence, experience, or knowledge in climate action planning shall be selected by a majority of the CEC members.</u> <u>Each member is entitled to one vote on each matter submitted to a vote of the CEC.</u> 			
Noise and Vibration			
<p>Mitigation Measure NOI-1: New Policy HAZ-X Implement Noise Control Measures for Traffic Noise</p> <p>The County shall include the following new policy in the 2040 General Plan.</p> <p>Policy HAZ-X: Implement Noise Control Measures for Traffic Noise</p> <p>The County shall require noise control measures to be implemented along roadways for new discretionary development generating traffic noise if either of the following circumstances would exist:</p> <ul style="list-style-type: none"> ► The discretionary development would result in traffic noise levels above a County noise compatibility standard stated in Policy HAZ 9.2 in an area where traffic noise levels, under existing conditions, do not exceed the County noise compatibility standard; or, ► The discretionary development would result in an increase in traffic noise levels of 3 dBA or greater in an area where traffic noise levels 	County of Ventura	During planning, design, and CEQA review of future discretionary projects	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>under existing conditions exceed a County noise compatibility standard stated in Policy HAZ 9.2.</p> <p>Noise control measures may include increased vegetation, roadway pavement improvements and maintenance, and site and building design features. If such measures are not sufficient to reduce a new discretionary development's fair-share of traffic-generated noise at sensitive receptors, a sound wall barrier may be constructed. All feasible¹ noise reduction measures shall be implemented to ensure the development's fair-share of traffic-generated noise is reduced, consistent with Policy HAZ 9.2.</p> <p>1. "Feasible" means that this mitigation measure shall be applied to future discretionary projects under the 2040 General Plan when and to the extent it is "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors" as determined by the County in the context of such future projects based on substantial evidence. This definition is consistent with the definition of "feasible" set forth in CEQA (Pub. Res. Code, § 21066.1) and the CEQA Guidelines (§ 15164). The County shall be solely responsible for making this feasibility determination in accordance with CEQA.</p>			
<p>Mitigation Measure NOI-2: Revised Policy HAZ-9.2: Noise Compatibility Standards</p> <p>The County shall include the following revised policy in the 2040 General Plan.</p> <p>Policy HAZ-9.2: Noise Compatibility Standards</p> <p>The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:</p> <ol style="list-style-type: none"> 1. New noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or L_{eq1H} of 65 dB(A) during any hour. 2. New noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed L_{10} of 60 dB(A) 3. New noise sensitive uses proposed to be located near airports: 	County of Ventura	During planning, design, and CEQA review of future discretionary projects	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
<ul style="list-style-type: none"> a. Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 dB or greater, noise contour; or b. Shall be permitted in the Community Noise Equivalent Level (CNEL) 60 dB to CNEL 65 dB noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 dB or less. 4. New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards: <ul style="list-style-type: none"> a. L_{eq1H} of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.; b. L_{eq1H} of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and c. L_{eq1H} of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m. 5. Construction noise and vibration shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Plan (Advanced Engineering Acoustics, November 2005). 			
<p>Mitigation Measure NOI-3: New Implementation Program HAZ-X: Revise the Construction Noise Threshold Criteria and Control Plan</p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p>Implementation Program HAZ-X: Revise the Construction Noise Threshold Criteria and Control Plan</p> <p>The County shall revise the Construction Noise Threshold Criteria and Control Plan within one year of 2040 General Plan adoption to consider all potential vibration-inducing activities and include various measures, setback distances, precautions, monitoring programs, and alternative methods to traditional construction activities with the potential to result in structural damage or excessive groundborne noise. Items that shall be addressed in the plan include, but are not limited to, the following:</p> <ul style="list-style-type: none"> ► Ground vibration-producing activities, such as pile driving and blasting, shall be limited to the daytime hours between 7:00 a.m. to 7:00 p.m. on weekdays or 9:00 a.m. to 7:00 p.m. on weekends and holidays. 	County of Ventura	Within one year of 2040 General Plan adoption (amendments to ISAG); during planning, design, and CEQA review of future discretionary projects	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
<ul style="list-style-type: none"> ▶ If pile driving is used, pile holes shall be predrilled to the maximum feasible depth to reduce the number of blows required to seat a pile. ▶ All construction equipment on construction sites shall be operated as far away from vibration-sensitive sites as reasonably possible. ▶ Earthmoving, blasting and ground-impacting operations shall be phased so as not to occur simultaneously in areas close to sensitive receptors, to the extent feasible. The total vibration level produced could be significantly less when each vibration source is operated at separate times. ▶ Minimum setback requirements for different types of ground vibration-producing activities (e.g., pile driving and blasting) for the purpose of preventing damage to nearby structures shall be established. Factors to be considered include the specific nature of the vibration producing activity (e.g., type and duration of pile driving), local soil conditions, and the fragility/resiliency of the nearby structures. Established setback requirements (i.e., 100 feet) can be breached if a project-specific, site specific analysis is conducted by a qualified geotechnical engineer or ground vibration specialist that indicates that no structural damage would occur at nearby buildings or structures. ▶ Minimum setback requirements for different types of ground vibration producing activities (e.g., pile driving and blasting) for the purpose of preventing negative human response shall be established based on the specific nature of the vibration producing activity (e.g., type and duration of pile driving), local soil conditions, and the type of sensitive receptor. Established setback requirements (i.e., 300 feet) can be breached only if a project-specific, site-specific, technically adequate ground vibration study indicates that the buildings would not be exposed to ground vibration levels in excess of 80 VdB, and ground vibration measurements performed during the construction activity confirm that the buildings are not being exposed to levels in excess of 80 VdB. ▶ All vibration-inducing activity within the distance parameters described above shall be monitored and documented for ground vibration noise and vibration noise levels at the nearest sensitive land use and associated recorded data submitted to Ventura County so as not to exceed the recommended FTA levels. ▶ Alternatives to traditional pile driving (e.g., sonic pile driving, jetting, cast-in-place or auger cast piles, nondisplacement piles, pile 			

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>cushioning, torque or hydraulic piles) shall be considered and implemented where feasible to reduce vibration levels.</p> <p>1. "Feasible" means that this mitigation measure shall be applied to future discretionary projects under the 2040 General Plan when and to the extent it is "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors" as determined by the County in the context of such future projects based on substantial evidence. This definition is consistent with the definition of "feasible" set forth in CEQA (Pub. Res. Code, § 21066.1) and the CEQA Guidelines (§ 15164). The County shall be solely responsible for making this feasibility determination in accordance with CEQA.</p>			
Public Services and Recreation			
<p>Mitigation Measure PS-1: New Implementation Program PFS-X: Review Future Projects for Incorporation of Law Enforcement Security Measures and Emergency Services Access Need</p> <p>The County shall include the following new implementation program in the 2040 General Plan:</p> <p>Implementation Program PFS-X: Review Future Projects for Incorporation of Law Enforcement Security Measures</p> <p>Future discretionary projects shall be reviewed by the County Sheriff's Department to determine whether the project includes adequate security measures and access so as not to exacerbate the need for new law enforcement/emergency services. Security measures considered adequate include but are not limited to: nighttime security lighting, cameras, alarms, fencing, window and door locks, private security patrols or special event security assistance, treatment of vulnerable surfaces with anti-graffiti coating or landscaping, removal of graffiti within a specified time period and/or other design measure to create defensible space.</p>	County of Ventura	During planning, design, and CEQA review of future discretionary projects	
Traffic and Transportation			
<p>Mitigation Measure CTM-1: New Implementation Program CTM-X: Interim VMT CEQA Assessment Criteria</p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p>Implementation Program CTM-X: Interim VMT CEQA Assessment Criteria</p>	County of Ventura	Following June 30, 2020 and until completion of Mitigation Measure CTM-2 as explained below	

Mitigation Monitoring and Reporting Program

Mitigation Measures						Implementation Responsibility	Timing	Verification
Following June 30, 2020 and prior to completion of Implementation Program CTM-B, all projects (not otherwise exempt from CEQA analysis) shall be evaluated for potential environmental impacts relative to VMT using the State's minimum reduction standards, as follows:								
Project Type	Measurement Unit	Model Trip Types	Minimum Criteria	Baseline VMT	Threshold VMT			
Residential	VMT/Capita	Average of all Home Based Trip Types	15% Reduction of Regional Average	9.66	8.21			
Office	VMT/Employee	Home Based Work Trips	15% Reduction of Regional Average	13.52	11.49			
Industrial	VMT/Employee	Home Based Work Trips	15% Reduction of Regional Average	13.52	11.49			
Retail	Unincorporated VMT	All Trip Types	No Net Increase in Regional VMT	7,500,249	7,500,249			
Agriculture	Unincorporated VMT	All Trip Types	No Net Increase in Regional VMT	7,500,249	7,500,249			
Infrastructure	Unincorporated VMT	All Trip Types	No Net Increase in Regional VMT	7,500,249	7,500,249			
All Other Project Types	Unincorporated VMT	All Trip Types	No Net Increase in Regional VMT	7,500,249	7,500,249			
If a proposed project is found to have a significant impact on VMT, the impact must be reduced, as feasible, ¹ by modifying the project's VMT to a level below the established thresholds of significance and/or mitigating the impact through multimodal transportation improvements or mitigations to enhance transportation mode shift (use of alternative transportation modes). Following completion and adoption of VMT thresholds as part of the Ventura County ISAG, this implementation program shall no longer apply.								
1. "Feasible" means that this mitigation measure shall be applied to future discretionary projects under the 2040 General Plan when and to the extent it is "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors" as determined by the County in the context of such future projects based on substantial evidence. This definition is consistent with the definition of "feasible" set forth in CEQA (Pub. Res. Code, § 21066.1) and the CEQA Guidelines (§ 15164). The								

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
County shall be solely responsible for making this feasibility determination in accordance with CEQA.			
<p>Mitigation Measure CTM-2: Revised Implementation Program CTM-B: Initial Study Assessment Guidelines</p> <p>The County shall include the following revised implementation program in the 2040 General Plan.</p> <p>Implementation Program CTM-B: Initial Study Assessment Guidelines</p> <p>The County shall update and adopt its Initial Study Assessment Guidelines (ISAG) no later than 2025 to address Vehicle Miles Traveled (VMT) and safety metrics pursuant to CEQA Guidelines Section 15064.3. This program shall consider inclusion of the following components:</p> <ul style="list-style-type: none"> ▶ Establishment of screening criteria to define projects not required to submit detailed VMT analysis, such as infill projects, inclusion of locally serving commercial, transit supportive projects, or transportation enhancements that reduce VMT; ▶ Establishment of thresholds of significant for identifying VMT related transportation impacts to meet or exceed State requirements; at minimum the thresholds will be equivalent to the threshold values for different project types identified in Mitigation Measure CTM-1; ▶ Standard mitigation measures for significant transportation impacts; and ▶ Specify the County's procedures for reviewing projects with significant and unavoidable impacts, under CEQA, related to VMT. 	County of Ventura	No later than 2025 (amendments to ISAG); during planning, design, and CEQA review of future discretionary projects	
<p>Mitigation Measure CTM-3: Revised Implementation Program CTM-C: Vehicle Miles Traveled (VMT) Reduction Program</p> <p>The County shall include the following revised implementation program in the 2040 General Plan.</p> <p>Implementation Program CTM-C: Vehicle Miles Traveled (VMT) Reduction Program</p> <p>To support climate change related goals and CEQA related VMT policies pursuant to SB 743 (2013), the County shall develop a VMT Reduction Program no later than 2025. This program will contain a range of project- and program-level mitigation measures and VMT reduction strategies, that could include:</p> <ul style="list-style-type: none"> ▶ Preparation of a Transportation Demand Management (TDM) program to promote mode shifts from single occupant vehicle use to transit, ridesharing, active transportation, telecommuting, etc.; and, 	County of Ventura	No later than 2025	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>► Transportation System Management applications such as park-and-ride lots, intelligent transportation system (ITS) field deployment, pavement management, etc.</p> <p>This program shall identify measures to achieve an additional five percent overall reduction in VMT by 2030, and 10 percent by 2040 relative to 2030 and 2040 business as usual scenarios, respectively. During implementation of the 2040 General Plan, the County will review and update the VMT Reduction Program as warranted to provide additional mitigation measures and programs that achieve these levels of VMT reduction.</p>			
<p>Mitigation Measure CTM-4: New Implementation Program CTM-X: Updated Traffic Impact Fee Mitigation Program</p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p>Implementation Program CTM-X: Updated Traffic Impact Fee Mitigation Program</p> <p>The County shall require that discretionary development which adds traffic to roadways traversing within a County designated substandard roadway impact area contribute the fair share cost of any safety counter-measures that improve the safety of the impacted roadways by paying the applicable fees under the County's Traffic Impact Fee Mitigation program prior to the issuance of Zoning Clearance.</p>	County of Ventura	During planning, design, and CEQA review of future discretionary projects	
<p>Mitigation Measure CTM-5: New Policy CTM-X: Emergency Access</p> <p>The County shall include the following new policy in the 2040 General Plan.</p> <p>Policy CTM-X: Emergency Access</p> <p>The County shall ensure that all new discretionary projects are fully evaluated for potential impacts to emergency access. Mitigation of these impacts shall be handled on a project-by-project basis to guarantee continued emergency service operations and service levels.</p>	County of Ventura	During planning, design, and CEQA review of future discretionary projects	
<p>Mitigation Measure CTM-6: New Implementation Program CTM-X: Emergency Access Maintenance</p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p>Implementation Program CTM-X: Emergency Access Maintenance</p>	County of Ventura	Ongoing	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
The County shall plan capital improvements needed to provide transportation infrastructure that is maintained and/or upgraded to provide appropriate emergency access.			
Mitigation Measure CTM-7: New Policy CTM-X: Railroad Safety Assessment The County shall include the following new policy in the 2040 General Plan. Policy CTM-X: Railroad Safety Assessment The County shall require that all new discretionary development is evaluated for potential impacts to existing railroad facilities and operations and identify appropriate mitigation measures, as warranted therein.	County of Ventura	During planning, design, and CEQA review of future discretionary projects	
Utilities			
Mitigation Measure UTL-1: New Implementation Program WR-X: Demonstrate Adequate Water Supply during Normal, Single-Dry, and Multiple-Dry Years The County shall include the following new implementation program in the 2040 General Plan. Implementation Program WR-X: Demonstrate Adequate Water Supply during Normal, Single-Dry, and Multiple-Dry Years Water-demand projects (as defined in Section 15155 of the State CEQA Guidelines) that require service from a public water system shall prepare a water supply assessment prior to project approval. If the projected water demand associated with the project was not accounted for in the most recently adopted urban water management plan, or the public water system has no urban water management plan, the water supply assessment must address the public water system's total projected water supplies available during normal, single-dry, and multiple-dry water years for a 20-year projection. The assessment shall describe if the new water service will be sufficiently met under this 20-year projection. The water supply assessment shall be prepared to the satisfaction of and approved by the governing body of the affected public water system and the County. A water-demand project that includes a new water service from a public water system shall not be approved unless adequate water supplies are demonstrated.	County of Ventura	During planning, design, and CEQA review of future discretionary projects	

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