

- **The following Mitigation Monitoring Programs are contained within the Downtown Specific Plan EIR. Please contact the City of Fillmore Planning Department at (805) 524-3701 for discussion text within the EIR document.**

**MITIGATION MONITORING PROGRAM
[Conservation Element Policies]**

Mitigation Subject	Measure Number & Content	Monitoring Entity	Frequency	Timing
Heritage Resources	(1) Inventory requirements in the CBD area.	Community Development Department Staff	Continuous	Prior to building permit issuance.
	(2) Significance evaluations and mitigation program development.	Community Development Department Staff	One time if archaeological sites are encountered.	Prior to building permit issuance.
	(3) Data recovery requirement.	Community Development Department Staff	One time if archaeological sites are encountered.	Prior to building permit issuance.
	(4) Specialized construction to avoid impacts.	Community Development Department Staff	One time for relevant cases.	Prior to building permit issuance.
	(5) Monitoring requirements during construction.	Community Development Department Staff	Continuous until grading is completed.	Subsequent to building permits.
Architectural Sites	(1) Inventory historic structures.	Community Development Department Staff	One time activity.	Prior to building permits.
	(2) Compatibility of new construction with Landmarks.	Community Development Department Staff	One time activity.	Prior to building permits.
	(3) Historic structure report for significant buildings if demolished.	Community Development Department Staff	One time activity.	Prior to building permits.
Biological Resources	(1) Prepare landscape plans for riparian habitats.	Reviewed by City Community Development Department Staff	One time activity and review.	Prior to issuance of building permits.
	(2) Setback development from riparian habitats.	Reviewed by City Community Development Department Staff	One time activity and review.	Prior to issuance of building permits.
	(3) Prohibited plantings specified for landscape plans.	Reviewed by City Community Development Department Staff	One time activity and review.	Prior to issuance of building permits.
	(4) Minimize hard surface improvements.	Reviewed by City Community Development Department Staff	One time activity and review.	Prior to issuance of building permits.

Mitigation Subject	Measure Number & Content	Monitoring Entity	Frequency	Timing
Air Quality (Short Term)	(1) Prevent excessive dust generation.	City Building Department	Continuous through completion of construction.	During construction.
	(2) Contractors maintain construction equipment properly.	City Building Department	Continuous through completion of construction.	During construction.
Air Quality (Long Term)	(1) Contribution to air quality fee program if adopted.	Community Development Department	One time activity.	Prior to issuance of building permits.
Hazardous Materials	(1) Audit program to be implemented as required.	City Fire Department and State Agencies	One time activity.	Prior to issuance of building permits.
	(2) Field studies required depending on outcome of initial audit program.	City Fire Department and State Agencies	One time activity required.	Prior to issuance of building permits.
	(3) Underground tank removal program as required.	City Fire Department and State Agencies	One time activity required.	Prior to issuance of building permits.
Geologic Hazards	(1) Geotechnical studies are required for CBD Unreinforced Masonry buildings.	City Engineer and independently hired geotechnical consultant	Review of geotechnical reports as required.	Prior to issuance of building permits.
	(2) Upgrade unreinforced buildings and prohibit critical uses (hospitals, etc.) in such buildings.	Community Development Department staff and City Engineer	On-going activity.	Prior to issuance of building permits.
	(3) Maintain unreinforced buildings in CBD to the extent feasible given earthquake related damage.	Community Development Department Director	On-going activity.	Not relevant.

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Noise	(1) Design commercial-residential projects to prevent impacts.	Community Development Department Staff.	On-going activity until design approvals are obtained.	Planning completed prior to obtaining building permits.
	(2) Sound attenuation walls created as required.	Community Development Department Staff.	On-going activity until design approvals are obtained.	Planning completed prior to obtaining building permits.
	(3) Require noise studies for projects in 60-65 dBA contours.	Community Development Department Staff.	On-going activity until design approvals are obtained.	Planning completed prior to obtaining building permits.
	(4) Balconies should be designed after noise analysis.	Community Development Department Staff.	On-going activity until design approvals are obtained.	Planning completed prior to obtaining building permits.
	(5) Noise reduction planning required prior to approval of residential projects.	Community Development Department Staff.	Continuous.	Prior to issuance of building permits.
School Facilities Policies	(1) Payment of State Mandated school fees.	City Building Department and School District.	One time activity.	Prior to issuance of building permits.
	(2) Coordinate future school facility improvements with District Advisory measure.	None.	On-going.	Continuous joint study and consultation.

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Water Resources	(1) Install ultra low flow toilets, faucets, showers.	City Building Department Plan Check.	One time activity.	Prior to issuance of building permits.
	(2) Install ultra low flow dishwashers.	City Building Department Plan Check.	One time activity.	Prior to issuance of building permits.
	(3) Use drip systems in public landscaping.	City Building Department Plan Check.	One time activity.	Prior to issuance of building permits.
	(4) Use dry and recirculating fountains in landscape design.	City Building Department Plan Check.	One time activity.	Prior to issuance of building permits.
	(5) Use hydrotensiometers and automatic irrigation where appropriate.	City Building Department Plan Check.	One time activity.	Prior to issuance of building permits.
	(6) Implement water conservation ordinances as required.	City Building Department Plan Check.	One time activity.	Prior to issuance of building permits.
	(7) Plan for long term supplies.	Community Development Department Director.	Continuous.	Continuous joint study and consultation.
	(8) All future developments shall comply with NPDES requirements.	City Engineer and City Community Development Department Staff.	Ongoing.	Prior to issuance of building permits.
Traffic Policies	(1) Developments make fair share contributions as required by City fee programs.	City Building Department and Community Development Department Staff.	Continuous activity.	Prior to issuance of building permits.
	(2) Monitoring future intersection performance and levels of service.	City Traffic Engineer and Community Development Department Staff.	Continuous.	City Planning program that is ongoing as buildout occurs.
	(3) Traffic studies of future developments may be required.	City Traffic Engineer and Community Development Department Staff.	Continuous.	Reports prepared prior to issuance of building permits.

Mitigation Subject	Measure Number & Content	Monitoring Entity	Frequency	Timing
Aesthetics and Visual Resources	(1) through (8) - Various public art enhancement auctions are recommended to improve community aesthetics and visual compatibility of older and new development.	Community Development Department Staff.	Continuous from pre-application through project adoption.	Compliance with recommendations should occur through early planning consultations with applicants.
Parking	(1) Monitor future parking supply availability and make improvements as required.	City Traffic Engineer and Community Development Department Staff.	Continuous.	City planning program that is ongoing as buildout occurs.
Solid Waste	(1) Builders encouraged to use recycled products as feasible.	Not a mandatory measure-policy.	Continuous.	Ongoing planning effort.
	(2) Implement household office and hazardous waste collection policies adopted in the future.	Future implementation as required.	Continuous once plans are adopted by the County.	Ongoing planning effort.
Police Services	(1) Include defensible space concepts in project schematics.	City Community Development Department staff and City Police Staff.	One time activity.	Prior to issuance of building permits.

MITIGATION MONITORING MATRIX

MITIGATED NEGATIVE DECLARATION
FILLMORE DOWNTOWN SPECIFIC PLAN AMENDMENT

Mitigation Measures	Timing	Monitoring Entity	Frequency	City Verification Signature
AESTHETICS				
Art in Public Places programs emphasizing the following measures should be encouraged:				
1. The creation of modest sized brightly painted tile plaques that explain briefly the historic significance of important structures, features, and places;	Compliance with recommendations should occur through early planning consultations with applicants.	Community Development Department Staff	Continuous from preapplication through project adoption	_____
2. The use of regional sandstone for facing portions of exterior walls of buildings; the creation of planters within or adjacent to pedestrian walks or set-back areas;	Compliance with recommendations should occur through early planning consultations with applicants.	Community Development Department Staff	Continuous from preapplication through project adoption	_____
3. The creation of sandstone planters, tree walls, and free-standing low balustrade elements in open spaces;	Compliance with recommendations should occur through early planning consultations with applicants.	Community Development Department Staff	Continuous from preapplication through project adoption	_____
4. The creation and installation of dry or wet fountains and small landscaped areas surrounding these features incorporating historic period garden designs;	Compliance with recommendations should occur through early planning consultations with applicants.	Community Development Department Staff	Continuous from preapplication through project adoption	_____
5. Landscape upgrades in public areas, parks, and highway corridors to increase the density of streetscape planting;	Compliance with recommendations should occur through early planning consultations with applicants.	Community Development Department Staff	Continuous from preapplication through project adoption	_____
6. Renovation or reconstruction of period architecture facing important public streets;	Compliance with recommendations should occur through early planning consultations with applicants.	Community Development Department Staff	Continuous from preapplication through project adoption	_____
7. Installation of landscaping or other public enhancement design measures along approaches to the Specific Plan Area;	Compliance with recommendations should occur through early planning consultations with applicants.	Community Development Department Staff	Continuous from preapplication through project adoption	_____
8. The addition of detailing, resurfacing building exteriors (including painting) and otherwise upgrading building facades that do not comply with the proposed design guidelines.	Compliance with recommendations should occur through early planning consultations with applicants.	Community Development Department Staff	Continuous from preapplication through project adoption	_____

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AIR QUALITY				
1. Short Term Construction Effects				
<ul style="list-style-type: none"> • All active portions of a construction site shall be watered to prevent excessive dust generation. 	During Construction	City Building Department	Continuous through completion of construction.	_____
<ul style="list-style-type: none"> • Construction contractors shall properly maintain and operate construction equipment and use direct injection diesel engines if feasible. 	During Construction	City Building Department		_____
2. Long Term Effects				
<p>Commercial and residential projects with emissions in excess of thresholds shall be required to contribute to an Air Quality Mitigation Plan if such a plan is adopted by the City in the future. The payment of fees established by the City shall be considered "maximum feasible mitigation" and additional mitigation, if fees are imposed, shall not be required (other than construction related measures). If adopted, the fee structure, established by the City shall be modified as necessary in the future. The Planning Director or the City Council shall have discretion over the modification of the fee schedule, if in the judgment of the Director, such fees would make implementation of a project infeasible.</p>	Prior to issuance of building permits	City Building Department	One time Activity	_____
		Planning Director		_____
3. Asbestos for Demolition and Renovation				
<p>The applicant shall be required to notify APCD prior to issuance of demolition permits or the demolition of any on site structures. Demolition and/or renovation activities shall be conducted in compliance with APCD Rule 62.7, Asbestos – Demolition and Renovation.</p>	Prior to issuance of building permits	City Building Department	One time Activity	_____
<p>4. All clearing, grading, earthmoving, or excavation activities shall cease during wind conditions that are capable of blowing fugitive dust offsite.</p>	During Construction	City Building Department	On-going Activity	_____

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5. All trucks that will haul excavated or graded material off site shall comply with State Vehicle Code Section 23114, with special attention to Section 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.	During Construction	City Building Department	On-going Activity	_____
6. All unpaved on-site roads shall be periodically watered or treated with environmentally safe dust suppressants to prevent excessive amounts of dust.	During Construction	City Building Department	On-going Activity	_____
7. The area disturbed by clearing, grading earth moving, or excavation operations shall be minimized to prevent excessive amounts of fugitive dust.	During Construction	City Building Department	On-going Activity	_____
8. All active portions of the site shall be either periodically watered or treated with environmentally safe dust suppressants to prevent excessive amounts of dust	During Construction	City Building Department	On-going Activity	_____
9. On-site vehicle speeds shall not exceed 15 miles per hour.	During Construction	City Building Department	On-going Activity	_____
BIOLOGY				
1. All new development adjacent to Pole Creek or other locations with the potential to directly impact significant biological communities shall require preparation of a landscape plan that addresses restoration or replacement of native vegetation, erosion control, and restoration (e.g., installation of sediment detention basins and either hand planting or hydroseeding immediately after finish grading). Planting methods should be based on the most successful revegetation methods for the affected habitat type.	Prior to issuance of building permits	Reviewed by City Community Development Department Staff	One time activity and review	_____
2. A setback and buffer shall be maintained between potential or existing riparian habitats along Pole Creek and new development. The dimensions of the buffer can be modified at	Prior to issuance of building permits	Reviewed by City Community Development Department Staff	One time activity and review	_____

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<p>the discretion of the Planning Department Director. The interpretation of the setback requirement should be reasonable rather than categorical. In some cases, a setback of variable dimension provides an optional solution to riparian corridor protection. Recognizing the urban nature of Pole Creek in the project vicinity, average setbacks over the length of a corridor should be approximately 50 feet.</p>																														
<p>3. All landscape plans for new or renovated development shall emphasize the use of native plants to the extent feasible. Because these plant materials are invasive and often disperse beyond the area of planting into native habitats or these materials prevent the development of habitat understory, the following invasive exotics shall be prohibited:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Tree of Heaven</td> <td style="width: 50%;">English and German Ivy</td> </tr> <tr> <td>Black locust</td> <td>Periwinkle</td> </tr> <tr> <td>Pampas Grass Blue</td> <td>Ice plant</td> </tr> <tr> <td>Garland chrysanthemum</td> <td>Bermuda grass</td> </tr> <tr> <td>Beach grass</td> <td>Kikuyu grass</td> </tr> <tr> <td>Bermuda buttercup</td> <td>Artichoke thistle</td> </tr> <tr> <td>Everlasting pea</td> <td>Himalaya berry</td> </tr> <tr> <td>Giant reed</td> <td>Scotch and French broom</td> </tr> <tr> <td>Easter and Spanish broom</td> <td>Red gum eucalyptus</td> </tr> <tr> <td>Acacia</td> <td>Sydney wattle</td> </tr> <tr> <td>Black acacia</td> <td>Fountain grass</td> </tr> <tr> <td>Mat grass</td> <td>Tamarisk</td> </tr> <tr> <td>Water hyacinth</td> <td>Castor bean</td> </tr> </table>	Tree of Heaven	English and German Ivy	Black locust	Periwinkle	Pampas Grass Blue	Ice plant	Garland chrysanthemum	Bermuda grass	Beach grass	Kikuyu grass	Bermuda buttercup	Artichoke thistle	Everlasting pea	Himalaya berry	Giant reed	Scotch and French broom	Easter and Spanish broom	Red gum eucalyptus	Acacia	Sydney wattle	Black acacia	Fountain grass	Mat grass	Tamarisk	Water hyacinth	Castor bean	<p>Prior to issuance of building permits</p>	<p>Reviewed by City Community Development Department Staff</p>	<p>One time activity and review</p>	<p>_____</p>
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<p>GEOLOGIC HAZARDS</p>																														
<p>1. For developments situated within the CBD, unreinforced masonry hazard zones, developers (contemplating reinforcement of or second story additions to unreinforced masonry buildings) shall submit a complete geotechnical foundation and earthquake resistance investigation prepared by a California Certified Engineering Geologist and Geotechnical Engineer. The investigation shall concentrate on specific foundation design recommendations including pile type, capacity and testing. The</p>	<p>Prior to issuance of building permits</p>	<p>City Engineer and independently hired geotechnical consultant</p>	<p>Review of geotechnical reports as required.</p>	<p>_____</p>																										

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investigation shall include specific recommendations for structural support, which will minimize the potential seismic impacts on the building. The geotechnical engineer shall review the structural foundation plans for conformance with the investigation's recommendations, and perform site inspections during foundation and wall construction.				
2. To reduce potential loss of life and damage due to unreinforced masonry building failures, the City shall continue to participate in encouraging (and assisting to the degree feasible) building owners to obtain funding for upgrading unreinforced buildings. The City shall prohibit construction of critical service structures (hospitals, fire stations, schools, nursing homes, police stations, etc.) in unreinforced masonry buildings unless they have been upgraded to State Model Ordinance standards.	Prior to issuance of building permits	Community Development Department staff and City Engineer	On-going activity	_____
3. The City shall maintain (to the degree feasible) an unreinforced masonry downtown core area (north of Main and south of Sespe along Central Avenue) to assure the perpetuation of the downtown's historic building aesthetic.	Not relevant	Community Development Department Director	On-going activity	_____

HERITAGE RESOURCES

Inventory Requirements for Development Within the CBD and Specific Plan Area

1. Prior to approving discretionary development on lands within the CBD or Specific Plan Area, City staff shall review the heritage resource sensitivity of parcels proposed for development by consulting available inventories of prehistoric and historic sites. Phase I studies shall be required on all parcels designated as potentially sensitive for subsurface heritage resources or historic structures.	Prior to issuance to building permits	Community Development Department Staff	Continuous	_____
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Exceptions to the Phase I study requirement can be made by the Planning Director or by the Executive Director of the Redevelopment Agency, as appropriate, in cases where: (1) prior archaeological or historic studies have been performed and

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<p>no significant deposits have been found; (2) building additions and modifications will not exceed 5% of the existing building footprint square footage; (3) interior remodeling or exterior façade renovation is proposed; or (4) other circumstances that, in the Planning Director's/Executive Director's judgment, warrant an exemption from the Phase I study requirement. Exemption decisions should be coordinated as part of Planning staff review of a project. Exemptions shall not be permitted for Phase I, II or III studies on any parcel where deposits or historic structures meeting CEQA definitions of significance are met.</p> <p>Historic and Prehistoric Archaeological Sites: Significance Evaluation (Phase II) and Mitigation Programs (Phase III)</p> <p>2. If archival or physical evidence on the surface of a location proposed for development indicates that historic or prehistoric archaeological resources or important historic resources may be present, Phase II (subsurface) archaeological test excavations designed and implemented by trained historic and/or prehistoric archaeologists, and/or study of historic structures shall be completed. The Phase II requirements are required in those areas designated as sensitive in the Archival Study performed for the Specific Plan and CBD area (LSA Associates, 1993) or in any area designated as containing an archaeological deposit as a result of a Phase I study. A continuously updated sensitivity map shall be maintained by the City showing the location of both prehistoric and historic sites or structures of significance.</p> <p>The Phase II investigation shall determine the probable area and vertical extent of archaeological remains and determine whether the deposits are intact and meet CEQA eligibility requirements. In the cases of historic structures, the Phase II study shall identify the significance of the structure and any potential mitigation plan which may reduce impacts to the structure. The Phase II report shall include a plan for mitigation complying with Appendix J of CEQA if significant deposits or historic buildings or sites are encountered.</p>	<p>Prior to issuance of building permits</p>	<p>Community Development Department Staff</p>	<p>One time if archaeological sites are encountered.</p>	<p>_____</p>

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3. If determined eligible under CEQA, impacts to a significant historic or prehistoric archaeological site or standing structure within the CBD or Specific Plan Area shall be mitigated through a Phase III (subsurface testing or architectural documentation) data recovery program. Financial limitations on Phase III programs shall conform with Appendix J of CEQA Guidelines, unless construction is undertaken with Federal Funds in which case mitigation funding shall comply with and be limited by Federal standards and guidelines.	Prior to issuance of building permits.	Community Development Department Staff	One time if significant archaeological or historic sites are encountered.	_____
4. If feasible, construction impacts to significant archaeological deposits shall be minimized through the use of less destructive footing construction technology (post-tensioned slabs, pier footings, etc.).	Prior to issuance of building permits	Community Development Department Staff	One time for relevant cases.	_____
5. In cases where a Phase III data recovery program has been required and once a mitigation data recovery program has been completed, a qualified archaeologist shall be present during all excavation activity, including preliminary soil investigations and trenching for foundations, utilities, and grading. When items of historic or archaeological value are uncovered, work shall be halted for a time period reasonable to the City to assess the features and, if necessary, prepare a plan to preserve or recover them. If the proposed project is located in an area with prehistoric or historic native Californian sites, then a native descendant shall also be retained to perform monitoring.	Prior to issuance of building permits	Community Development Department Staff	Continuous until grading is complete	_____
Proposed Policies Applicable to Historic Architectural Sites				
1. Development within the CBD and Specific Plan Area shall be performed in accord with all existing historic structure inventory and management programs currently promulgated by the City.	Prior to issuance of building permits.	Community Development Department Staff	On-going activity	_____
2. If appropriate, new construction shall be set back from and be architecturally compatible with the historic features, buildings, or landmarks. New construction shall comply with	Prior to issuance of building permits.	Community Development Department Staff	On-going activity	_____

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Design Guidelines contained in the CBD and Specific Plan and with standards established by the City's Historic Preservation Guidelines.				
If a designated historic landmark will be demolished as a result of CBD or Specific Plan implementation, an historic structure report shall be prepared by a qualified architectural historian describing the history and significance of the building. Floor plans, elevations and photographic documentation of the structure shall be provided in this report. The report shall be filed with the State Office of Historic Preservation Clearinghouse and with local museums, agencies, and historic societies				

HAZARDS AND HAZARDOUS MATERIALS

1. An auditing program should be systemized and extended to all parcels where the City determines that there is either a likelihood or possibility that hazardous materials are present on a parcel to be developed under the Specific Plan or on parcels within the CBD. The City should develop a set of criteria so a potential parcel purchaser will know if an audit will be required. Parcels to be developed by present owners (where a transfer of property is not contemplated) could be exempt from this requirement unless, in the City's judgment, this exemption may result in disputes over the development of adjacent parcels.	Prior to issuance of building permits	City Fire Department and State Agencies	One time activity	_____
2. Due to deficiencies in existing government and private records, on parcels that would be subject to this audit and study requirement, the auditing program should require a field survey component. All inoperative tanks, pipes, and contaminated soils discovered during these audits shall ultimately be completely removed using approved disposal procedures. Closures in place should be prohibited.	Prior to issuance of building permits	City Fire Department and State Agencies	One time activity	_____

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3. A plan and procedures should be in place for the reporting, containment, handling, removal, and disposal of tanks and/or hazardous waste discovered during construction. As needed and at the discretion of the City, an environmental inspector shall be available during the excavation phase of any construction activity to provide waste management guidance.	Prior to issuance of building permits	City Fire Department and State Agencies	One time activity	_____
4. Tanks currently operational but not capable of being brought into compliance with applicable state law should be removed. All contaminated soils shall be removed or decontaminated. Steps shall be taken to have currently permitted hazardous waste generators and handlers phased out of the project area and no new permits issued for such activities.	Prior to issuance of building permits	City Fire Department and State Agencies	One time activity	_____
Optional Measures:				
5. The City should consider initiation of a CBD and Specific Plan Area Enhancement Fund program to accumulate money necessary to assist in the remediation of existing contamination, to purchase land and facilities currently being used for uses incompatible with the Specific Plan and CBD area, and to otherwise improve the compatibility of land uses and quality of life within the CBD and Specific Plan Boundary and immediately adjacent areas. This fund could be underwritten by Federal or State Grants as well as other sources of revenue related to oil facility operations within the City (including a 1 or 2 cent local tax on gasoline sales at stations located within the City if such an arrangement can be legally implemented.)	Prior to issuance of building permits	City Fire Department and State Agencies.	One time activity	_____
HYDROLOGY AND WATER QUALITY				
1. All new developments within the Specific Plan and CBD boundary shall comply with requirements to use ultra low water consumption toilets, showers, and faucets. Exterior landscaping drip irrigation systems shall be required for the office and residential portions of any proposed project.	Prior to issuance of building permits	City Building Department Plan Check	One time activity.	_____
2. Ultra low water demand water-conserving dishwashers and washing machines shall be used in residential projects developed under the Plan. Selection of these fixtures shall be	Prior to issuance of building permits	City Building Department Plan Check	One time activity.	_____

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reviewed and approved by Planning staff. All hot water lines shall be insulated.				_____
3. All landscaping in public areas shall, as appropriate, be serviced by drip irrigation systems. Turf areas shall be minimized in the landscaping design. Low water demand/drought tolerant native or naturalized plants shall constitute the majority of the landscaping program.	Prior to issuance of building permits	City Building Department Plan Check	One time activity.	_____
4. Features such as recycling type fountains or dry fountains shall be encouraged in public areas as landscaping features to compensate for the use of drought tolerant plant inventories.	Prior to issuance of building permits	City Building Department Plan Check	One time activity.	_____
5. In any turf areas within public spaces, street medians or landscaping barriers, hydro tensiometers and automatic irrigation systems (or similar technology) shall be used to achieve most effective use of water applied to turf.	Prior to issuance of building permits	City Building Department Plan Check	One time activity.	_____
6. All components of any City water conservation ordinance or other related plan (adopted subsequent to approval of the Specific Plan) for instituting water retrofit requirements or reclaimed water use shall be implemented as appropriate for all residential retail/commercial developments within the Plan Boundary.	Prior to issuance of building permits	City Building Department Plan Check	One time activity.	_____
7. Future residential development within the Specific and CBD Plan boundary shall be integrated with any applicable City planning efforts to obtain additional long term water supplies and to provide adequate fire flow storage requirements.	Continuous joint study and consultation.	Community Development Department Director	One time activity.	_____
8. All future development within the Specific Plan boundary shall comply with NPDES requirements to assure that the dispersion of urban pollutants resulting from either landscape irrigation or stormwater flows is properly mitigated.	Prior to issuance of building permits.	City Engineer City Community Development Department Staff.	One time activity.	_____ _____

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NOISE				
1. Design of retail and commercial facilities adjacent to residential uses shall (if possible) situate site truck loading area, garbage dumpsters, and loudspeaker systems away from the adjacent residential property lines.	Planning completed prior to obtaining building permits.	Community Development Department Staff	On-going activity until design approvals are obtained.	_____
2. If necessary, sound attenuation walls or some other form of noise mitigation planning should also be required where retail/commercial and residential uses are planned in close proximity.	Planning completed prior to obtaining building permits.	Community Development Department Staff	On-going activity until design approvals are obtained.	_____
3. For any residential property situated within a CNEL contour of 60 to 65 dBA, noise studies shall be required during building permit review. These studies shall describe building orientation recommendations and other mitigation recommendations that shall be incorporated (as feasible) into a project design. Noise studies for other types of development (other than residential) can be required if determined necessary by the Planning Director.	Planning completed prior to obtaining building permits.	Community Development Department Staff	On-going activity until design approvals are obtained.	_____
4. Balconies within the Specific Plan area with south facing orientations should be planned only after site specific noise evaluations are performed. Mitigation measures such as gasketed windows and double paned glazing may be required to comply with applicable Federal guidelines and thresholds.	Planning completed prior to obtaining building permits.	Community Development Department Staff	On-going activity until design approvals are obtained.	_____
5. Noise reduction planning, including site specific noise studies, shall be required prior to implementation of any residential projects (or other noise sensitive uses) adjacent to the railroad facilities with then Railroad Property boundaries.	Prior to issuance of building permits.	Community Development Department Staff	Continuous	_____
PARKING				
1. The City shall establish a parking supply monitoring program within the CBD boundary. This program shall involve (1) periodically monitoring the availability of peak hour parking supply within the District and (2) maintaining an accurate map	City planning program that is ongoing as build out occurs.	City Traffic Engineer	Continuous	_____

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<p>and correlative table that accounts for the total supply and peak hour capacity of existing on-street and off-street parking supply. Developments proposed under the Plan that would significantly impact the existing supply-demand balance would need to provide for additional parking supplies. This program should be ongoing until build out of the Specific Plan is completed and until substantial evidence is obtained that compliance with the Parking Plan objectives has been achieved.</p>		Community Development Department staff.		_____
POLICE SERVICES				
<p>1. Defensive space property security plans should be integrated into all new residential and commercial projects. Applicants shall be required to consult with County and City police department personnel to obtain guidance regarding the applicability of defensible space concepts to individual development projects.</p>	Prior to issuance of building permits.	City Community Development Department Staff	One time activity.	_____
		City Police staff.		_____
SCHOOL FACILITIES				
<p>1. Commercial and residential projects shall be required to pay State mandated School District Fees.</p>	Prior to issuance of building permits.	City Building Department	One time activity	_____
<p>2. The Planning Department shall consult with the local school districts to coordinate and facilitate future educational facility improvements required as a result of Specific Plan and CBD development. To the degree feasible (and necessary), supplemental funding above State mandated limitations shall be considered by the decision-makers on a case by case basis.</p>	Continuous joint study and consultation.	City Community Development Staff	On-going activity	_____
SOLID WASTE				
<p>1. Prior to issuance of building permits, to the extent applicable, developments shall include space allocation and provisions for recyclable materials collection facilities in refuse disposal areas for paper, aluminum, glass, cardboard, and newspapers to mitigate cumulative solid waste generation impacts. These requirements shall apply to residential, commercial, retail, and office uses proposed within the CBD</p>	Prior to issuance of building permits	City Building Department Plan check	One time activity	_____

MITIGATION MONITORING MATRIX

MITIGATED NEGATIVE DECLARATION FILLMORE DOWNTOWN SPECIFIC PLAN AMENDMENT

Mitigation Measures	Timing	Monitoring Entity	Frequency	City Verification Signature
and Specific Plan Boundary. Prior to the final building inspection and before permission for occupancy is granted, these recyclable materials collection facilities shall be constructed.				
2. Builders shall be encouraged to use recycled products, when feasible, in the construction of residential units, commercial buildings, community facilities and infrastructure.	On-going planning effort.	Future implementation as required.	Continuous once plans are adopted by the County.	_____
3. The City shall require that a household and/or office/retail products hazardous waste program be implemented within the Specific Plan boundary when such programs are established by the Ventura County Solid Waste Management District.	On-going planning effort.	Future implementation as required.	Continuous once plans are adopted by the County.	_____
TRAFFIC				
1. All new development shall make a pro-rata, fair share contribution to the City's cumulative traffic impact fee program unless this fee is waived by the decision-makers. The fees shall be used to implement capital improvement projects that would either assist in the improvement of downtown circulation or to mitigate the effects of cumulative project impacts in the downtown area.	Prior to issuance of building permits	City Building Department	Continuous activity.	_____
		Community Development Department Staff		_____
2. The City shall establish a traffic impact monitoring program for implementation of the Specific Plan. This operation shall involve (1) periodically monitoring the peak hour operation of intersections in the Plan vicinity and (2) evaluating the effects of individual developments completed under the Specific Plan. This program should be ongoing until build out of the Specific Plan is completed.	City Planning program is ongoing as build out occurs	City Traffic Engineer	Continuous activity.	_____
		Community Development Department Staff		_____

MITIGATION MONITORING MATRIX

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Mitigation Measures	Timing	Monitoring Entity	Frequency	City Verification Signature
<p>3. A traffic study may be required (at the discretion of the City Traffic Engineer) for all proposed developments within the Specific Plan boundary which will result in the construction of new structures in excess of 10,000 square feet. The purpose of this study shall be limited to identifying needed traffic improvements and designating appropriate funding mechanisms to insure that such improvements are installed. Potential improvements that may include but are not limited to signalization, addition of right and left turn pockets, and restriping of intersections and land configurations approaching intersections.</p>	<p>Reports prepared prior to issuance of building permits</p>	<p>City Traffic Engineer</p>	<p>Continuous activity.</p>	_____
		<p>Community Development Department Staff</p>		_____
<p>4. Intersection of Ventura Street and B Streets</p> <p>The north bound lane shall be striped with an exclusive through lane. The southbound right-through lane shall be replaced by an exclusive through lane and an exclusive right-turn lane. An additional exclusive left-turn lane shall be added to the eastbound approach. This would improve conditions to LOS C.</p>	<p>Prior to the issuance of Certificate of Occupancy for the first building constructed within the specific plan boundaries.</p>	<p>City Traffic Engineer</p>	<p>One time activity.</p>	_____
		<p>Community Development Department Staff</p>		_____
<p>5. Intersection of Ventura and E Streets</p> <p>The south leg of the intersection shall be constructed and a new signal shall be installed. If required, the signal shall be installed at the intersection of D Street. Periodic signal warrant analyses shall be conducted to ascertain the best location for the signal.</p>	<p>Prior to the issuance of Certificate of Occupancy for the first building constructed within the specific plan boundaries.</p>	<p>City Traffic Engineer</p>	<p>One time activity.</p>	_____
		<p>Community Development Department Staff</p>		_____
<p>6. Intersection of Ventura Street and Central Avenue</p> <p>Provide an exclusive westbound right-turn lane, eastbound dual left-turn lanes with an exclusive right-turn lane; for the northbound approach, provide a left turn lane and a through right-turn lane; and for the southbound approach, provide three (left, through, right) lanes. To mitigate LOS D, provide northbound left-turn lane and a through right-turn lane for the approach, provide an exclusive right-turn lane for the southbound approach, and provide an exclusive right turn lane for the westbound approach. To meet LOS E, stripe the northbound approach for an exclusive left-turn lane and a through right-turn lane; stripe the westbound approach for an</p>	<p>Prior to the issuance of Certificate of Occupancy for the first building constructed within the specific plan boundaries.</p>	<p>City Traffic Engineer</p>	<p>One time activity.</p>	_____
		<p>Community Development Department Staff</p>		_____

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exclusive left-turn lane, two through lanes and an exclusive right-turn lane.				
7. Intersection of Ventura and Mountainview Streets While maintaining existing lane configurations, the south leg of the intersection shall be constructed and a new traffic signal shall be installed.	Prior to the issuance of Certificate of Occupancy for the first building constructed within the specific plan boundaries.	City Traffic Engineer Community Development Department Staff	One time activity.	_____ _____
8. Intersection of Ventura and C Streets To mitigate to LOS C, provide a westbound right-turn lane and modify the existing two southbound lanes to an exclusive left-turn lane and a through right-turn lane.	Prior to the issuance of Certificate of Occupancy for the first building constructed within the specific plan boundaries.	City Traffic Engineer Community Development Department Staff	One time activity.	_____ _____
9. Intersection of A and River Streets Along with providing an exclusive left-turn lane and a through right-turn lane for both the westbound and eastbound approaches, a new traffic signal shall be installed.	Prior to the issuance of Certificate of Occupancy for the first building constructed within the specific plan boundaries.	City Traffic Engineer Community Development Department Staff	One time activity.	_____ _____
10. Ventura Street and Southeast Specific Plan Access Road A new traffic signal shall be installed at one of the proposed access roads for the Southeast Specific Plan. This signal shall be coordinated with the proposed development of the Johnson site.	Prior to the issuance of Certificate of Occupancy for the first building constructed within the specific plan boundaries.	City Traffic Engineer Community Development Department Staff	One time activity.	_____ _____
11. Intersection of Ventura and A Streets To mitigate to LOS D, provide an exclusive right-turn lane at each approach. To meet LOS E, add a through lane on the northbound approach.	Prior to the issuance of Certificate of Occupancy for the first building constructed within the specific plan boundaries.	City Traffic Engineer Community Development Department Staff	One time activity.	_____ _____