3757-3771 State Street (MST2005-00156)

MITIGATION MONITORING AND REPORTING PROGRAM

PURPOSE

The purpose of the **3757-3771 State Street** Mitigation Monitoring and Reporting Program (MMRP) is to ensure compliance with all mitigation measures identified in the Initial Study to mitigate or avoid potentially significant adverse environmental impacts resulting from the proposed project. The implementation of this MMRP shall be accomplished by City staff and the project developer's consultants and representatives. The program shall apply to the following phases of the project:

- Plan and specification preparation
- Pre-construction conference
- Construction of the site improvements
- Post Construction

I. RESPONSIBILITIES AND DUTIES

A qualified representative of the developer, approved by the City Planning Division and paid for by the developer, shall be designated as the Project Environmental Coordinator (PEC). The PEC shall be responsible for assuring full compliance with the provisions of this mitigation monitoring and reporting program to the City. The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in this program.

It is the responsibility of the contractor to comply with all mitigation measures listed in the attached MMRP matrix. Any problems or concerns between monitors and construction personnel shall be addressed by the PEC and the contractor. The contractor shall prepare a construction schedule subject to the review and approval of the PEC. The contractor shall inform the PEC of any major revisions to the construction schedule at least 48 hours in advance. The PEC and contractor shall meet on a weekly basis in order to assess compliance and review future construction activities.

A. PRE-CONSTRUCTION BRIEFING

The PEC shall prepare a pre-construction project briefing report. The report shall include a list of all mitigation measures and a plot plan delineating all sensitive areas to be avoided. This report shall be provided to all construction personnel.

The pre-construction briefing shall be conducted by the PEC. The briefing shall be attended by the PEC, construction manager, necessary consultants, Planning Division Case Planner, Public Works representative and all contractors and subcontractors associated with the project. Multiple pre-construction briefings shall be conducted as the work progresses and a change in contractor occurs.

The MMRP shall be presented to those in attendance. The briefing presentation shall include project background, the purpose of the MMRP, duties and responsibilities of each participant, communication procedures, monitoring criteria, compliance criteria, filling out of reports, and duties and responsibilities of the PEC and project consultants.

It shall be emphasized at this briefing that the PEC and project consultants have the authority to stop construction and redirect construction equipment in order to comply with all mitigation measures.

Once construction commences, field meetings between the PEC and project consultants, and contractors shall be held on an as-needed basis in order to create feasible mitigation measures for unanticipated impacts, assess potential effects, and resolve conflicts.

II. IMPLEMENTATION PROCEDURES

There are three types of activities which require monitoring. The first type pertains to the review of the Conditions of Approval and Construction Plans and Specifications. The second type relates to construction activities and the third to ongoing monitoring activities during operation of the project.

A. MONITORING PROCEDURES

The PEC and required consultant(s) shall monitor all field activities. The authority and responsibilities of the PEC and consultant(s) are described in the previous section.

B. REPORTING PROCEDURES

The following three (3) types of reports shall be prepared:

1. Schedule

   The PEC and contractor shall prepare a monthly construction schedule to be submitted to the City prior to or at the pre-construction briefing.

2. General Progress Reports

   The PEC shall be responsible for preparing written progress reports submitted to the City. These reports would be expected on a weekly basis during grading, excavation and construction activities. The reports would document field activities and compliance with project mitigation measures, such as dust control and sound reduction.

3. Final Report

   A final report shall be submitted to the Planning Division when all monitoring (other than long term operational) has been completed and shall include the following:

   a. A brief summary of all monitoring activities.

   b. The date(s) the monitoring occurred.

   c. An identification of any violations and the manner in which they were dealt with.

d. Any technical reports required, such as noise measurements.

e. A list of all project mitigation monitors.

C. MMRP MATRIX

The following MMRP Matrix describes each initial study mitigation measure, monitoring activities and the responsibilities of the various parties, along with the timing and frequency of monitoring and reporting activities. For complete language of each condition, the matrix should be used in conjunction with the mitigation measures described in full in the Initial Study.

The MMRP Matrix is intended to be used by all parties involved in monitoring the project mitigation measures, as well as project contractors and others working in the field. The Matrix should be used as a compliance checklist to aid in compliance verification and monitoring requirements. A copy of the completed MMRP matrix shall be kept in the project file as verification that compliance with all mitigation measures has occurred.

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AQ-1	Construction Dust Control – Minimize Disturbed Area/Speed – Minimize amount of disturbed area and reduce on-site vehicle speeds to 15 miles per hour or less	Applicant/ Contractor	PEC	Check in field	Throughout grading and construction	Daily		
AQ-2	Construction Dust Control – Watering – During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust. Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.	Applicant/ Contractor	PEC	Check in field	Throughout grading and construction	Daily		
AQ-3	Construction Dust Control – Tarping – Trucks transporting fill material to and from the site shall be covered from the point of origin.	Applicant/ Contractor	PEC	Check in field	Throughout grading activities	Daily during grading activities		
AQ-4	Construction Dust Control – Gravel Pads – Gravel pads shall be installed at all access points to prevent tracking of mud on to public roads.	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily		

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AQ-5	Construction Dust Control – Stockpiling. If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily		
AQ-6	Construction Dust Control – Disturbed Area Treatment. After clearing, grading, earth moving or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind pickup of soil. This may be accomplished by: -Seeding and watering until grass cover is grown; -Spreading soil binders; -Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind; -Other methods approved in advance by the Air Pollution Control District.	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily		
AQ-7	Construction Dust Control – Paving. All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily		

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AQ-8	Construction Dust Control – PEC. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when construction work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading for the structure.	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily		
AQ-9	Odor Abatement Plan - Prior to approval of the Land Use Permits (Development Plans and/or Tentative Map), the City shall approve an Odor Abatement Plan (OAP) as part of the project lease agreement terms, for businesses that operate odorous emission sources (e.g., markets with cooking facilities, restaurants, businesses with truck loading docks). The Air Pollution Control District (APCD) will review the OAP for adequacy in mitigating potential nuisance odor impacts from the project.	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily		
AQ-10	Exhaust Emissions - Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be utilized wherever feasible.	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily		
AQ-11	Engine Size - The engine size of construction equipment shall be the minimum practical size.	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily		

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AQ-12	Equipment Numbers - The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily	PEC reports	
AQ-13	Equipment maintenance - Construction equipment shall be maintained to meet the manufacturer's specifications.	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily	PEC reports	
AQ-14	Engine Timing - Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines.	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily	PEC reports	
AQ-15	Catalytic Converters - Catalytic converters shall be installed on gasoline-powered equipment, if feasible.	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily	PEC reports	
AQ-16	Diesel Catalytic Converters - Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available.	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily	PEC reports	
AQ-17	Diesel Replacements - Diesel powered equipment shall be replaced by electric equipment whenever feasible.	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily	PEC reports	
AQ-18	Idling Limitation - Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units shall be used whenever possible.	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily	PEC reports	

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BIO-1	Vegetation Communities and Wetland Permitting - Mitigation for permanent impacts to jurisdictional waters of the U.S., including wetlands, shall occur at the following minimum ratios: southern willow scrub, 3:1 and disturbed wetland, 2:1. This requires roughly 0.38 acre of mitigation, which is anticipated to occur onsite within San Roque and Arroyo Burro Creeks. Prior to the issuance of a grading permit, the Owner shall obtain the following wetland permits from the resource agencies: a Section 404 permit from the ACOE; a Section 1602 Lake and Streambed Alteration Agreement from the CDFG; and a Section 401 Water Quality Certificate from the RWQCB.	Applicant	Planning Division/ PEC	Check for compliance	Prior to issuance of building permits	Once, at building plan check	Planning Division	

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BIO-2	Final Creekside Restoration Monitoring and Maintenance Plan - This Plan shall include: -More detailed information on the intended planting and seeding. The report shall also include an additional planting legend table to indicate the species to be provided from contained plants, the assumed percentage composition of each species, the spacing and assumed sizes from contained plants. -More detailed information on the proposed irrigation requirements. -Additional information in Section 6.3 (Performance Criteria) and Table 2 (Performance Criteria Matrix) to provide guidelines for percent native versus non-native cover throughout the five-year monitoring period. These guidelines shall provide specific cover goals to be achieved by the end of each year and to which the collected transect data would be evaluated.	Applicant	Planning Division	Review and Approve Plan	Prior to issuance of building permits(s)	Once, at building plan check	Planning Division	
BIO-3	Plant Palettes - All plant palates shall be reviewed by a qualified biologist and/or habitat restoration specialist familiar with those plants native or endemic to this region of California.	Applicant/ABR	Planning Division	Review and Approve Plan	Prior to final design approval	Once, at building plan check	Planning Division	
BIO-4	Tree Removal - Prior to tree removal, a qualified habitat restoration specialist shall clearly mark those trees targeted for removal to ensure that native trees, including willow and coast live oak, are protected.	Applicant/PEC	PEC	Check for compliance	Prior to construction	Once, prior to construction	PEC	

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BIO-5	Lighting - Avoid and/or minimize the use of lighting along the backside of the buildings facing San Roque or Arroyo Burro Creek. In parking areas, lighting fixtures shall comply with City standards for shielded, low wattage lighting designed to cut glare and light scatter and to direct light away from sensitive biological resources.	Applicant/ABR	Planning Division	Check for compliance	Prior to final design approval	Once, at building plan check	Planning Division	
BIO-6	Biological Monitor - A qualified biological monitor shall be present while crews are working within San Roque and/or Arroyo Burro Creek to enforce wetland permit conditions.	Applicant	PEC	Check for compliance	During work in the creek(s)	Daily during work in the creek(s)	PEC Report	
BIO-7	Avian Nesting Survey - If project construction occurs during the migratory bird nesting season (typically February 15 through July 1 in the Santa Barbara region), a focused avian nesting survey shall be performed by a qualified wildlife biologist 72 hours prior to construction in accordance with the Migratory Bird Treaty Act (MBTA) (16 U.S.G. 703-712). If an active bird nest is found prior to construction, the nest will be flagged and mapped on the construction plans along with an appropriate buffer, which will be determined by the biologist based on the biology of the species. Construction or weed eradication work shall not occur within 200 feet of active raptor or other sensitive avian nests located during this survey until young have left the nest. The nest area will be avoided until the nest is vacated and the juveniles have fledged. The nest area will be demarcated in the field with flagging and stakes or construction fencing.	Applicant	PEC	Check for compliance	Prior to and during construction, as appropriate	Once	PEC Report	

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BIO-8	Monarch butterfly Survey - A one-time survey for monarch butterfly shall occur prior to eucalyptus tree removal to ensure that temporary roost sites are not adversely impacted.	Applicant	PEC	Check for compliance	Prior to eucalyptus tree removal	Once	PEC Report	
BIO-9	Creek Bed Construction Timing - Any work that is to occur in the bed of San Roque or Arroyo Burro Creek shall occur outside of the rainy season, where feasible and practicable, to minimize impacts to active flow.	Applicant	PEC	Check for compliance	Prior to work in creek bed	Yearly, prior to rainy season	PEC Report	
BIO-10	Creek Delineation - The work perimeter within San Roque and Arroyo Burro Creek shall be adequately flagged prior to the start of work to ensure that impacts to sensitive vegetation communities are minimized throughout the course of construction.	Applicant	PEC	Check for compliance	Prior to construction and throughout project construction	Daily	PEC Report	
BIO-11	Construction Activities - Activities involving soil disturbance and vegetation removal associated with the proposed creek stabilization shall include construction phase erosion control and polluted runoff control plans.	Applicant/ Contractor	Planning Division/ Building & Safety Division/ Engineering Division	Review and approve plan and check for compliance	At building plan check and throughout project construction as appropriate	At building plan check and verify in the field	Building Division	
BIO-12	Construction Best Management Practices - All site preparation and construction activities shall address water quality through the use of BMPs, as approved by the Building & Safety Division.	Applicant/ Contractor	Planning Division/ Building & Safety Division/ Engineering Division	Review and approve plan and check for compliance	At building plan check and throughout project construction as appropriate	At building plan check and verify in the field	Building Division	
BIO-13	Staging Areas - All equipment maintenance, staging areas, and dispensing of fuel, oil, or other hazardous materials shall occur in designated upland areas outside of any adjacent waters of the U.S. or other biologically sensitive habitat.	Applicant/ Contractor	PEC	Check for compliance	During project construction	Throughout project construction , as appropriate	PEC Report	

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BIO-14	Tree Protection Measures - All trees proposed to remain shall be protected as identified in the Tree Protection Plan (Sheet L1-1) dated April 11, 2007.	Applicant/ Contractor	PEC	Check for compliance	During project construction	Throughout project construction	PEC Report	
CR-1	Archaeological Monitoring -Submit to the Planning Division a contract with an archaeologist from the most current City Qualified Archaeologists List for monitoring during initial ground-disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching vegetation or paving removal and ground clearance in the areas identified in the Phase I Archaeological Resources Report prepared for this site by Western Points Archaeology, dated May 2005. The contract shall be subject to the review and approval of the Planning Division. The contract shall include standard discovery measures per the City's MEA.	Applicant	Planning Division	Approve Contract	Prior to issuance of building permits(s)	Once	Planning Division	
CR-2	Discovery Procedures and Mitigation. Standard discovery measures shall be implemented per the City Master Environmental Assessment throughout grading and construction.	Applicant/ Contractor	PEC	Check in field	Throughout grading and construction	Daily	PEC Report	
G-1	Geotechnical Recommendations - Site preparation and project construction related to soil conditions and seismic hazards shall be in accordance with the recommendations contained in the Reports of Geotechnical Investigation and Seismic Hazard Evaluation Study prepared by Arroyo Geotechnical, dated May 6, 2005 and January 10, 2006. Compliance shall be demonstrated on plans submitted for grading and building permits.	Applicant/ Architect	Building & Safety Division	Check for compliance	Once, at building plan check	Once, at building plan check	Building & Safety Division	

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H-1	Asbestos Containing Material - Applicant shall complete the SBCAPCD "Asbestos/ Demolition/Renovation Notification" Form at least ten days prior to the start of any demolition work.	Applicant/ Contractor	PEC	Verify Compliance	At least 10 days prior to start of any building demolition work	Once for each building	PEC Report	
H-2	PCB Disposal - Fluorescent light ballasts containing polychlorinated biphenyls (PCB) shall be segregated upon demolition and properly disposed of as PCB-containing waste.	Applicant/ Contractor	PEC	Verify Compliance	Throughout construction	As necessary throughout construction	PEC Report	
H-3	Lead Disposal - During demolition activities, workers shall follow OSHA regulations regarding potential exposure to airborne lead. In addition, representative samples of any construction waste shall be tested by the Toxic Characteristic Leaching Procedure (TCLP) to determine if the waste is hazardous. Hazardous wastes must be disposed of according to Federal, State and local regulations.	Applicant/ Contractor	PEC	Verify Compliance	Throughout construction	As necessary throughout construction	PEC Report	
N-1	Unit 14 and 15 Exterior Balconies – Provide a minimum 6-foot high sound wall around the perimeter of the second floor balcony/terrace areas for Units 14 and 15, or a redesign of the area to provide other shielding from the building shell, to attenuate noise levels to less than 60 dB CNEL. The height requirement is relative to the balcony floor elevation. The materials used in the construction of the sound wall are required to have a minimum surface density of 35 pounds per square foot. They may consist of masonry material, Plexiglas, tempered glass, or a combination of these materials. The barriers must be designed so there are no openings or cracks.	Applicant/ Architect	Planning Division/ Building & Safety Division	Verify compliance	Prior to final design review and prior to issuance of building permit	Twice	Planning Division	

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N-2	Mechanical Equipment Noise – Rooftop - The Whole Foods Fan Groups 3 and 4 (i.e. the fans at the west end of the parking lot) shall have a six-foot high sound wall around them. The sound wall could be made of tempered or acrylic glass so that visibility for drivers in the parking lot could be maintained.	Applicant/ Architect/ Noise Consultant	Planning Division/ Building & Safety Division	Verify compliance	Prior to final design review and prior to issuance of building permit	Twice	Planning Division	
N-3	Mechanical Equipment Noise – Basement - A five-foot long sound attenuator shall be installed immediately before the louver to attenuate noise from the Whole Foods basement area. Other noise abatement treatments may also be appropriate, such as installing an acoustical louver, using sound absorbing materials or a plenum chamber within the interior of the mechanical room. Mitigation is subject to change during the facility design phase to ensure appropriate noise abatement measures are implemented.	Applicant/ Architect/ Noise Consultant	Planning Division/ Building & Safety Division	Verify compliance	Prior to final design review and prior to issuance of building permit	Twice	Planning Division	
N-4	Interior Noise Analysis – Residential - An interior noise analysis will be required prior to issuance of building permits. The Analysis may conclude that mechanical ventilation and/or an air conditioning system, and possibly sound-rated windows for the south and east façade of the structure (Units 9-13) and/or the State Street façade (Units 14-15), will be required.	Applicant/ Noise Consultant	Planning Division/ Building & Safety Division	Verify compliance and check for incorporation of any additional required mitigation.	Prior to issuance of building permit	Once	Planning Division/ Building & Safety Division	

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N-5	Noise Study Required - A Noise Study addressing the Whole Foods/Circuit City building and associated residential units shall be prepared prior to final facility design approval to ensure that necessary noise abatement measures incorporated in to the building and site plans effectively mitigate the equipment noise to 60 dB CNEL or less at exterior areas for Units 1-13.	Applicant/ Noise Consultant	Planning Division	Verify compliance and check for incorporation of any additional required mitigation.	Prior to final design review	Once	Planning Division/ Building & Safety Division	
N-6	Construction Notice - At least 20 days prior to commencement of construction, the contractor shall provide written notice to all property owners and residents within 450 feet of the project area. The notice shall contain a description of the proposed project, a construction schedule including days and hours of construction, the name and phone number of the Project Environmental Coordinator (PEC) who can answer questions, and provide additional information or address problems that may arise during construction. A 24-hour construction hot line shall be provided. Informational signs with the PEC's name and telephone number shall also be posted at the site.	Applicant	Planning Division	Verify compliance	Once	Once	Applicant	
N-7	Construction Hours - Noise-generating construction activities (which may include preparation for construction work) shall be permitted weekdays between the hours of 8:00 a.m. and 5:00 p.m., excluding holidays observed by the City as legal holidays.	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily	PEC Reports	

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N-8	Construction Equipment Sound Control - All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily	PEC Reports	
N-9	Sound Barriers During Construction - As part of the building plan submittal, prepare and submit a sound control plan including devices and techniques such as noise shields and blankets in order to reduce noise impacts to surrounding sensitive noise receptors during construction.	Applicant/ Contractor/ Noise Consultant	PEC	Check in field	Throughout project duration	Daily	PEC Reports	
PS-1	Solid Waste Management Plan - The Applicant shall develop and implement a Solid Waste Management Plan to reduce waste generated by construction and demolition activities. Consistent with City of Santa Barbara ordinances and in order to achieve the waste diversion goals required by state law, the Contractor may choose to separate waste and recyclables on-site or use a combination of source separation and a construction and demolition (C&D) sorting facility.	Applicant/ Contractor	City Staff PEC	Review and approve Plan Check in field	Prior to issuance of building permits Throughout project duration	Once Daily	PEC Reports	
TR-1	Las Positas Road at Calle Real Intersection - Prior to occupancy of Phase Three of the project, the applicant shall install a dedicated right-turn arrow and alter signal phasing at the Las Positas Road/Calle Real intersection to expedite traffic flows, as described in the Upper State Street Traffic, Circulation and Parking Study (February 2007).	Applicant	Public Works Department	Approve plans	Prior to issuance of building permit	Twice – prior to issuance of building permit and prior to occupancy of Phase Three construction	Public Works Department	

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TR-2	Las Positas Road/San Roque Road at State Street Intersection - Prior to occupancy of Phase Three of the project, the applicant shall install a dedicated right-turn arrow and alter signal phasing at the Las Positas/San Roque Road / Calle Real intersection to expedite traffic flows, as described in the Upper State Street Traffic, Circulation and Parking Study (February 2007).	Applicant	Public Works Department	Approve plans	Prior to issuance of building permit	Twice – prior to issuance of building permit and prior to occupancy of Phase Three construction	Public Works Department	
TR-3	Disabled Accessibility - Project circulation shall provide for disabled accessibility or equivalent facilitation in accordance with American Disabilities Act requirements.	Applicant/ Architect	Building & Safety Division	Verify during plan check	Prior to issuance of building permits	Once		
TR-4	Construction Traffic – Haul Routes - The haul routes for all construction related trucks, three tons or more, entering or exiting the site, shall be approved by the Public Works Director, or designee.	Applicant/ Contractor	PEC	Establish routing plan with Transportation Division and ensure plan is followed	Throughout project duration	Daily	PEC Reports	
TR-5	Construction Traffic – Hours and Routes. Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) to help reduce truck traffic and noise on adjacent streets and roadways. The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods.	Applicant/ Contractor	PEC	Verify compliance	Throughout project duration	Daily	PEC Reports	
TR-6	Construction Hours - Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Sundays and holidays observed by the City of Santa Barbara.	Applicant/ Contractor	PEC	Verify compliance	Throughout project duration	Daily	PEC Reports	

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TR-7	Additional Parking Stalls - The project shall provide 286 parking stalls, based on the square footages and land uses proposed. This results in one additional parking stall beyond those identified on the project plans. This required additional stall may not be located any closer to Arroyo Burro or San Roque Creek than the proposed development. This required additional stall may be gained by revising the proposed parking lot layout(s) to include some compact stalls and/or additional tandem stalls, subject to approval by the Transportation Division and in accordance with the City's Parking Ordinance.	Applicant/ Architect	Planning Division/ Transportation Division	Verify compliance	Prior to issuance of building permit	Once		
TR-8	Construction Parking - Construction parking and vehicle/equipment/materials storage shall be provided as follows: -During construction, free parking spaces for construction workers (and employees during Phase One) shall be provided off-site in a location subject to the approval of the Transportation and Parking Manager. -On-site or off-site storage shall be provided for construction materials, equipment, and vehicles. Storage of construction materials within the public right-of-way is prohibited.	Applicant/ Contractor	PEC	Determine parking and storage areas with Transportation Division and ensure areas are used	Throughout project duration	Daily	PEC Reports	

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TR-9	Honeymoon Period Parking Management. Applicant shall prepare a Parking Management Plan to be implemented during the project's Honeymoon Period. The Plan shall identify parking management techniques such as valet parking, off site employee and/or patron parking, parking duration limitations, etc. to reduce parking demand. The Plan shall also include anticipated timing for these techniques and methods to determine when such techniques are no longer necessary (i.e. parking demand has returned to a "normal" level).	Applicant	Transportation Division	Review and approve plan	During Whole Food's Honeymoon Period	Once		
W-1	Construction Erosion/Sedimentation Control Plan - Project grading and construction shall be conducted in accordance with an approved erosion control plan to protect water quality throughout the site preparation, earthwork, and construction process.	Applicant/ Contractor	Building & Safety Division PEC	Review Plan Inspect in field	Prior to issuance of building permit Throughout construction	Once Daily	PEC Report	
W-2	Minimization of Storm Water Pollutants of Concern - The applicant shall implement approved plans incorporating long-term storm water best management practices (BMPs) to minimize identified storm water pollutants of concern including automobile oil, grease and metals. The applicant shall submit project plans incorporating long-term BMPs to minimize storm water pollutants of concern to the extent feasible, and obtain approval from Public Works Engineering.	Applicant	Public Works Department/ Building & Safety Division Property Owner(s)	Review and approve project plans Verify compliance and on-going maintenance	Prior to issuance of Building Permit Annually	Once Annually	Public Works Department Property Owner(s)	

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MITIGATION MONITORING AND REPORTING PROGRAM MATRIX

MITIGATION MEASURE	MONITORING REQUIREMENT	RESPONSIBLE ENTITY	MONITOR	ACTION BY MONITOR	MITIGATION TIMING	MONITORING FREQUENCY	COMPLIANCE CHECK	VERIFI-CATION
W-3	Storm Drain System Stenciling and Signage - Within the project area, the applicant shall implement stenciling of all storm drain inlets and catch basins, and posting of signs at all public access points along channels and creeks, with language in English and Spanish and graphic icons prohibiting dumping, per approved plans.	Applicant	Public Works Department Property Owner(s)	Review and approve project plans Verify compliance and on-going maintenance	Prior to issuance of Building Permit	Once At least annually	Public Works Department Property Owner(s)	
W-4	Trash Storage Area Design - Project trash container areas shall incorporate approved long-term structural storm water best management practices (BMPs) to protect water quality. The applicant shall submit project plans to the satisfaction of Public Works Engineering and Solid Waste that incorporate long-term structural best management practices for trash storage areas to protect storm water quality. The owners shall maintain these structural storm water quality protections in working order for the life of the project, and shall inspect at least annually and report to the City annually.	Applicant/ Architect	Public Works Department Property Owner(s)	Review and approve project plans Verify compliance and on-going maintenance	Prior to issuance of Building Permit Annually	Once Yearly	Public Works Department Property Owner(s)	
W-5	Letter of Map Revision - The applicant shall contact FEMA and obtain A Letter of Map Revision (LOMR) as appropriate.	Applicant	Building & Safety Division	Check for compliance	Prior to issuance of Building Permit	Once	Building & Safety Division	