

1820-1826 De la Vina Street (MST2009-00536)

MITIGATION MONITORING AND REPORTING PROGRAM

PROJECT LOCATION

1820, 1822, 1826 De la Vina Street, Santa Barbara, CA

PROJECT DESCRIPTION

The applicant proposes the demolition of the six existing structures on site, including three houses (two of which are duplexes), two garages and one shed. Including attics, the floor area of the six existing structures totals 8,251 net square feet. There is an existing oak tree that is proposed to be preserved and included as part of the new site plan.

The proposed project is a 40-unit Residential Care Facility for the Elderly (RCFE) designed to serve seniors suffering from Alzheimer's or various forms of dementia. Proposed construction includes a two-story, 24,128 net square foot building (25,400 gross sq. ft.). There is a sub-level cellar for food storage, laundry and mechanical equipment measuring 2,210 net square feet, and the first and second floors would be 8,581 and 13,337 net square feet, respectively. The project also includes 20 on grade parking spaces, of which 16 are covered and 4 are uncovered.

A total of 11,228 net square feet of floor area on the first and second floors would be dedicated to residential units, which range from 294 to 376 square feet in size. Each residential unit would have a private sink, a studio living/bedroom area, and in most cases would share a bathroom with the adjacent unit. Common amenities total 10,690 square feet, and include a commercial kitchen, dining area, wellness center, activity spaces, sunrooms, bathrooms and service areas. Individual units do not have kitchens or kitchenettes, and would not qualify as traditional "dwelling units."

Project Operations:

The facility would be licensed to provide non-medical residential care by the State of California, Department of Community Care Licensing as a RCFE. The project will offer residents three meals a day, personal care services, medications oversight, activities and transportation to medical services and outdoor activities as part of the regular daily program. The community would be staffed twenty four hours a day. Shift changes occur off-peak three times daily: 7am, 3pm and 11pm. The daytime shift is staffed most heavily and would include a maximum of twelve employees at any one time. Residents do not drive and would be transported to activities and appointments by a dedicated facility van.

PURPOSE

The purpose of the **1820-1826 De la Vina 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 biweekly 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 construction.

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.

1820-1826 De la Vina St. (MST2009-00536)
Mitigation Monitoring and Reporting Program
June 23, 2011
Page 4 of 4

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 MMRP matrix shall be kept in the project file as verification that compliance with all mitigation measures has occurred.

1820-1826 DE LA VINA STREET (MST2009-00536)
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX

MITIGATION MEASURE	PARTY RESPONSIBLE FOR IMPLEMENTATION	VERIFICATION		
		DATE	ACCOMPLISHED	COMMENTS
<p>AQ-1 Construction Dust Control - Watering. During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to achieve minimum soil moisture of 12% 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 every three hours. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.</p>	PEC			
<p>AQ-2 Construction Dust Control - Tarping. Trucks transporting fill material to and from the site shall be covered from the point of origin and maintain a freeboard height of 12 inches.</p>	PEC			
<p>AQ-3 Construction Dust Control - Gravel Pads. Gravel pads, 3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes or a pipe-grid track out control device shall be installed to reduce mud/dirt track out from unpaved truck exit routes.</p>	PEC			
<p>AQ-4 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.</p>	PEC			

1820-1826 DE LA VINA STREET (MST2009-00536)
 MITIGATION MONITORING AND REPORTING PROGRAM MATRIX

MITIGATION MEASURE	PARTY RESPONSIBLE FOR IMPLEMENTATION	VERIFICATION		
		DATE	ACCOMPLISHED	COMMENTS
<p>AQ-5 Construction Dust Control – Disturbed Area Treatment. After clearing, grading, earth moving, excavation, or demolition is completed, the entire area of disturbed soil shall be treated to prevent wind erosion. This may be accomplished by:</p> <ul style="list-style-type: none"> a. Seeding and watering until grass cover is grown; b. Spreading soil binders; c. 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; d. Other methods approved in advance by the Air Pollution Control District. 	PEC			
<p>AQ-6 Construction Dust Control – Surfacing. All surfaces for roadways, driveways, sidewalks, etc., shall be laid as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</p>	PEC			
<p>AQ-7 Stockpiling. If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist by applying water at a rate of 1.4 gallons per hour per square yard, or treated with soil binders to prevent dust generation. Apply cover when wind events are declared.</p>	PEC			
<p>AQ-8 Construction Dust Control – Project Environmental Coordinator (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</p>	PEC			

1820-1826 DE LA VINA STREET (MST2009-00536)
 MITIGATION MONITORING AND REPORTING PROGRAM MATRIX

MITIGATION MEASURE	PARTY RESPONSIBLE FOR IMPLEMENTATION	VERIFICATION		
		DATE	ACCOMPLISHED	COMMENTS
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.				
AQ-9 Engine Size. The engine size of construction equipment shall be the minimum practical size.	PEC			
AQ-10 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.	PEC			
AQ-11 Equipment Maintenance. Construction equipment shall be maintained to meet the manufacturer's specifications.	PEC			
AQ-12 Catalytic Converters. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.	PEC			
AQ-13 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.	PEC			
AQ-14 Diesel Replacements. Diesel powered equipment shall be replaced by electric equipment whenever feasible.	PEC			
AQ-15 Idling Limitation. All commercial diesel vehicles are subject to Title 13, Section 2485 and 2449 of the California Code of Regulations, limiting engine idling times. Idling of heavy-duty diesel trucks and diesel fueled or alternative diesel fueled off-road compression ignition vehicle during loading and unloading shall be limited to five minutes; auxiliary power units shall be	PEC			

1820-1826 DE LA VINA STREET (MST2009-00536)
 MITIGATION MONITORING AND REPORTING PROGRAM MATRIX

MITIGATION MEASURE	PARTY RESPONSIBLE FOR IMPLEMENTATION	VERIFICATION		
		DATE	ACCOMPLISHED	COMMENTS
used whenever possible.				
AQ-16 Worker Trips. Construction worker trips shall be minimized by requiring carpooling and by providing for lunch onsite.	PEC			
AQ-17 Asbestos & Lead-Containing Materials. Pursuant to APCD Rule 1001, the applicant is required to complete and submit an APCD Asbestos Demolition and Renovation Compliance Checklist at least 10 working days prior to commencing any alterations of the buildings. Any abatement or removal of asbestos- and lead-containing materials must be performed in accordance with applicable federal, State, and local regulations. Permits shall be obtained from the APCD prior to commencement of demolition of the structures containing asbestos and/or lead. Disposal of material containing asbestos and/or lead shall be in sent to appropriate land fills that are certified to accept this material.	PEC / Building Division			
AQ-18 Portable diesel equipment. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program or shall obtain an APCD permit.	PEC			
AQ-19 Mobile construction equipment. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, Section 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emission from in-use (existing) off-road diesel-fueled vehicles. The current requirements include idling limits of 5 minutes, labeling of vehicles with ARB-issued equipment identification numbers, reporting to ARB, and vehicle sales	PEC			

MITIGATION MEASURE	PARTY RESPONSIBLE FOR IMPLEMENTATION	VERIFICATION		
		DATE	ACCOMPLISHED	COMMENTS
disclosures For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm				
<p>BIO-1 Oak Tree Protection Measures. The landscape plan and grading plan shall include the following oak tree protection measures, intended to minimize impacts on the existing oak tree:</p> <ul style="list-style-type: none"> a. Mulch dripline with four to five inches of wood chips (keep off tree base) to improve soil conditions and minimize future soil compaction. b. Install Oak compatible plantings within the Oak dripline. Keep number minimal and use smaller pot sizes. c. Incorporate hardscape materials and design that minimize root compaction, and promote water percolation and gas exchange. d. No irrigation system shall be installed within three feet of the dripline of any oak tree. e. The use of herbicides or fertilizer shall be prohibited within the drip line of any oak tree. f. Contract with a Certified Arborist to inspect tree before, during and after development. g. During Construction: <ul style="list-style-type: none"> • Deep root aerate and fertilize Oak rootzone prior to construction to improve soil conditions and promote healthy generation of new foliage and roots. • Install temporary six foot tall chain link fence at five feet beyond the dripline wherever feasible, and in no case closer than the edge 	<p>Landscape Architect / Planning Division / PEC</p>			

**1820-1826 DE LA VINA STREET (MST2009-00536)
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

MITIGATION MEASURE	PARTY RESPONSIBLE FOR IMPLEMENTATION	VERIFICATION		
		DATE	ACCOMPLISHED	COMMENTS
<p>of dripline, prior to project commencement.</p> <ul style="list-style-type: none"> Designate tree dripline as a "no dump, wash or staging area" during construction. No heavy equipment, storage of materials or parking shall take place within five (5) feet of the dripline of the oak tree. If any excavation is required beneath the dripline of the oak tree, a qualified Arborist shall be present. All excavation within the dripline of the tree shall be minimized and shall be done with hand tools. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound. Any root pruning and trimming shall be done under the direction of a qualified Arborist. 				
BIO-2 Oak Tree Removal. If the 46 inch Coast live oak tree is removed as a result of the project, the tree shall be replaced with a minimum of three 48-inch box Coast live oaks from Coastal Santa Barbara County stock.	PEC			
CR-1 Photo-documentation of 1826 De la Vina. The applicant shall photo-document the property at 1826 De la Vina Street prior to its alteration or any structure demolition consistent with the guidelines for documentation outlined in the Council-adopted City Master Environmental Assessment Guidelines for Archaeological Resources and Historic Structures and Sites. The documentation shall include the setting of the property, including the adjacent house at 1822 De la Vina Street and the retaining wall along De la Vina Street.	City Historian/ Planning Division			
CR-2 Photo-documentation of 1822 De la Vina. The applicant shall photo-document the residence at 1822	City Historian/ Planning Division			

**1820-1826 DE LA VINA STREET (MST2009-00536)
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

MITIGATION MEASURE	PARTY RESPONSIBLE FOR IMPLEMENTATION	VERIFICATION		
		DATE	ACCOMPLISHED	COMMENTS
<p>De la Vina Street prior to its alteration or structure demolition consistent with the guidelines for documentation outlined in the Council-adopted City Master Environmental Assessment Guidelines for Archaeological Resources and Historic Structures and Sites.</p>				
<p>N-1 Noise Analysis. A detailed interior noise analysis must be prepared for Units 201, 202, and 230 at the time of building permit application. This detailed interior noise analysis would verify if the planned new buildings' envelopes would achieve the necessary sound insulation to meet the City of Santa Barbara 45 dB(A) CNEL interior noise level requirement. If not, the analysis shall provide recommendations to accomplish the 45 dB(A) CNEL standard. The recommendations in the detailed interior noise analysis project may include noise mitigation measures such as a windows closed conditions, sound insulating doors and windows, and/or upgrades to exterior walls, roof, and attic-vent openings. The detailed interior noise analysis may also be used to analyze compliance of the project's interior partitions and floor/ceiling assembly between residential units with California State sound transmission class (STC) and impact insulation class (IIC) requirements.</p>	<p>Building Division/ Planning Division</p>			

