



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 029-07
00 CABRILLO BOULEVARD
COASTAL DEVELOPMENT PERMIT
JULY 12, 2007

APPLICATION OF HAL HILL, AGENT FOR CITY OF SANTA BARBARA, PUBLIC WORKS DEPARTMENT, CITY OF SANTA BARBARA, 00 EAST CABRILLO BOULEVARD, 033-111-011 AND 033-120-015, P-R/S-D-3 and HRC-2/S-D-3 ZONES, GENERAL PLAN DESIGNATION: OPEN SPACE (MST2004-00878)/CDP2007-00001)

The project would replace the existing structurally deficient Cabrillo Boulevard Bridge over Mission Creek and improve the hydraulic conveyance of Mission Creek from State Street to the Pacific Ocean. The banks of Mission Creek from Cabrillo Boulevard to State Street would be rebuilt in compliance with the approved Lower Mission Creek Flood Control Project. The discretionary application required for this project is a Coastal Development Permit in the appealable jurisdiction of the coastal zone and a recommendation to the California Coastal Commission (SBMC § 28.45.009).

The Planning Commission will consider adoption of the Negative Declaration prepared for the project (MST2004-00878) pursuant to the California Environmental Quality Act Guidelines Section 15074. The MND contains mitigation measures that reduce potentially significant avoidable impacts to a less than significant level.

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, 1 person appeared to speak in favor of the application with some concerns, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, July 5, 2007
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

- I. Adopted the Final Mitigated Negative Declaration, approved the Coastal Development Permit, and recommended approval of the Coastal Development Permit for the portion of the project in the Coastal Commission's original jurisdiction, making the following findings and determinations:
 - A. **Negative Declaration Findings**
 1. The Planning Commission has read and considered the Final Mitigated Negative Declaration together with comments received during the public

review process. In this agency's independent judgment and analysis and on the basis of the record before the Commission, there is no substantial evidence that the project will have a significant effect on the environment.

2. Pursuant to Section §15074 of the California Environmental Quality Act Guidelines, the Planning Commission adopts the Final Mitigated Negative Declaration MST2004-00878.
3. The Planning Commission approves the Mitigation Monitoring and Reporting Program, which will monitor compliance with the mitigation measures agreed to by the applicant and conditions imposed on the project in order to mitigate or avoid significant effects on the environment.
4. The custodian of the environmental documents and record of the proceedings upon which this decision is based is the Environmental Analyst for the City of Santa Barbara Planning Division located at 630 Garden Street, Santa Barbara.
5. An Initial Study has been conducted by the lead agency, which has evaluated the potential for the proposed project to result in adverse effect, either individually or cumulatively, on wildlife resources. For this purpose, wildlife is defined as "all wild animals, bird, plants, fish, amphibians, and related ecological communities, including the habitat upon which the wildlife depends for its continued viability." The proposed project has the potential for adverse effect on wildlife resources and their habitat. Mitigation measures have been applied such that impacts will be less than significant. The project is therefore subject to payment of the California Department of Fish and Game environmental review fee.

B. Findings for the Coastal Development Permit

1. The project is consistent with the policies of the California Coastal Act.
2. The project is consistent with all applicable policies of the City's Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code.
3. The project is consistent with Chapter 3 (commencing with Section 30200) of the Coastal Act (Visitor Serving, Access and Recreation).

II. Said approval is subject to the following conditions:

- A. **Project Description:** The development of the Real Property approved by the Planning Commission on July 12, 2007 is limited to the improvements shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara. This project would replace the existing structurally deficient Cabrillo Boulevard Bridge over Mission Creek and improve the hydraulic conveyance of Mission Creek from State Street to the Pacific Ocean. The banks of Mission Creek from Cabrillo Boulevard to State Street would be rebuilt in compliance with the Lower Mission Creek Flood Control Feasibility Report, dated September 2000, and accompanying EIS/EIR by the Corps of Engineers and approved by the City on November 30, 2001 and by the California Coastal Commission, through the issuance of a Final Coastal Consistency determination on August 11, 2006. The project description is further refined to incorporate the following:
1. The location of the eastern rock revetment south of Cabrillo Boulevard will be moved back by up to 10 feet towards the Beachway as it curves east back into the existing beach dune.
 2. The height of the eastern rock revetment south of Cabrillo Boulevard shall be ~ 8.6 feet above mean sea level (MSL) near the bridge. At approximately two-thirds of its length south of the bridge, the rock revetment will be reduced in height by making a transition from the ~ 8.6 feet above MSL to a height of approximately four feet above MSL at the point it ties into the sand dune berm covered with ice plant. The rock revetment will be replaced in the transition area with a bio-revetment alternative (vegetative mat) to the full 8.6 feet above MSL revetment height. Said bio-revetment (jute netting securing soil and native plants) shall be designed by a restoration specialist.
 3. The area between the east revetment and the existing Beachway shall be vegetated with ecologically appropriate native dune, riparian or coastal scrub vegetation as determined by a qualified biologist and habitat restoration specialist with experience in beach environments. A low, vegetated berm may be created between the Beachway and the planted revetments.
 4. Both the rock revetment and bio-revetment shall be filled with earth and irrigated to facilitate successful vegetation establishment.
 5. A wood post and rail fence shall be installed at an appropriate location between the revetment and the Beachway for the entire length of the revetment.
 6. The "Bengal Engineering Alternative Design" that straightens the creek shall remain under consideration until the Planning Commission Update is held (See Condition E.5).
- B. **Landscape Plans.** The Public Works Department shall comply with the Landscape/Restoration Plan as approved by the Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the HLC. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape/restoration plan.

- C. **California Department of Fish and Game Fees Required.** Pursuant to Section 21089(b) of the California Public Resources Code and Section 711.4 et. seq. of the California Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified Department of Fish and Game fees are paid and filed with the California Department of Fish and Game within five days of the project approval. The fees required are \$2,500 for projects with Environmental Impact Reports and \$1,800 for projects with Negative Declarations. Without the appropriate fee, the Notice of Determination (which the City is required to file within five days of project approval) cannot be filed and the project approval is not operative, vested, or final. The fee shall be delivered to the Planning Division immediately upon project approval in the form of a check payable to the California Department of Fish and Game.
- D. **Design Review.** The following items are subject to the review and approval of the Historic Landmarks Commission (HLC). HLC shall not grant preliminary approval of the project until the following conditions have been satisfied.
1. **HLC Review.** Bridge and restoration plans shall be subject to HLC review and approval to ensure that they are compatible with the East Cabrillo Boulevard Parkway District (CR-2).
 2. **Design Elements.** The bridge railings shall utilize the same design and finish as the 1928 bridge railing (a pipe or wrought iron above the existing railing is permitted to achieve increased height required by code and the openings between pillars in the railing may be tapered to four inches on the interior of the railing, also to meet code), the bridge deck shall be similar in appearance to the existing structure with arch like structures, piers shall be round in one row, the existing monument shall be removed and replaced on the bridge, and all rip-rap on the channel banks, downstream of the project, would use stone rather than concrete (CR-3).
 3. **Replacement Trees.** The project shall replace all palm trees removed as result of project construction on a one for one basis, with trees of the same variety and approximately 30 feet in height (CR-4).
 4. **Post and Rail Fence.** A post and rail fence shall be installed at an appropriate location between the revetment and the Beachway for the entire length of the revetment to discourage pedestrian access to the lagoon while maintaining visual access.
- E. **Community Development Requirements.** Prior to Building or Public Works Permit Application/Issuance. The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:
1. **Project Environmental Coordinator Required.** Submit to the Planning Division a contract with a qualified representative for the Owner, subject to approval of the contract and the representative by the Planning Division, to act as the Project Environmental Coordinator (PEC). The PEC shall be responsible for assuring full compliance with the provisions of the Mitigation Monitoring

and Reporting Program (MMRP) and Conditions of Approval to the City. The contract shall include the following, at a minimum:

- a. The frequency and/or schedule of the monitoring of the mitigation measures.
- b. A method for monitoring the mitigation measures.
- c. A list of reporting procedures, including the responsible party, and frequency.
- d. A list of other monitors to be hired, if applicable, and their qualifications.
- e. Submittal of monthly reports during demolition, excavation, grading and footing installation and monthly reports on all other construction activity regarding MMRP and condition compliance by the PEC to the Community Development Department.

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 the MMRP and conditions of approval, including the authority to stop work, if necessary, to achieve compliance with mitigation measures.

2. **Archive Plans and Photos.** Prior to demolition the bridge will be recorded in accordance with the National Park Service guidelines for Historic American Engineering Record (HAER) documentation. The documentation will include historic research, a narrative report of the history of the bridge, and photo documentation of the bridge. The HAER document will be submitted to the Library of Congress (CR-1) [I suggest you move the completion of this condition to either as a condition to be satisfied before permit issuance or conducted after permit issuance and before final inspection.]
3. **Preconstruction Surveys – Tidewater Goby.** Pre-construction monitoring surveys for tidewater goby would be implemented at the upstream, downstream, and mid-lagoon bridge areas, one year prior to construction, including one pre-spawn survey in April, and one post-spawn in August. In addition, tidewater goby monitoring surveys also would be conducted at the same time at other known tidewater goby habitats Arroyo Burro Estuary, Sycamore Creek, and/or Andree Clark Bird Refuge. Pre-construction surveys would be conducted by a biologist approved to handle tidewater gobies under a Section 10a1a recovery permit to determine the general abundance of tidewater gobies. Survey methods would follow those currently being used to measure population densities at Arroyo Burro Estuary (BIO-17).
4. **Educational Signage.** A sign shall be designed and installed for the duration of the construction that explains the annual life cycle of the lagoon and how the construction is designed to work with the life cycle.

5. **Planning Commission Project Update.** Approximately nine months from Planning Commission approval, the applicant shall return to the Planning Commission to review the landscape plan, changes to the streetscape, how the Arts and Crafts Show displacements will be handled and the "Bengal Alternative Bridge Design" that would straighten the creek.
- F. The Public Works Department shall require the following measures be included as requirements in the construction contracts and reproduced on the construction drawings for the project:
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 (AQ-1).
 2. **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 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 (AQ-2).

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.
 3. **Construction Dust Control – Tarping.** Trucks transporting fill material to and from the site shall be covered from the point of origin (AQ-3).
 4. **Construction Dust Control – Gravel Pads.** Gravel pads shall be installed at all access points to prevent tracking of mud on to public roads (AQ-4).
 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 (AQ-5).
 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:
 - 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 (AQ-6).
7. **Construction Dust Control – Paving.** All roadways, driveways, sidewalks, etc., should be paved as soon as possible. Additionally, building pads should be laid as soon as possible after grading unless seeding or soil binders are used (AQ-7)
 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 (AQ-8).
 9. **Diesel Engines.** Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be utilized wherever feasible (AQ-9).
 10. **Engine Size.** The engine size of construction equipment shall be the minimum practical size (AQ-10).
 11. **Amount of Equipment.** 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 (AQ-11).
 12. **Equipment Maintenance.** Construction equipment shall be maintained in tune per the manufacturer's specifications (AQ-12).
 13. **Engine Timing.** Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines (AQ-13).
 14. **Catalytic Converters.** Catalytic converters shall be installed on gasoline-powered equipment, if feasible (AQ-14).
 15. **Certified Pollution Controls.** Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available (AQ-15).
 16. **Electric Equipment.** Diesel powered equipment should be replaced by electric equipment whenever feasible (AQ-16).
 17. **Limited Idling.** Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible (AQ-17).

18. **Worker Trips.** Construction worker trips shall be minimized by requiring carpooling and by providing for lunch onsite (AQ-18).
19. **Biodiesel.** Biodiesel shall be used to the maximum extent feasible (AQ-19)
20. **Dewatering Timing.** Except for installation of sheet piles (Porta Dam or equivalent) for partial dewatering and diversion of three areas for 1) pile installation (including the temporary beachway bridge), 2) abutment construction, and 3) bank protection, construction work in the Mission Creek channel and on the banks, including construction of the cofferdams, shall not occur during the period October 1/November 1 to mid March/April 30 during an average or above-average rainfall year. The exact schedule is subject to revision dependent on weather conditions and monitoring for goby spawning. Construction work requiring dewatering/diversion in the creek shall not begin until forecasts from the National Weather Service provide reasonable assurance that the winter rainfall has ended, and/or tidewater goby monitoring shows no reasonable evidence of initiation of spawning season (BIO-1)
21. **Pile Driving Timing.** Pile driving and construction for the center line of piles on the north side of the road (Stage 1) shall be completed during the period October 1 to December 1 to avoid vibration impact in the creek during the adult steelhead migration period, which can begin as early as December 1 if there are suitable runoff conditions. Weather and other possible delays permitting, the center row of piles for the north side of the bridge will be driven and filled with concrete with the existing bridge deck intact and while the creek is not dewatered. This date may be moved forward as late as December 31 if the lagoon remains closed (i.e., has not breached by its own forces). If all the center row of pilings cannot be completed in Stage 1, the center piles on the south side of Cabrillo Boulevard currently identified for Stage 3, will be driven and filled while the cofferdams are installed and the creek is dewatered during Stage 2 (BIO-2).
22. **Construction Timing.** Bridge demolition, center bent construction, north side abutment construction, and deck placement on the north side (Stage 2) shall occur when the creek is dewatered and diverted to the flume. Bent construction and deck placement on the south side may occur before cofferdams are constructed or after the cofferdams are removed, provided the erosion and water quality protection measures (see Water Quality section) are implemented (BIO-3).
23. **Pile Driving Precaution.** Piles will be driven and filled with concrete in Stage 1 when the creek is flowing. During the phase of breaching the bridge deck, a plywood deck, construction diaper, or other method will be used underneath the bridge to collect any falling debris or concrete. To prevent the generation of silt from the physical movement of the pile into the creek bottom sediments, and to prevent leakage of concrete when filling the hollow pile, a temporary impermeable containment sleeve will be placed surrounding the base of the pile,

before insertion (embedded in the creek bottom) to capture silt or leaking concrete. The containment sleeve will be wrapped at the bottom with 1/8-inch mesh screen before insertion to prevent fish from being trapped inside. The sleeve shall be connected to the bridge deck with a thick plastic sleeve to prevent concrete or debris from falling into the creek during piling installation. A monitor provided by the contractor shall ensure that the sleeve remains intact during pile construction operations, and shall inspect for leakage. If leakage occurs, the captured turbid water or concrete fluids will be tested for pH and will be pumped from between the sleeve and pipe to a portable tank (Baker tank). The waste fluids will be treated and disposed of off-site in the sewer system or other approved location (BIO-4).

24. **Cofferdam.** A cofferdam or equivalent barrier shall be placed between the abutment being installed and the open creek channel during construction to prevent spillage of construction materials and concrete. A plywood deck or construction diaper shall be placed above the Mission Creek bed when constructing the bent and placing the bridge deck. The barrier shall be designed to capture all dry or liquid materials (including concrete) and prevent discharge to the creek (BIO-5).

The cofferdams shall be constructed of silt-free gravel bags stacked in a stable configuration with Visqueen, or similar waterproof fabric or interlocking steel plates, or a flexible temporary barrier equivalent or better than the device constructed by Portadam, Inc. may also be used to create a dry work area within the channel. Use of other inert materials shall be allowed if necessary to create a better barrier or reduce leaks, but must be approved by the California Department of Fish and Game (CDFG) and United States Fish and Wildlife Service (USFWS). The cofferdams shall be placed approximately at the locations shown in the project description. They shall form a seal along the bottom and banks of the creek and lagoon, to the maximum extent feasible. The top elevations of the cofferdams shall be at least 9 feet NAVD 88 (North American Vertical Datum, 1988), which would be sufficient to contain water in the creek and lagoon during the summer when the sandbar is closed at the beach. The downstream cofferdam will be reinforced as necessary to withstand the impact of tidal surge from Mission Creek lagoon (BIO-8).

25. **Water Quality.** The creek shall be dewatered to allow for the installation of upstream and downstream bank protection, demolition of the existing bridge, construction of the center bent, abutments, and placement of the new bridge deck. The following measures shall be implemented during these activities to prevent water quality impacts.
- a. Any concrete (or grout) or other construction materials that are discharged to the dewatered creek shall be removed and disposed of off site. If the material is dry, it shall be physically removed from the work

site by equipment or manual labor. If the material is liquid discharged to ponded water in the work area, the water shall be pumped and discharged to a Baker tank, and the affected muddy sediments shall be removed by equipment and disposed offsite. The contaminated water shall be tested and ph adjusted before it is disposed of at the sewer treatment plant or other approved location.

- b. An environmental monitor, or other qualified contractor personnel, shall be present during the construction activities listed above to monitor for discharges to the dewatered creek, particularly discharges of concrete. The monitor shall measure pH levels in any standing water near the work area on a regular basis during the day to determine if there is any discharge of concrete into the groundwater below the ground surface. Ponded water with elevated pH shall be pumped to a Baker tank and not discharged to the beach. A biological monitor will document compliance.
- c. The contractor shall maintain spill contingency materials onsite to be mobilized in the event of a concrete spill to the dewatered channel. These materials shall include weed-free, straw bales, Visqueen, gravel bags, and absorbent pads. They would be deployed if concrete is spilled in the channel, even if it is fully dewatered, to immediately isolate and remove the concrete.
- d. Limited equipment is expected to be operated within the dewatered work area. Equipment may include rubber tire backhoes and loaders or other equipment that can be lifted into the creek bed. The contractor will be required to minimize streambed disturbance. The substrate of the creek bed may be disturbed to a depth of 6 inches by equipment and personnel movement. If the streambed is too saturated even with dewatering then the contractor will work from creosote-free wood planks or other temporary inert platform typical for wetland construction Best Management Practices.
- e. **Storm Water Pollution Prevention Plan.** Prior to commencement of construction, a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared for implementation during construction, that incorporates all feasible Best Management Practices (BMPs) to reduce erosion from construction activities, to minimize the discharge of sediment during storm events, and to eliminate the discharge of non-stormwater pollutants to the maximum extent possible. The following measures shall be incorporated into the project SWPPP, which must meet state NPDES General Construction Permit requirements:
 - (1) Temporary stockpiles at the project site shall be protected from erosion by the combined use of temporary berms around the

- perimeter, perimeter interceptor ditches, and temporary downstream catchments as necessary and appropriate.
- (2) Stockpiles that are present during the winter season shall be protected from erosion due to direct precipitation or runoff during the winter by the use of surface stabilization (such as erosion control blankets).
 - (3) Sediment filters/barriers will be constructed along the perimeter of the work area above Mission Creek to prevent sheet flow from discharging sediment into Mission Creek. Protection measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation and establishment of landscaping, grass, mulching, or are otherwise covered and protected from erosion.
 - (4) If the streambed is determined to be unsuitable for equipment and personnel movement to the point of disturbing the streambed to a depth greater than 6 inches, then the contractor will implement a work plan equivalent to a wetland construction. This will include working from creosote-free wood planks or other temporary inert work pad. Sediment fabric will be placed under any pad to protect the streambed to the maximum extent possible.
 - (5) The SWPPP must include a contingency plan to protect the exposed work site during the winter months in the event of high runoff in the creek or tidal surges that could overtop banks and inundate work areas.
 - (6) BMPs to prevent discharge of construction materials, contaminants, wash-water, concrete, fuels, and oils that include the following measures:
 - (7) Ensure that all construction vehicles and equipment are properly maintained (off site) to prevent leaks of fuel, oil, and other vehicle fluids.
 - (8) Refuel only in bermed areas with impermeable surfaces at least 200 feet from the creek.
 - (9) Implement measures and provide materials to contain any accidental spills or leakage during the fueling of construction equipment at the site.
 - (10) Place all stored fuel, lubricants, paints, and other construction liquids in secured and covered containers within a bermed or otherwise contained area at least 200 feet from the creek.
 - (11) Prohibit equipment washing and major maintenance at the project site except at the construction staging area. Prohibit concrete

washout except at the construction staging area. Concrete washout water shall be collected and stored in an onsite Baker tank to be disposed of off site. Place berms around the active work area on the road when installing piles through the roadbed during the winter to capture any construction debris or concrete in the event of rainfall; place sandbag or straw bale barriers at all storm drain inlets near the work area to capture any site runoff during winter construction. Remove all refuse and construction debris from the site as soon as possible.

- (12) During concrete pours, the contractor shall have a qualified monitor present to measure pH within any standing water adjacent to the pour. The monitor will have onsite suitable material such as acid to neutralize contaminated water.
- (13) **Storm Inspection Program.** During extended storm events, inspections must be made during each 24-hour period. The goals of these inspections are: 1) to identify areas contributing to a storm water discharge, 2) to evaluate whether measures to reduce pollutant loadings identified in the SWPPP are adequate and properly installed and functioning in accordance with the terms of the General Permit, and 3) whether additional control practices or corrective maintenance activities are needed. Equipment, materials, and workers must be available for rapid response to failures and emergencies. All corrective maintenance to BMPs shall be performed as soon as possible, depending upon worker safety. Each discharger shall certify annually that the construction activities are in compliance with the requirements of this General Permit. Dischargers who cannot certify annual compliance shall notify the appropriate RWQCB.
- (14) The trenching, stockpiling, and back-filling activities associated with the temporary gas line will be incorporated into the SWPPP for this project and will incorporate BMPs for the following
- (15) Laydown yard procedures for the storage and maintenance of equipment
- (16) Stockpile stormwater management
- (17) Implementation of wind erosion controls during trenching
- (18) Stabilization of excavated material during pipeline laydown and removal
- (19) Erosion control measures during backfill and temporary pipeline operation
- (20) Revegetation of trenched areas post removal

- (21) Prior to construction a SWPPP for the project will incorporate the City of Santa Barbara Procedures for the Control of Runoff into Storm Drains and Watercourses for implementation during construction,. In addition the SWPPP will incorporate specific Caltrans Category IB design BMPs. The text of the specific Caltrans requirements is incorporated as Appendix E in the URS Corporation Water Quality Assessment; the basic requirements of each BMP are summarized below as follows:
 - f. Category Non-Stormwater; NS02 Update Dewatering Operations:
 - (1) Dewatering shall be conducted in accordance with the Field Guide to Construction Site Dewatering, October 2001, CTSW-RT-01-010.
 - (2) The RWQCB may require a separate NPDES permit prior to the dewatering discharge of non-storm water.
 - (3) Non-storm water dewatering for discharges meeting certain conditions are allowed under an RWQCB general dewatering NPDES permit.
 - (4) Non-storm water discharges must be free of pollutants other than sediment; the discharge must be <0.25 mgd.
 - (5) Discharges must comply with regional and watershed-specific discharge requirements.
 - (6) Additional permits or permissions from other agencies may be required for dewatering cofferdams or diversions.
 - (7) Dewatering discharges must not cause erosion at the discharge point.
 - g. Category Non-Stormwater; NS05 Clearwater Diversion:
 - (1) Diversion structures must be adequately designed to accommodate fluctuations in water depth or flow volume due to tides, storms, flash floods, etc.
 - (2) Heavy equipment driven in wet portions of a water body to accomplish work shall be completely clean of petroleum residue, and water levels shall be below the gearboxes of the equipment in use, or lubricants and fuels are sealed such that inundation by water shall not result in leaks.
 - (3) Mechanical equipment operated in the water shall not be submerged to a point above any axle of said mechanical equipment.
 - (4) Excavation equipment buckets may reach out into the water for the purpose of removing or placing fill materials. Only the bucket

of the crane/excavator/backhoe may operate in a water body. The main body of the crane/excavator/backhoe shall not enter the water body, except as necessary to cross the stream to access the work site.

- (5) Clear water diversions that require dewatering shall be conducted in accordance with policies and guidelines presented in Field Guide to Construction Site Dewatering, October 2001, CTSW-RT-01-010.
 - (6) Stationary equipment such as motors and pumps, located within or adjacent to a water body, shall be positioned over drip pans.
 - (7) When any artificial obstruction is being constructed, maintained, or placed in operation, sufficient water shall, at all times, be allowed to pass downstream to maintain aquatic life downstream.
 - (8) The exterior of vehicles and equipment that will encroach on a water body within the project shall be maintained free of grease, oil, fuel, and residues.
 - (9) Equipment shall not be parked below the high-water mark unless allowed by a permit.
 - (10) Drip pans shall be placed under all vehicles and equipment placed on docks, barges, or other structures over water bodies when the vehicle or equipment is planned to be idle for more than one hour.
 - (11) Diversion structures shall be constructed with materials free of potential pollutants such as soil, silt, sand, clay, grease, or oil.
- h. Category Non-Stormwater; NS11 Pile Driving Operations:
- (1) Use drip pans or absorbent pads during vehicle and equipment maintenance, cleaning, fueling, and storage.
 - (2) Have spill kits and cleanup materials available at all locations of pile driving.
 - (3) Park equipment over plastic sheeting or equivalent where possible.
 - (4) Implement other BMPs as applicable, such as NS-2 "Dewatering Operations."
 - (5) When not in use, store pile-driving equipment away from concentrated flows of storm water, drainage courses, and inlets.
 - (6) Use less hazardous products, e.g., vegetable oil instead of hydraulic fluid.
- i. Category Non-Stormwater; NS13 Material Use over Water:

- (1) Use drip pans and absorbent materials for equipment and vehicles and ensure that an adequate supply of spill cleanup materials is available.
- (2) Drip pans shall be placed under all vehicles and equipment placed on docks, barges, or other structures over water bodies when the vehicle or equipment is expected to be idle for more than one hour.
- (3) Maintain equipment in accordance with BMP NS-10, "Vehicle and Equipment Maintenance." If a leaking line cannot be repaired, remove equipment from over the water.
- (4) Provide watertight curbs or toe boards to contain spills and prevent materials, tools, and debris from leaving the barge, platform, dock, etc.
- (5) Secure all materials to prevent discharges to receiving waters via wind.
- (6) Identify types of spill control measures to be employed, including the storage of such materials and equipment. Ensure that staff is trained regarding the deployment and access of control measures and that measures are being used.
- (7) Discharges to waterways shall be reported to the Resident Engineer immediately upon discovery. A written discharge notification must follow within seven days.
- (8) The SWPPP for the Cabrillo Bridge project will include a chemical monitoring plan to ensure that non-visible pollutants do not impact the water quality of Mission Creek during construction. As concrete fluids may alter pH, the non-visible pollutant to be monitored would be pH. The contractor or environmental monitor will conduct pH monitoring during concrete preparation, pouring, and curing operations. pH will be monitored twice daily at the following points during piling construction and construction in the dewatered area:
 - (9) Mission Creek during piling construction at points just upstream and downstream of the pilings
 - (10) Any standing water between the protective sleeve and steel pile casing prior to pumping and disposal
 - (11) Any standing water within the dewatered construction zone
 - (12) At the point of discharge of dewatering fluids onto the beach
- (13) Results will be recorded and a contingency plan implemented if pH exceeds the applicable surface water quality standard (WQ-1).

26. **Temporary Bridge Construction.** No construction work or storage of materials is allowed in the Mission Creek lagoon for installation and removal of the temporary beachway bridge. No workers shall enter the lagoon; work may occur from a boat or platform during installation of the temporary utility bypasses and temporary bridge installation. Prior to installation of piles for the temporary bridge footing, erosion control fiber blankets or a sediment barrier shall be placed around the abutment locations to prevent discharge of soil or concrete into the dewatered area (BIO-6).
27. **Environmental Monitor.** An environmental monitor shall be present during pile installation and pouring of concrete to address any discharges of concrete. The contractor will maintain spill contingency materials onsite to be mobilized in the event of a concrete spill during pile and bridge construction. These materials may include straw bales, Visqueen, gravel bags, absorbent pads, and additional fiber rolls. Any concrete spilled during construction will be removed and disposed of prior to removal of the cofferdam (BIO-7).
- An environmental monitor shall inspect any ponded water in the dewatered portion of the work area on a daily basis (three times – before work begins, midday, and at the end of the day) to search for any fish that may have traveled through gaps in the cofferdams. Fish (excluding mosquito fish) shall be removed on an as-needed basis and relocated above the upper cofferdam. The number and species of fish shall be recorded (BIO-10).
28. **Fish Protection.** The installation/removal of the cofferdams and flume shall follow this sequence of tasks:
- a. The Contractor shall submit to the USFWS in writing, at least four weeks prior to the onset of work, the qualifications of a biologist familiar with tidewater goby biology. This biologist will be responsible for implementing measures that involve handling and relocation of tidewater gobies. The USFWS will provide written authorization of the individual, if qualified, or denial, if unqualified.
 - b. The qualified biologist shall conduct a training session for all personnel associated with cofferdam construction and operations within the dewatered area prior to the onset of work.
 - c. A qualified biologist will assist in the preparation of the drawings and specifications for the preliminary and final engineering plans for the project that will include plans, details, and specifications for the placement/removal of cofferdams, dewatering/diversion operations, and fish capture and relocations procedures.. The fish rescue and relocation will follow the procedures included in the Natural Environmental Study. Rescued fish will be relocated to adjacent channel areas in the estuary that are not dewatered or subject to construction disturbance. The dewatering and fish rescue plans will be submitted to the USFWS for

- review and approval to ensure that the proper procedures and safeguards are included to avoid unnecessary take of gobies. After blocking nets have been placed to control fish access to the area a biologist will use nets to remove any remaining fish in the area where the dewatering and flume would be constructed.
- d. The authorized biologist shall complete initial surveys for tidewater gobies in Mission Creek within the project area one week prior to the onset of work.
 - e. Two parallel fish blocking nets (mesh size 1/8 inch or less) shall be placed across the creek channel immediately upstream of the upstream cofferdam to prevent fish from traveling downstream to the work area.
 - f. Qualified biologists with federal permits to handle gobies or personnel under the supervision of a permitted biologist shall insert a seine net at the upstream cofferdam location and conduct a sweep of the channel to herd and capture all fish in the work area, ending the sweep at the downstream cofferdam location. As the sweep is ended, two parallel fish blocking nets shall be placed across the lagoon to prevent fish from traveling upstream into the work area. The authorized biologist will be approved by USFWS and CDFG for relocating tidewater goby and native species that may occur in the work area to be dewatered.
 - g. As the initial dewatering/diversion is occurring, fish biologists shall systematically survey for fish through the work area, including tidewater gobies and western pond turtles. Fish shall be captured with a dipping net and immediately relocated upstream of the upper cofferdam. The number and species of fish shall be recorded. This fish rescue operation shall occur until the work area is completely dewatered, or until the fish biologists are confident that no fish remain in any standing water in the work area.
 - h. A silt fence shall be placed inside the fish blocking nets (after fish survey and relocation has occurred) when the cofferdams are being constructed to prevent silt, if any, from migrating through the meshes to the creek and lagoon outside the work area.
 - i. The cofferdams shall be constructed with water in the creek and lagoon. This will require construction personnel to work in standing water. The flume (a narrow centralized channel created by installation of metal sheet piles, Porta dam, or equivalent) shall be placed or constructed in the creek. The system may be a continuous flexible barrier (Portadam device equivalent or better). Once the cofferdams and creek flume are installed in the wetted channel, pumping to dewater the work area between the cofferdams shall begin. Because tidewater gobies are most often on the bottom of the estuary, the intake on the pumps used for water diversion

- shall be covered with mesh 1/8 inch or less, and floated as long as possible to prevent tidewater gobies from being entrained and killed.
- j. The mesh size on the pump intake shall be 1/8 inch or less. The mesh shall be checked by the qualified biologist prior to use each day and twice daily during operation to determine that it is intact. If the mesh develops holes or other conditions that impair its function, it shall be replaced or repaired immediately.
 - k. Once it is dewatered, the construction area may need continuous dewatering to maintain a dry working area. Three to six dewatering pits will need to be excavated within the planned work area. This will create localized low points at which to collect the water. The dewatering pits will be limited in size and depth to the maximum extent possible to achieve a dry work area.
 - l. Each dewatering pit will be constructed using 1/8-inch or less mesh anchored by a circle of rocks. The mesh will be suspended on the perimeter of the dewatering pits and shall cover the rocks and be anchored underneath on the outside. Work area creek water shall be discharged to the beach into an excavated depression or bermed area near the lagoon. An environmental monitor with applicable USFWS and CDFG permits or authorizations shall monitor the discharge location on a continuous basis to determine if any fish are inadvertently contained in the discharge. If present, these fish shall be captured with a small net and placed in the lagoon immediately after identifying species and numbers of fish.
 - m. The cofferdam and flume diversion shall be removed by first blocking the downstream terminus of the flume. An authorized biologist shall then conduct a sweep to clear the diversion area of fish. Once clear, the upstream end of the flume shall also be blocked. The work area will be policed by the contractor and reviewed by a biological monitor to ensure that all construction material is removed. The flume will then be dewatered and relocated to accommodate construction access or removed. During low tide the downstream cofferdam will be removed first and followed by the upstream cofferdam (BIO-9).
29. **Inspection dewatering.** The dewatering system shall be inspected prior to leaving the work site at night. It shall be inspected and maintained by the contractor during non-work days (i.e., Saturdays, Sundays, holidays) (BIO-11)
30. **Flume Design.** The flume shall be constructed as follows:
- a. The flume will be installed with the cofferdams and be constructed similar to a Portadam, Inc. device or better, or of plywood, inert material, or Visqueen-wrapped, silt-free gravel bags.

- b. The flume will be continuous and may be constructed to retain a natural sediment or manmade bottom.
 - c. The contractor will prepare the final flume design for agency review and approval.
 - d. The flume will maintain natural water levels and avoid potential dry spots from forming that would not naturally occur within the channel.
 - e. The flume shall be 3 to 6 feet wide and constructed to maintain the existing channel water stratification for water temperature, salinity, pH, and natural tidal depth.
 - f. The flume shall not disturb more than a 6-inch depth into the streambed or create the potential for scour.
 - g. It is expected that flow rates within the flume will be higher than the existing channel. Therefore, one or two silt free gravel bags or a small pile of cobble shall be placed every ten feet alternating along the sides of the flume to provide refuge for tidewater gobies.
 - h. Shade cloth shall be placed over the top of the flume and draped over each end to maintain the existing temperature stratification and to prevent birds from entering the flume.
 - i. While the streambed through the work area is generally a continuous grade, slight microtopography or a low-flow channel may be present; to address this, the flume bottom will be installed to achieve the lowest possible elevation from downstream to upstream (BIO-12).
31. **Worker Training.** During the pre-construction conference with the contractor, a biologist shall conduct a training session for all construction personnel. The training shall include:
- a. A description of the tidewater goby, southern steelhead, brown pelican, California least tern, western snowy plover, southwestern pond turtle, and associated habitats; the general provisions of the Endangered Species Act (ESA), including species relocation by a qualified biologist and documentation requirements
 - b. The necessity for adhering to the provisions of the ESA
 - c. The penalties associated with violating the provisions of the ESA
 - d. The specific measures that are being implemented to conserve the tidewater goby and southern steelhead as they relate to the project, and measures that would be required if unexpected special status species, such as southwestern pond turtle, least tern, or snowy plover are on site during construction
 - e. The boundaries of the project (BIO-13).

32. **Riparian Plants.** The following native plants shall be used in the upstream bank protection: *Atriplex lentiformis* var. *lentiformis* – Brewer’s Saltbush, *Encelia californica* – Bush Sunflower, *Rhus integrifolia* – Lemonadeberry, *Mimulus auranticus* – sticky monkey flower, *Suaeda taxifolia* – Woolly Sea Blite, *Eriogonum parvifolium* – Seaside Buckwheat, and *Limonium californicum* – Western Marsh-Rosemary. The saltbush and dwarf willow (*Salix Exigua*), used to create brush mattresses for erosion control (from a local source) shall also be planted above and among the ungrouted boulders on the downstream banks. Coconut fiber mats would be used to stabilize the soils above the boulders providing an opportunity for the native plants to get established. Other native plant species may be used if these are not readily available, subject to approval by a City-approved biologist and CDFG. Restoration efforts may also refer to “Guidelines to Evaluate, Modify and Develop Estuarine Restoration Projects for Tidewater Goby Habitat” (USFWS, Stillwater Science, Arcata, CA, May 2006), and the approved Adaptive Maintenance Plan for Mission Creek (ACOE, URS, Channel Design Recommendations 2005) (BIO-14).
33. **Biologist Inspections.** A qualified biologist shall conduct daily inspections of the construction work areas to ensure that the cofferdams remain intact, and that no gobies have entered the work areas. The biologist shall also monitor and inspect erosion control measures to be implemented as part of the project. The biologist shall conduct periodic visual surveys of the unaffected portions of the estuary to monitor the abundance and conditions of fish during construction. Weekly reports shall be provided to the USFWS to apprise them of the status of the goby and the effectiveness of the protection measures during construction (BIO-15).
34. **Water Quality Monitoring.** During flume operations, decreased through-flow in Mission Creek may alter indicator parameters such as salinity, dissolved oxygen, and temperature. Although it is unlikely that the flume will alter concentrations of indicator parameters outside of historic ranges, monitoring would establish if operations were having serious effects on water quality. Indicator parameter monitoring in Mission Creek can be implemented either as a stand alone requirement or as part of the general construction permit as follows:
 - a. Monitoring for dissolved oxygen, salinity, and temperature will be performed twice daily at a point directly upstream and downstream of the flume. If values are found outside of historic ranges, the cause shall be identified and steps shall be taken to return the parameter to the historic range.
 - b. The flume will be monitored visually daily to ensure that flow is present at all times (BIO-16)
35. **Post-construction Surveys – Tidewater Goby.** Post-construction surveys for tidewater goby would be implemented for one year following completion of the project. Post-construction surveys would be conducted by a biologist approved

to handle tidewater gobies under a Section 10a1a recovery permit to determine the general abundance of tidewater gobies. Survey methods would follow those currently being used to measure population densities at Arroyo Burro Estuary (BIO-17). The results of post construction surveys shall be submitted to the Environmental Analyst by the PEC within a month of the survey.

36. **Surveys – Snowy Plover.** A daily clearance survey for the presence or absence of western snowy plovers, within a 500 foot radius of the site, shall be performed prior to construction each day. If plovers are found within this radius, and pile driving activities are expected, work shall stop until the bird relocates itself, or work will be relocated to another area of the site outside of the 500 foot radius area. If plover nests and/or plover protective nesting habits are observed within a 500 foot radius on the beach during breeding season (March-August), further surveys may be required. If plover disturbance behavior is observed within the 500 foot radius on the beach during construction activities, the qualified biologist on-site will have the authority to further evaluate the behavior, and/or determine if any action needs to be taken including requiring a stop work order until relocation has occurred (BIO-18).
37. **California Brown Pelican.** Construction workers would be informed that construction activities would halt if a California brown pelican enters the active construction area. Upon self relocation, work may be reinitiated (BIO-19).
38. **Survey – Least Terns.** A clearance survey for least terns shall be conducted by a qualified biologist prior to the commencement of construction activities on the beach area. If least terns are present, any construction activities, debris, or discharge of any construction materials would require a distance of at least 200 feet from the foraging area. Additionally, the biological monitor would be given authority to stop work if a least tern is seen within 200 feet of construction (BIO-20).
39. **Monitoring - Southwestern Pond Turtles.** During systematic fish surveys at dewatering, monitoring for presence of southwestern pond turtles shall occur when the water level reaches a depth for visual observation of turtles. If southwestern pond turtles are observed in dewatering areas, a qualified biologist with required relocation certification shall perform relocation to an appropriate location (BIO-21).
40. **Bird Surveys.** Prior to any trees being removed during bird nesting season (February 1 to September 1) a survey shall be conducted of the trees to ensure that there are no nesting birds in the trees. Outside of bird nesting season the trees can be removed without a survey (BIO-22).
41. **Unanticipated Archaeological Features.** Standard discovery measures shall be implemented per the City Master Environmental Assessment throughout grading and construction:

Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts.

If during any grading or construction on the site such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and a City-approved archaeologist shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, including but not limited to redirection of grading and/or excavation activities. If the findings are potentially significant, further analysis and/or other mitigation shall be prepared and accepted by the Environmental Analyst and the Historic Landmarks Commission, and implemented by the project Work in the area may only proceed after the Environmental Analyst grants authorization.

If prehistoric or other Native American remains are encountered, a Native American representative shall be consulted, and the archaeologist and Native American representative shall monitor all further subsurface disturbances in the area of the find.

If the discovery consists of potentially human remains, the Santa Barbara County Coroner and the California Native American Heritage Commission must also be contacted.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to the issuance of final City permits (CR-5).

42. **Foundation Requirements.** The project shall utilize the foundation and bridge construction recommendations of the Preliminary and Final Geological Investigations that include the following:
 - a. Bridge be supported on Cast in Steel Shell (CISS) piles
 - b. Diameter, length and other specifications of piles for bridge support and for bank restoration
 - c. Bridge engineering design (G-1).
43. **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 (N-1).

44. **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:
- | | |
|-----------------------------------|-------------------------------|
| New Year's Day | January 1st |
| Martin Luther King Jr.'s Birthday | 3rd Monday in January |
| President's Day | 3rd Monday in February |
| Memorial Day | Last Monday in May |
| Independence Day | July 4 th |
| Old Spanish Days Fiesta Week | Late July/early August |
| Labor Day | 1st Monday in September |
| Thanksgiving Day | 4th Thursday in November |
| Following Thanksgiving Day | Friday following Thanksgiving |
| Christmas Day | December 25th |
- *When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday respectively shall be observed as a legal holiday (N-2)
- Occasional night work may be approved for the hours between 5 p.m. and 8 a.m. by the Chief of Building and Zoning per Section 9.13.015 of the Municipal Code) between the hours of 5 p.m. and 8 a.m. weekdays. In the event of such night work approval, the applicant shall provide written notice to all property owners and residents within 450 feet of the project property boundary and the City Planning and Building Divisions at least 48 hours prior to commencement of any such work. Night work shall not be permitted on weekends and holidays.
45. **Construction Equipment Sound Control.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices (N-30).
46. **Sound Barriers.** The project shall employ sound control devices and techniques such as noise shields and blankets during the construction period to reduce the level of noise generated by pile driving and demolition. Sound barriers shall be installed as shown in the noise study design and locations, provided landowners agree to the installation of the noise barriers. Sound barriers or temporary construction zones shall be used to reduce pile driving and demolition noise levels to 120 dB where members of the public have access (N-4)
47. **Vibration.** The Rusty's Restaurant support shall be separated from the bridge and supported independently to preclude direct transmission of vibration from the bridge to the structure resulting from pavement discontinuities created by patches on the bridge deck and work on the deck (N-5)
48. **Cracks.** A photographic survey of adjacent structures shall be completed prior to, during, and after construction to identify any cracking caused by the project.

- Any cracking occurring due to the project shall be repaired or compensation shall be provided to the owner for any damage due to project vibration (N-6).
49. **Worker Hearing Protection.** Worker hearing conservation requirements shall be included in contract documents and used by construction workers (N-7).
 50. **Nighttime Noise.** Any equipment that must be operated during nighttime hours must be individually reviewed and treated with an enclosure, barriers, silencers or other treatments as required to limit noise at any noise sensitive use to 50 dB (A-weighted) based on measured nighttime ambient noise 45 dB and the City restriction of ambient plus 5 dB (N-8).
 51. **Interior Noise.** The applicant shall negotiate an arrangement to provide noise shields (secondary windows) for adjacent businesses due to noise from pile driving and demolition or use of the front portions of the Rusty's Pizza Restaurant shall be temporarily discontinued during pile driving and demolition (N-9).
 52. **Construction Truck Trips.** Prohibit large scale movements of debris or materials by trucks during nighttime hours (10 p.m. to 7 a.m.) (N-10).
 53. **Warning Signs.** Post noise hazard signs at locations within 150 ft of the pile-driving areas so that passers-by would be aware that high noise levels are possible. The sign would read: "WARNING, NOISE HAZARD AHEAD, YOU ARE ADVISED TO AVOID THE AREA, USE EAR PROTECTION OR STAY FOR LESS THAN 30 MINUTES." (N-11)
 54. **Recycling.** Green waste, concrete, and steel from construction and operation shall be sent to a local recycling facility and be recycled, as proposed by the applicant (PS 1).
 55. **Art and Craft Show.** Designated spaces will be created in the current "first come first served" areas of the show where members without an assigned space set up and a second row of spaces will be created where possible. Displaced artists and artisans who are left without their space due to the bridge project will be temporarily reassigned to these areas. (REC-1 Revised).
 56. **Construction Traffic.** The haul routes for all construction related trucks, three tons or more, entering or exiting the site, shall be approved by the Transportation Engineer. 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 (T-1).
 57. **Construction Parking.** Construction parking and vehicle/equipment/materials storage shall be provided as follows:

- a. During construction, free parking spaces for construction workers shall be provided in a location subject to the approval of the Transportation and Parking Manager.
 - b. Storage area shall be provided for construction materials, equipment, and vehicles (T-2).
58. **Pedestrian Bridge.** The pedestrian bridge shall be constructed prior to pile driving for the main bridge to allow an alternative route for pedestrians and cyclists (T-3).
59. **Erosion Control.** Prior to construction a detailed Erosion Control Plan shall be prepared for implementation during construction, including basic requirements as follows:
- Proposed schedule
 - Description of potentially affected areas
 - Description of soils, geology, vegetation, and creeks
 - Site Plan including contours, elevations, limits of clearing, grading, and creek configuration
 - Description of erosion control measures
 - Description of sediment detention basins
 - Description of emergency erosion and sediment control measures (WQ-3).
60. **Water Discharge.** During dewatering of the construction area, the removed water will be discharged to temporary infiltration areas on the beach near the lagoon. The discharge shall occur in accordance with NPDES General Permit (Order No. 01-119) for Low Threat Discharges, issued by the Regional Water Quality Control Board (RWQCB) (WQ-4).

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The (Planning Commission's)(Staff Hearing Officer's) action approving the Coastal Development Permit shall expire two (2) years from the date of approval, per Santa Barbara Municipal Code §28.45.009.q, unless:

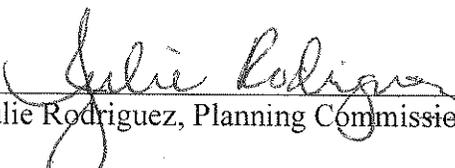
1. Otherwise explicitly modified by conditions of approval of the development permit, or unless construction or use of the development has commenced.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. A one (1) year time extension may be granted by the Planning Commission if the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy. Not more than three (3) extensions may be granted.

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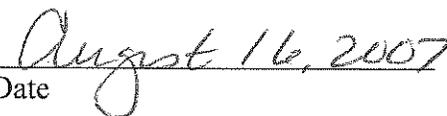
This motion was passed and adopted on the 12th day of July, 2007 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 0 ABSTAIN: 0 ABSENT: 2 (Myers, Jostes)

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.



Julie Rodriguez, Planning Commission Secretary



Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.