1722 State Street; MST2005-00455

MITIGATION MONITORING AND REPORTING PROGRAM

PURPOSE

The purpose of the **1722 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 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.

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.

1722 State Street (MST2005-00455)
Mitigation Monitoring And Reporting Program Matrix

Mitigation Measure	Monitoring Requirement	Responsible Entity	Monitor	Action By Monitor	Mitigation Frequency	Monitoring Frequency	Compliance Check	Verif-ication
A-1	Design Review – Prior to building permit issuance, proposed project grading and landform alteration, structural design, landscaping, and lighting plans shall receive preliminary and final review and approval by the Architectural Board of Review.	Applicant	ABR/ Planning Division	Check construction plans to ensure compliance with ABR approved plans		Once, at design review	Planning Division	
A-2	Lighting – Lighting design shall conform with City Lighting Ordinance requirements, including shielding and direction to the ground to avoid off-site lighting and glare effects. The proposed lighting plan shall be approved by the Architectural Board of Review.	Applicant	ABR/ Planning Division	Check construction plans to ensure compliance with ABR approved plans		Once, at design review	Planning Division	
AQ-1	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	PEC reports	

1722 State Street (MST2005-00455)
Mitigation Monitoring And Reporting Program Matrix

Mitigation Measure	Monitoring Requirement	Responsible Entity	Monitor	Action By Monitor	Mitigation Frequency	Monitoring Frequency	Compliance Check	Verif-ication
AQ-2	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	PEC reports	
AQ-3	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	PEC reports	
AQ-4	Construction Dust Control – Disturbed Area Treatment – After clearing, grading, earth moving or excavation is complete, 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, after grading is complete	PEC reports	
AQ-5	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.	Applicant/ Contractor	PEC	Check in field	After completion of grading	After grading is complete	PEC reports	
AQ-6	Construction Ozone Precursors – The following shall be adhered to during project grading and construction to reduce NOx and PM 2.5 emissions: • Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) should be utilized wherever	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily	PEC reports	

1722 State Street (MST2005-00455)
Mitigation Monitoring And Reporting Program Matrix

Mitigation Measure	Monitoring Requirement	Responsible Entity	Monitor	Action By Monitor	Mitigation Frequency	Monitoring Frequency	Compliance Check	Verif-ication
	feasible. • The engine size of construction equipment shall be the minimum practical size. • 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. • Construction equipment shall be maintained in tune per the manufacturer's specifications. • Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines. • Catalytic converters shall be installed on gasoline-powered equipment, if feasible. • All diesel-powered equipment shall use ultra low sulfur diesel fuel. • Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available. • Diesel powered equipment should be replaced by electric equipment whenever feasible. • Idling of heavy-duty diesel trucks during loading and unloading should be limited to five minutes; auxiliary power units should be used whenever possible. • Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite. • To the extent feasible, diesel-powered construction equipment and vehicles used on site shall be fueled using bio-diesel fuels.							

1722 State Street (MST2005-00455)
Mitigation Monitoring And Reporting Program Matrix

Mitigation Measure	Monitoring Requirement	Responsible Entity	Monitor	Action By Monitor	Mitigation Frequency	Monitoring Frequency	Compliance Check	Verif-ication
B-1	Tree Replacement – The project's landscape plan shall include the use of trees that, when mature, will provide a large tree canopy similar to the ficus trees removed from the project site. At least four such replacement trees shall be provided by the project. The proposed landscape plan shall be submitted to the ABR for review and approval.	Applicant/ Landscape Architect	ABR/ Planning Division	Check construction plans to ensure compliance with ABR approved plans	Once, at design review	At building plan check	Planning Division	
B-2	On-Site Tree Protection – Temporary construction fencing shall be provided around the ficus tree that is to be retained on the project site. To the extent possible, the construction fence shall be installed beneath the dripline of the tree.	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily	PEC reports	
B-3	Off-Site Tree Protection – The following tree protection measures shall be implemented during the construction of the proposed project. -A qualified tree worker who practices proper pruning standards in accordance with the International Society of Arboriculture, Best Management Practices (ISA Certified Tree Worker or Certified Arborist) shall be used to raise the crown on the west side of the oak tree adjacent to the project site by removing the lowest 8-inch and 5-inch diameter limbs and several smaller branches. -Construction equipment and materials shall not be parked or stored beneath the dripline of the off-site oak tree located adjacent to the eastern boundary of the project site. The canopy of the oak tree shall be protected from paint overspray, plaster and other construction-related materials.	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily	PEC reports	

1722 State Street (MST2005-00455)
Mitigation Monitoring And Reporting Program Matrix

Mitigation Measure	Monitoring Requirement	Responsible Entity	Monitor	Action By Monitor	Mitigation Frequency	Monitoring Frequency	Compliance Check	Verif-ication
CR-1	Project Site Monitoring. – When the existing building and paving located on the project site are removed, the property shall be surveyed by a City-approved archaeologist. This survey shall constitute a formal resurvey of the project site. The results of this resurvey shall be reported to the City of Santa Barbara Environmental Analyst. The archaeologist shall also monitor initial grading or other soil disturbances on the project site. Any historic trash pits, should they occur, will be located within the initial two to three feet of soil. Buried sites, artifacts or other remains have been documented in Santa Barbara County at depths in excess of three feet. Should monitoring of initial grading operations indicate that the project area is devoid of archaeological resources, no further monitoring on the parcel shall be required.	Applicant/ Archaeologist	Archaeologist	Survey site	Once, following site demolition	Once, unless potential exists for archaeological resources to be present	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	
CR-3	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.	Applicant/ Archaeologist	Archaeologist	Prepare and submit final report	Once, within 180 days of completing the monitoring	Once	Planning Division	

1722 State Street (MST2005-00455)
Mitigation Monitoring And Reporting Program Matrix

Mitigation Measure	Monitoring Requirement	Responsible Entity	Monitor	Action By Monitor	Mitigation Frequency	Monitoring Frequency	Compliance Check	Verif-ication
G-1	Geotechnical Recommendations – Site preparation and project construction related to soil conditions shall be in accordance with the recommendations contained in the Preliminary Foundation Investigation prepared by Pacific Materials Laboratory, dated July 27, 2005.	Applicant/ Architect	Building & Safety Division	Check for compliance	Once, at building plan check	Once, at building plan check	Building & Safety Division	
H-1	Groundwater Contamination – The applicant shall provide evidence that the SBC FPD has reviewed required soil vapor testing results, and if necessary, a health risk evaluation prepared for the proposed project. If required, proposed building plans shall include measures approved by the SBC FPD to reduce potential health risk impacts to occupants of the proposed building to a less than significant level. All approved vapor control mitigation measures shall be depicted on proposed building plans prior to the approval of a building permit.	Applicant/ Architect	Building & Safety Division and Planning Division	Check for Compliance	Once, at building plan check	Once, at building plan check	Building & Safety Division and Planning Division	
H-2	Monitoring Well Relocation – Location of replacement monitoring wells shall be approved by SBC FPD and depicted on final site plan	Applicant/ Architect	Building & Safety Division and Planning Division	Check for Compliance	Once, at building plan check	Once, at building plan check	Building & Safety Division and Planning Division	
N-1	Exterior Noise Reduction – A minimum five (5)-foot high wall extending upward from the exterior balcony floor shall be provided for units "K" and "L." The wall height requirement is relative to the patio floor elevation.	Applicant/ Architect	Planning Division	Verify compliance	Once, at building plan check	Once, at building plan check	Planning Division	

1722 State Street (MST2005-00455)
Mitigation Monitoring And Reporting Program Matrix

Mitigation Measure	Monitoring Requirement	Responsible Entity	Monitor	Action By Monitor	Mitigation Frequency	Monitoring Frequency	Compliance Check	Verif-ication
N-2	Interior Noise Reduction – A final interior noise assessment for proposed units facing State Street (units "K" and "L") shall be provided to the City. The assessment shall identify noise attenuation measures to be provided to ensure that interior noise levels do not exceed 45 dBA CNEL.	Applicant	PEC/ Noise Consultant	Verify compliance	Once, prior to C of O	Once, prior to C of O	Building & Safety Division	
N-3	Construction Notice – At least 30 days prior to commencement of construction, the contractor shall provide written notice to all property owners and building occupants 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	Planning Division	
N-4	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	
N-5	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	

1722 State Street (MST2005-00455)
Mitigation Monitoring And Reporting Program Matrix

Mitigation Measure	Monitoring Requirement	Responsible Entity	Monitor	Action By Monitor	Mitigation Frequency	Monitoring Frequency	Compliance Check	Verif-ication
N-6	Sound Barriers – A qualified Noise Consultant shall prepare and submit a sound control plan that identifies noise attenuation measures and/or devises, such as the use of noise shields and blankets, to reduce noise impacts to sensitive noise receptors located east of and adjacent to the project site.	Applicant/ Noise Consultant	Building & Safety Division and Planning Division	Review Plan	Once, at building plan check	Once, at building plan check	Planning Division	
	If noise control devises are provided, they shall be maintained on the project site throughout all proposed demolition and grading operations.	Contractor	PEC	Check in field	Throughout project duration	Daily	PEC	
PS-1	Trash Enclosure Provision – A trash enclosure with adequate area for recycling containers shall be provided on the project site and screened from view from surrounding properties and the street.	Applicant/ Architect	ABR/ Building & Safety Division	Show on project plans and implement on site	Once, at building plan check	Once	Building & Safety Division	
PS-2	Construction Materials Recycling – Recycling and/or reuse of construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill.	Contractor	PEC	Verify implementation on site	Throughout construction	Daily	Building & Safety Division	
	Indicate on the plans the location of an appropriately sized container for collection of demolition/construction materials.	Architect	Planning Division and Public Works Department	Show on plans and implement on site	Once, at building plan check	Once	Planning Division and Public Works Department	
PS-3	Construction and Demolition Material Salvage – A construction and demolition waste management plan shall be developed and submitted to the City's Environmental Analysis for review and approval.	Applicant	Environmental Analyst and PEC	EA - Review and approve plan PEC – Verify compliance in field	Throughout construction	Daily	PEC Reports	

1722 State Street (MST2005-00455)
Mitigation Monitoring And Reporting Program Matrix

Mitigation Measure	Monitoring Requirement	Responsible Entity	Monitor	Action By Monitor	Mitigation Frequency	Monitoring Frequency	Compliance Check	Verif-ication
T-1	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 residential neighborhoods and minimize congestion.	Applicant/ Contractor	PEC	Establish routing plan with Transportation Division and ensure plan is followed	Throughout project duration	Daily	PEC Reports	
T-2	Construction Parking – As follows: During construction, free parking spaces for construction workers shall be provided on-site or 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	
T-3	Fire Department Access Modification – A modification of Fire Department access standards shall be submitted to the Fire Department for review and approval. A copy of an approved access modification shall be provided on the cover sheet of proposed building plans.	Applicant	Fire Department	Review modification request	Once	N/A	Planning Division	

1722 State Street (MST2005-00455)
Mitigation Monitoring And Reporting Program Matrix

Mitigation Measure	Monitoring Requirement	Responsible Entity	Monitor	Action By Monitor	Mitigation Frequency	Monitoring Frequency	Compliance Check	Verif-ication
W-1	Erosion Control/Water Quality Protection Plan – Applicant or project developer shall prepare an erosion control plan that is consistent with the requirements outlined in the Procedures for the Control of Runoff into Storm Drains and Watercourses and the Building and Safety Division Erosion/Sedimentation Control Policy (2003). The erosion control/water quality protection plan shall specify how the required water quality protection procedures are to be designed, implemented and maintained over the duration of the development project. A copy of the plan shall be submitted to the Community Development and Public Works Departments for review and approval, and a copy of the approved plan shall be kept at the project site.	Applicant/ Contractor	Planning Division/ Building & Safety Division/ Engineering Division/ PEC	Check for compliance	At building plan check and throughout project duration	Daily	PEC Reports/ Building & Safety Division	
W-2	Minimization of Storm Water Pollutants of Concern – 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. The owners association shall maintain approved facilities in working order for the life of the project, and shall inspect annually and submit report to City annually.	Applicant/ Contractor/ HOA	Building & Safety Division/ Engineering Division/ PEC/ Engineering Division	Check for compliance	At building plan check and throughout project duration	Daily; annually thereafter	PEC Reports/ Building & Safety Division/ Planning Division	

1722 State Street (MST2005-00455)
Mitigation Monitoring And Reporting Program Matrix

Mitigation Measure	Monitoring Requirement	Responsible Entity	Monitor	Action By Monitor	Mitigation Frequency	Monitoring Frequency	Compliance Check	Verification
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. The applicant shall submit project plans to the satisfaction of Public Works Engineering that identify storm drain inlet locations throughout the project area, and specified wording and design treatment for stenciling of storm drain inlets and signage for public access points that prohibit dumping. The owners association shall maintain ongoing legibility of the stenciling and signage for the life of the project, and shall inspect at least annually and submit report annually.	Applicant/ HOA	Building & Safety Division/ Engineering Division/ PEC/ Engineering Division	Check for compliance	At building plan check and throughout project duration	Daily; annually thereafter	PEC Reports/ Building & Safety Division/ Planning Division	
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: Trash containers shall have drainage from adjoining roofs and pavement diverted around the areas; and trash container areas shall be screened or walled to prevent off-site transport of trash. 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 association 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 City annually.	Applicant/ Architect/ HOA	Building & Safety Division/ Engineering Division/ PEC/ Engineering Division	Check for compliance	At building plan check; throughout project duration; and for the life of the project	Daily; annually thereafter	PEC Reports/ Building & Safety Division/ Planning Division	