MITIGATION MONITORING AND REPORTING PROGRAM
FOR
500 NIÑOS DRIVE

(MST2003-00032; MST2006-00331; MST2000-00707; MST2002-00676; MST2002-00004; MST2006-00330)

PURPOSE

The purpose of the 500 Niños Drive 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.

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				DATE	ACCOMPLISHED?	COMMENTS
A-1	**Design Review.** Prior to building permit issuance, proposed project grading and landform alteration, structural design, landscaping, and lighting is subject to preliminary and final review and approval by the Historic Landmarks Commission for consistency with design guidelines for views, visual aesthetics and compatibility, and lighting.	Applicant/ Contractor	Historic Landmarks Commission			
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, and shall be approved by the Historic Landmarks Commission.	Applicant/ Contractor	Historic Landmarks Commission			
AQ-1	**Construction Dust Control – Minimize Disturbed Area/Speed.** Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.	Applicant/ Contractor	PEC			
AQ-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. 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			
AQ-3	**Construction Dust Control – Tarping.** Trucks transporting fill material to and from the site shall be covered from the point of origin.	Applicant/ Contractor	PEC			
AQ-4	**Construction Dust Control – Gravel Pads.** Gravel pads shall be installed at all access points to prevent tracking of mud on to public roads.	Applicant/ Contractor	PEC			
AQ-5	**Construction Dust Control – Stockpiling.** If importation, exportation and stockpiling of fill material are involved, soil	Applicant/ Contractor	PEC			

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	stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.					
AQ-6	**Construction Dust Control – Disturbed Area Treatment.** After clearing, grading, earth moving or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind pickup of soil. This may be accomplished by: 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.	Applicant/ Contractor	PEC			
AQ-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.	Applicant/ Contractor	PEC			
AQ-8	**Construction Dust Control – PEC.** The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when construction work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading for the structure.	Applicant/ Contractor	PEC			
AQ-9	**Construction Ozone Precursors.** The following shall be adhered to during project grading and construction to reduce NOx and PM2.5 emissions from construction equipment: A. Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be utilized wherever feasible. B. The engine size of construction equipment shall be the minimum practical size. C. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest	Applicant/ Contractor	PEC			

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	practical number is operating at any one time. D. Construction equipment shall be maintained in tune per the manufacturer's specifications. E. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines. F. Catalytic converters shall be installed on gasoline-powered equipment, if feasible. G. All diesel-powered equipment shall use ultra low sulfur diesel fuel. H. Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available. I. Diesel powered equipment should be replaced by electric equipment whenever feasible. J. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible. K. Construction worker trips shall be minimized by requiring carpooling and by providing for lunch onsite.					
B-1	**Aviary Habitat Protection.** The applicant shall implement all recommendations specified in the Biological Resource Assessment as listed below: A. Schedule tree removal at the Channel Island Fox and Condor Exhibits to occur between August 15 and March 1 to avoid the bird breeding season. If tree removal or pruning is to occur at any of the other project sites during the breeding season (April through August), survey the site immediately prior to any disturbances to ensure that no nests have been, or are in the process of being built in any of the trees proposed for removal. B. Activities involving tree removal should not begin each day until all of the birds have left the roost sites. C. Replace the removed trees with species that provide the same functions as the eucalyptus tree. Replacement trees should eventually be of the same stature (e.g., over 30 feet tall), and contain an open canopy with exposed branches and be planted in the same vicinity as the	Applicant/ Contractor	PEC			

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	removed trees and should not be located in any areas where a root or rookery site could be later construed as a nuisance. D. Conduct tree removal in a timely fashion to reduce noise impacts to birds nesting in the general area. E. Conduct several nights of surveys at the cormorant roosting site within two weeks prior to tree removal activities to record the use of the trees at the time of the removal and to ensure that no nests have been built in the trees proposed for removal. Conduct periodic surveys of the rookery/roosting site during the tree removal activities to ensure that cormorants are continuing to use the site in the same fashion as they were prior to initiation of tree removal activity, and that there are no impacts on breeding activities such as nest abandonment. If noticeable changes occur, consult with biologist conducting surveys to modify activities to reduce effects. Surveys should also be conducted several times later in the breeding season to ensure that cormorants continues to nest at the site in numbers similar to pre-disturbance levels.					
B-2	**Tree Protection and Replacement.** The applicant shall implement all recommendations specified in the Biological Resource Assessment and Tree Protection Plan as listed below: A. Construction areas will be designated. All ground disturbances including grading for buildings, access ways, easements, subsurface grading, etc., shall be prohibited outside construction envelopes. B. Equipment storage and staging areas shall be designated on approved grading and building plans. No construction equipment shall be parked, stored or operated within six feet of any tree dripline. C. No grading or development shall occur within the driplines of existing trees with the exception of those trees designated for removal. Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand. Any construction activity	Applicant/ Contractor	PEC			

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	required within three feet of a tree's dripline shall be done with hand tools. D. All equipment, personnel and construction activities will be restricted to areas outside dripline of existing trees with the exception of those trees designated for removal. E. All trees within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to the Planning Division throughout all grading and construction activities. Designate the location and extent of dripline for all trees to be protected during construction with fencing or other suitable material. The fencing shall be installed six feet outside the dripline of each tree, and shall be staked every six feet. F. No fill soil, rocks, or construction materials shall be stored or placed within six feet of the dripline of all trees. G. No artificial surface, pervious or impervious, shall be placed within six feet of the dripline of any trees. H. Any roots encountered that are one inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a Planning Division approved arborist/biologist. I. Only designated trees shall be removed. J. Any trees which are removed and/or damaged (more than 25% of the root zone disturbed) shall be replaced. K. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted immediately after removal and shall be irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals, and from human interference by the use of staked, chain link fencing (or other suitable material) and gopher fencing during the maintenance period. L. Maintenance of trees shall be accomplished through water-conserving irrigation techniques.					

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	M. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by the Planning Division. This mitigation may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consultant biologist to assess the damage and recommend mitigation					
CR-1	**Discovery Procedures and Mitigation.** Standard discovery measures shall be implemented on all projects 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	Applicant/ Contractor	PEC			

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	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-2	**Channel Island Fox Exhibit.** The Channel Island Fox exhibit which is located in the Medium Sensitivity Zone is subject to the following: A City-qualified archaeologist and City-qualified Chumash observer shall be retained to monitor all ground disturbing activities during construction. If intact archaeological materials are identified, construction shall be temporarily suspended until the extent of the find is determined and an appropriate treatment plan is proposed and approved by the City Environmental Analyst, following City MEA Guidelines for Archaeological and Historic Structures and Sites.	Applicant/ Contractor	PEC			
CR-3	**California Condor Exhibit.** The California Condor exhibit which is located in the Medium Sensitivity Zone is subject to the following: A. A City-qualified archaeologist shall be consulted to determine if the proposed project has the potential for impacting potentially significant archaeological deposits. This determination shall take into consideration the aerial extent and proposed depth of ground disturbance of the proposed project, any obvious soil disturbance within the project footprint (i.e., signs of past grading, presence of existing structures or utilities, relation to the footprint of the historic mansion), presence/absence of archaeological material on any exposed ground surface, and the results of any nearby archaeological excavations. B. If it is highly unlikely that the proposed project would encounter a potentially significant archaeological deposit, then the following mitigation measure shall apply due to the possibility of encountering individual diagnostic artifacts in the disturbed deposits and due to the heritage value of the archaeological material to the Native American community and the potential presence of isolated human remains. A City-qualified archaeologist and City-qualified	Applicant/ Contractor	PEC			

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	Chumash observer shall be retained to monitor all ground disturbing activities during construction. If intact archaeological materials are identified, construction shall be temporarily suspended until the extent of the find is determined and an appropriate treatment plan is proposed and approved by the City Environmental Analyst, following City MEA Guidelines for Archaeological and Historic Structures and Sites. C. If the proposed project has the potential for encountering intact soil deposits that could contain significant archaeological remains, then the following mitigation measure shall apply: A City-qualified archaeologist shall be retained to conduct Extended Phase 1 excavations to determine the presence and integrity of potential prehistoric deposits. If an archaeological resource is encountered, it shall be documented and its potential significance evaluated by a Phase 2 Significance Assessment investigation prior to any construction activities. A City-qualified Chumash observer shall monitor all archaeological excavations. Resources considered significant shall be avoided or subject to a Phase 3 Data Recovery program and construction monitoring, consistent with City MEA Guidelines for Archaeological and Historic Structures and Sites.					
CR-4	**Service Yard Facilities.** The Service Yard Facilities which are partially located in the Low and Medium Sensitivity Zones are subject to the following: A. If at a future date it is determined that any project related ground disturbance within the service yard would exceed five feet deep or there are ground disturbing activities associated with public bathroom construction, pathway improvements and sewer line construction, such activities have a slight potential of impacting intact, significant archaeological resources that could exist underneath the imported soil deposits. The following recommendation would then apply: A City-qualified archaeologist and City-qualified Chumash observer shall be retained to monitor all	Applicant/ Contractor	PEC			

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	ground disturbing activities in the service yard that exceed five feet deep. If intact archaeological materials are identified, construction shall be temporarily suspended until the extent of the find is determined and an appropriate treatment plan is proposed and approved by the City Environmental Analyst following City MEA Guidelines for Archaeological and Historic Structures and Sites.					
CR-5	**The Wave Banquet Facility.** The Wave Banquet Facility project which is located in the High Sensitivity Zone is subject to the following: A. A City-qualified archaeologist shall conduct an Artifact Analysis of all archaeological material that was recovered during the Extended Phase 1 excavations for the proposed Wave project. This shall include analyses of bone and shell to determine the range of species and habitats represented in the collection. The analyses shall be presented within the context of a research design that would relate the data to broader regional research questions about prehistoric occupants within South Coastal Santa Barbara County. B. Project plans shall be designed to limit all construction-related ground disturbance to the maximum extent feasible. C. A City-qualified archaeologist and City-qualified Chumash observer shall be retained to monitor all ground disturbing activities. If intact archaeological materials are identified, construction shall be temporarily suspended until the extent of the find is determined and an appropriate treatment plan is proposed and approved by the City Environmental Analyst following City MEA Guidelines for Archaeological and Historic Structures and Sites. D. If any portion of the proposed project, such as installation of utility lines, involves ground disturbance located beyond the existing barbecue facility footprint, then the following measure is required: E. A City-qualified archaeologist shall be retained to	Applicant/ Contractor	PEC			

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	conduct Extended Phase 1 test excavations to determine the presence and integrity of potential prehistoric deposits for any project component that involves ground disturbance located outside the existing barbecue facility. If an archaeological resource is encountered during testing, it shall be documented and its potential significance evaluated prior to any construction activities. Resources considered significant shall be avoided or subject to a Phase 3 Data Recovery program, consistent with Santa Barbara City MEA guidelines. A City-qualified Chumash observer shall monitor all archaeological excavations.					
CR-6	**Interpretive Historical ~~Structure Mitigation~~ Display.** Construct a memorial commemorating the Hobo Village. This should be placed as close to the location of the former village as possible, yet also in a prominent area accessible to the public. The memorial shall be subject to review and approval by the Historic Landmarks Commission as to location and design and shall be included on the building plans submitted for building permit review and approval for the Discovery Pavilion.	Applicant/ Contractor	Historic Landmarks Commission			
G-1	**Geotechnical Recommendations.** Site preparation and project construction related to soil conditions and seismic hazards shall be in accordance with the recommendations contained in the site-specific geotechnical engineering reports and as required by the Building and Safety Division. Compliance shall be demonstrated on plans submitted for grading and building permits.	Applicant/ Contractor	Building & Safety Division			
N-1	**Construction Notice.** At least 30 days prior to commencement of each of the three phases of the Master Plan 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	Applicant/ Contractor	Planning Division			

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	posted at the site.					
N-2	**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 4th); Labor Day (1st Monday in September); Thanksgiving Day (4th Thursday in November); Day 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. Occasional night work may be approved for the hours between 5 p.m. and 8 a.m. weekdays by the Chief of Building and Zoning per Section 9.13.015 of the Municipal Code). In the event of such night work approval, the applicant shall provide written notice to all property owners and occupants within 450 feet of the project property boundary and the City Planning and Building Divisions at least 48 hours prior to commencement of night work. Night work shall not be permitted on weekends and holidays.	Applicant/ Contractor	PEC			
N-3	**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			
N-4	**Sound Barriers.** As part of the building plan submittal, prepare and submit a sound control plan including devices and techniques such as noise shields and blankets in order to reduce noise impacts to surrounding sensitive noise receptors.	Applicant/ Contractor	Building & Safety / Planning Division			
PS-1	**Trash Enclosure Provision.** A trash enclosure with equal area for recycling containers shall be provided on the Real Property and screened from view from surrounding properties and the street. Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.	Applicant/ Contractor	Public Works			

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PS-2	**Recyclable Material Use and Collection.** Zoo operators shall provide sufficient and appropriate receptacles, such as recycling containers along public corridors, at special events, and in eatery operations. Recyclable material and green waste collection and pick-up areas shall be provided on-site for zoo operations.	Applicant/ Contractor	Public Works			
PS-3	**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. Indicate on the plans the location of an appropriately sized container for collection of demolition/construction materials.	Applicant/ Contractor	PEC			
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			
T-2	**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 on-site or off-site in a location subject to the approval of the Transportation and Parking Manager. B. 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	Transportation Staff			
T-3	**Restriping Plan.** The applicant shall restripe the existing curb parking area on site that is used for bus parking on weekdays (subject to Transportation Staff approval) to create 20 new parking spaces for weekend use.	Applicant	Transportation Staff			

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T-4	**Transportation and Parking Management Plan.** The applicant shall implement a Transportation and Parking Management Plan as described in the "Traffic and Parking Assessment for the Santa Barbara Zoological Gardens Master Plan" (prepared by Associated Transportation Engineers), dated May 2, 2006, and subject to approval from the Transportation Manager.	Applicant	Transportation Staff			
T-5	**Discovery Pavilion Events.** The events at the Discovery Pavilion are limited as identified in the "Traffic and Parking Assessment for the Santa Barbara Zoological Gardens Master Plan" (prepared by Associated Transportation Engineers), dated May 2, 2006, ~~study~~ and as outlined below: Children's Classes - 1 teacher/class, 40 students/class, 20 classes/month. Operating March – June, Mon-Fri 9:00 AM – 1:00 PM Children's Workshop - 1 teacher/class, 5 students/class, 12 workshops/month. Operating 3 times per week, Tue-Sat 9:00 AM – 1:00 PM and 1:00 PM – 4:00 PM Lectures - 1 teacher/class, 100 guests/lecture, 5 lectures/year. Operating Mon-Fri 7:00 PM – 9:00 PM Adult Education Classes - 1 teacher/class, 25 students/class, 5 classes/year. Operating Mon-Fri 7:00 PM – 9:00 PM Private Events – 100 guests/event, 10 events/year. Operating Mon-Fri 6:15 PM – 11:00 PM & Sat–Sun 4:15 PM – 10:00 PM	Applicant	Transportation Staff			
W-1	**Stormwater Detention Plan.** All project runoff waters resulting from the proposed Zoo Master Plan project components shall be detained on-site. Final design and building plans shall incorporate detention facilities in compliance with recommendations included in the Preliminary Drainage Analysis, prepared by Flowers & Associates and dated May 22, 2006.	Applicant/ Contractor	Building & Safety			
W-2	**Construction Erosion/Sedimentation Control Plan**. Project grading and construction shall be conducted in accordance with an approved erosion control plan to protect water quality throughout the site preparation, earthwork, and construction process. The applicant shall submit and obtain Building Division or Public Works Department approval of a detailed	Applicant/ Contractor	Building & Safety Division/			

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	erosion control plan for the project prepared by a licensed or certified professional soil erosion and sediment control specialist, a California licensed civil engineer, landscape architect, registered geologist, or a licensed architect. The erosion control plan shall specify appropriate best management practices to control erosion and sedimentation based on the Association of Bay Area Governments Manual of Standards for Erosion and Sediment Control, the Erosion and Sediment Field Control Manual, and/or the California Stormwater Best Management Practices Handbook. Construction site operators shall be responsible for implementation of sedimentation control and good housekeeping measures in accordance with the approved erosion control plan and the Public Works Department Procedures for the Control of Runoff into Storm Drains and Watercourses. City (Building Division or Public Works Department) staff will site inspect to ensure proper installation, ongoing implementation, and effectiveness of approved BMPs, and may adjust requirements in the field if necessary to protect water quality.					
W-3	**Minimization of Storm Water Pollutants of Concern.** The applicant shall implement approved plans incorporating long-term storm water best management practices (BMPs) to minimize identified storm water pollutants of concern including automobile oil, grease and metals. The applicant shall submit project plans incorporating long-term BMPs to minimize storm water pollutants of concern to the extent feasible, and obtain approval from Public Works Engineering. The Zoo 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	PEC			
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	Applicant/ Contractor	Public Works			

500 Ninos Drive
(MST2003-00032; MST2006-00331; MST2000-00707; MST2002-00676; MST2002-00004; MST2006-00330)
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX

MITIGATION MEASURE	MITIGATION REQUIREMENT	RESPONSIBLE ENTITY	MONITOR	VERIFI-CATION		
				DATE	ACCOMPLISHED?	COMMENTS
	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.					