

1213 Harbor Hills Drive (MST2009-00385)

MITIGATION MONITORING AND REPORTING PROGRAM

JULY 11, 2011

PROJECT LOCATION

1213 Harbor Hills Drive, Santa Barbara, CA

PROJECT DESCRIPTION

The project involves the assemblage and merger of six lots that were created as part of the illegal Roger's Tract subdivision (see additional information below under Plans and Policy Discussion, Land Use and Zoning Designations) in order to create a new 1.089-acre lot and satisfy a Conditional Certificate of Compliance. A new single family residence would be constructed on the 1.089-acre lot. In order to satisfy the conditions of the Certificate of Compliance, a lot frontage modification is required because the lot would have only 15 feet of frontage on a public street. The new house would total 4,217 net square feet with an attached 672 square foot garage. The building would be two stories and would have a maximum height of 30 feet above finished grade. The building has been designed to follow the topography of the site, and would appear as a one-story structure when viewed from Harbor Hills Drive (north elevation), and would be a full two stories (30 feet) when viewed from the south. Site development also includes a new driveway, site retaining walls, patios, barbeque and fire pit, landscaping and a spa. An existing four-foot wide pedestrian trail easement is proposed to be realigned onto the project site because the proposed driveway would conflict with the existing conceptual alignment. In order to minimize the grading required to carry out the project, the new house would be constructed on caissons. The project includes landscaping (yet to be designed) that would be consistent with the City's Fuel Management Requirements, and storm water management improvements including permeable pavement, cisterns, a catch basin, and vegetated swale with French drain.

PURPOSE

The purpose of the **1213 Harbor Hills 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 site preparation, and on a biweekly basis thereafter throughout construction and landscaping 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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MITIGATION MEASURE	PARTY RESPONSIBLE FOR IMPLEMENTATION	VERIFICATION		
		DATE	ACCOMPLISHED	COMMENTS
<p>VIS-1 Development Rights Restrictions. The Owner shall not make any use of the restricted portion of the Real Property as designated on the approved plans (those areas outside the Development Envelope) in order that those portions of the Real Property remain in their natural state. The Owner shall not make use of the restricted area including, but not limited to, grading, irrigation, structures, ornamental landscaping, or utility service lines, with the exception of stormwater management improvements identified on the plans and implementation of the Fuel Management Plan. The restricted areas shall be shown on the landscape plans. The Owner shall continue to be responsible for maintenance of the restricted area, and compliance with orders of the Fire Department. Any brush clearance shall be performed without the use of earth moving equipment and in accordance with the approved Fuel Management Plan.</p>	Owner			
<p>AQ-1 Construction Dust Control - Watering. During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to achieve minimum soil moisture of 12% to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust. Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas every three hours. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.</p>	PEC			

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AQ-2 Construction Dust Control – Tarping. Trucks transporting fill material to and from the site shall be covered from the point of origin and maintain a freeboard height of 12 inches.	PEC			
AQ-3 Construction Dust Control – Gravel Pads. Gravel pads shall be installed at all access point to prevent tracking of mud onto public roads.	PEC			
AQ-4 Construction Dust Control – Minimize Disturbed Area/Speed. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.	PEC			
AQ-5 Construction Dust Control – Disturbed Area Treatment. After clearing, grading, earth moving, excavation, or demolition is completed, the entire area of disturbed soil shall be treated to prevent wind erosion. This may be accomplished by: a. Seeding and watering until grass cover is grown; b. Spreading soil binders; c. Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind; d. Other methods approved in advance by the Air Pollution Control District.	PEC			
AQ-6 Construction Dust Control – Surfacing. All surfaces for roadways, driveways, sidewalks, etc., shall be laid as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.	PEC			
AQ-7 Stockpiling. If importation, exportation and stockpiling	PEC			

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of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist by applying water at a rate of 1.4 gallons per hour per square yard, or treated with soil binders to prevent dust generation. Apply cover when wind events are declared.				
AQ-8 Construction Dust Control – Project Environmental Coordinator (PEC). The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when 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.	PEC			
AQ-9 Engine Size. The engine size of construction equipment shall be the minimum practical size.	PEC			
AQ-10 Equipment Numbers. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.	PEC			
AQ-11 Equipment Maintenance. Construction equipment shall be maintained to meet the manufacturer's specifications.	PEC			
AQ-12 Catalytic Converters. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.	PEC			
AQ-13 Diesel Catalytic Converters. Diesel catalytic	PEC			

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converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available.				
AQ-14 Diesel Replacements. Diesel powered equipment shall be replaced by electric equipment whenever feasible.	PEC			
AQ-15 Idling Limitation. All commercial diesel vehicles are subject to Title 13, Section 2485 and 2449 of the California Code of Regulations, limiting engine idling times. Idling of heavy-duty diesel trucks and diesel fueled or alternative diesel fueled off-road compression ignition vehicle during loading and unloading shall be limited to five minutes; auxiliary power units shall be used whenever possible.	PEC			
AQ-16 Portable diesel equipment. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program or shall obtain an APCD permit.	PEC			
AQ-17 Mobile construction equipment. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, Section 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emission from in-use (existing) off-road diesel-fueled vehicles. The current requirements include idling limits of 5 minutes, labeling of vehicles with ARB-issued equipment identification numbers, reporting to ARB, and vehicle sales disclosures For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm	PEC			

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<p>BIO-1 Fuel Management / Landscape Plan . The following strategies for an environmentally sensitive vegetation management approach shall be incorporated into the required Fuel Management / Landscape Plan, consistent with the City's High Fire Hazard Area Landscape Requirements. This Plan shall be reviewed and approved by the City's Environmental Analyst and Fire Department prior to Project Design Approval by the Single Family Design Board.</p> <p>Zone 1 (0-30 feet from structures) – Shall remain free of non-irrigated, woody vegetation. All vegetation within 30 feet of the residence and other structures shall be moisture retaining irrigated groundcover, shrubs, and/or trees.</p> <p>Zone 2 (30-50 feet from structures) – Shall be landscaped with fire resistant, drought tolerant, deep-rooted, irrigated plants. Grasses and groundcovers shall be maintained at no more than 18 inches in height on slopes that require erosion control measures. Grasses are mowed elsewhere. Remove non-irrigated ladder fuels and deadwood annually.</p> <p>Zone 3 (50-70 feet from structures) – Shall be landscaped with fire resistant, drought tolerant, deep-rooted, native irrigated plants. Irrigation is required to establish and maintain vegetation, but minimal irrigation should be provided given slope and erosion concerns. Grasses and groundcovers shall be maintained at no more than 18 inches in height on slopes that require erosion control measures. Grasses are mowed elsewhere. Existing native shrubs shall remain, as long as they are but be thinned to 15-foot centers with roots left intact. Remove non-irrigated ladder fuels and deadwood annually.</p> <p>Zone 4 (70-100 feet from structures) – Vegetation shall remain and be treated every 3 to 5 years to remove deadwood and up to a total of 50% cover. Roots shall be left intact. No irrigation should be located in this zone.</p>	Applicant / Landscape Architect			

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<p>The Fuel Management / Landscape Plan shall include, to the maximum extent permitted by the Fire Department, the following:</p> <ul style="list-style-type: none"> • Maintenance of existing California sage scrub to the maximum extent feasible consistent with Fire Department requirements. • Native, drought-tolerant and deep-rooted vegetation. • Temporary, rather than permanent, irrigation to establish new landscaping. Any approved temporary irrigation must be removed once plants have established themselves. • Non-irrigated plantings in Zone 4 to the extent allowable. • Plant spacing at such a distance that plants at maturity will not require frequent pruning. • Plant species shall be chosen based on a preference for plants that will not require frequent maintenance such as pruning. 				
<p>BIO-2 Avoidance of Bird Nesting Season. Removal of coastal sage scrub, and any trees if applicable, should take place outside of the breeding bird season (February 1-August 15). If these activities can not feasibly be avoided during the breeding bird season, the applicant shall submit a contract with a qualified biologist to conduct a survey of all areas within 300 feet of the shrub removal area to determine presence and behavior of birds, raptors, and other sensitive species. The surveys should occur no more than 7 days prior to any project operations. In the event that any sensitive wildlife species, raptors, or other birds exhibit reproductive or nesting behavior, development activities shall be halted until the contract biologist and City Environmental Analyst have determined that sufficient measures have been taken to avoid impacts to nesting or breeding birds or sensitive species. These measures are likely to include postponement of work</p>	PEC			

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within 300 feet from the nest (could be larger for some species) until nests are vacated, juveniles have fledged, and there is no evidence of a second attempt at nesting.				
GEO-1 Grading. Any cut slopes created during grading activities shall be observed by an engineering geologist to determine if adverse bedding planes exist onsite. If adverse bedding planes are observed during grading operations, remedial actions, including, but not limited to increasing the thickness and/or footing depth of retaining walls or decreasing the inclination of cut or temporarily overexcavated slopes (e.g. from a run:rise of 2:1 to 3:1), shall be recommended at that time.				
GEO-2 Soils Report. The project shall comply with the recommendations of the Foundation Exploration prepared for the site by Coast Valley Testing, Inc, dated March 11, 2008 and the Update by same dated October 13, 2010. Submit to the Building and Safety Division a copy of these reports and any applicable or appropriate revisions/amendments and implement the recommendations outlined in the report.				
GEO-3 Caissons and Grading. The foundation design for any new residence on the project site shall utilize caissons to minimize grading and erosion on site. Any changes to this proposed design or the addition of significant amounts of grading will require additional environmental analysis.				
GEO-4 Stormwater Management. Any changes to the approved Storm Drainage and Hydrology Report prepared by Mike Gones and dated October 2010 must be reviewed and approved by a geologist to ensure that there are no adverse impacts related to erosion.				

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H-1 Radon. Any structures constructed for human habitation should incorporate adequate ventilation to allow any naturally occurring radon gas emissions to ventilate, rather than accumulating indoors. Information on construction measures intended to reduce radon accumulation indoors shall be provided to the Building and Planning Divisions as part of construction drawings prior to issuance of a building permit.	Architect			