

**124 Los Aguajes; MST2004-00725**

**MITIGATION MONITORING AND REPORTING PROGRAM**

**February 2, 2009**

**PROJECT DESCRIPTION**

The project consists of the demolition of an existing 884 square foot, single-family residence and 440 square foot detached garage, and the construction of three new residential condominium units in the Appealable Jurisdiction of the Coastal Zone. The proposed structure would be three stories with a maximum building height of 30' 2" consisting of 4,049 square feet of residential floor area above 1,172 square feet of garage floor area. The project includes two two-car garages and a one-car garage on the first floor, and a 1,525 square foot two-bedroom unit (Unit 1), a 1,432 square foot one-bedroom unit (Unit 2), and a 1,092 square foot one-bedroom unit (Unit 3) on the second and third floors. The proposed project proposes 25 cubic yards of cut and 135 cubic yards of fill outside the main building footprint. Grading under the main building footprint would involve 110 cubic yards of cut. A Coast Live Oak, measuring 2 inches in diameter at breast height (dbh), is proposed to be removed. The project also includes decks for each unit on the second and third stories and bioswales and retention basin adjacent to the proposed residences. A 25-foot native riparian landscape area, with the exception of three king palm trees and trumpet vine, is proposed between Mission Creek and any proposed structures.

**PURPOSE**

The purpose of the **124 Los Aguajes** 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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MITIGATION MEASURE	PARTY RESPONSIBLE FOR IMPLEMENTATION	VERIFICATION		
		DATE	ACCOMPLISHED	COMMENTS
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.	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.	PEC			
AQ-3 Construction Dust Control – Tarping. Trucks transporting fill material to and from the site shall be covered from the point of origin.	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.	PEC			
AQ-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.	PEC			
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;	PEC			

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D. Other methods approved in advance by the Air Pollution Control District.				
AQ-7 Construction Dust Control – Paving. All roadways, driveways, sidewalks, etc., shall be paved 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-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 upon request.	PEC			
AQ-9 Portable Construction 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-10 Fleet Owners. Fleet owners are subject to sections 2449, 2449.2, and 2449.3 in Title 13, Article 4.8, Chapter 9, of the California Code of Regulations (CCR) to reduce diesel particulate matter (and criteria pollutant emissions from in-use off-road diesel-fueled vehicles. See <a href="http://www.arb.ca.gov/regact/2007/ordies07/frocal.pdf">http://www.arb.ca.gov/regact/2007/ordies07/frocal.pdf</a> .	PEC			
AQ-11 Engine Size. The engine size of construction equipment shall be the minimum practical size.	PEC			
AQ-12 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-13 Equipment maintenance. All construction equipment shall be maintained in tune per the manufacturer's specifications.	PEC			
AQ-14 Catalytic Converters. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.	PEC			
AQ-15 Diesel Construction Equipment. Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used.	PEC			

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Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.				
AQ-16 Engine Timing and Diesel Catalytic Converters. Other diesel construction equipment, which does not meet CARB standards, shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines. Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available.	PEC			
AQ-17 Diesel Replacements. Diesel powered equipment shall be replaced by electric equipment whenever feasible.	PEC			
AQ-18 Idling Limitation. Idling of heavy-duty diesel trucks during loading and unloading shall be prohibited; electric auxiliary power units shall be used whenever possible.	PEC			
BIO-1 Final landscape, grading and drainage plans showing compliance with mitigations measures outlined in the Biological Resources Evaluation letters prepared by Lawrence E Hunt shall be submitted to the project planner for review prior to issuance of any grading or building permits. The landscape plans shall include the removal of all non-native species including the king palms and trumpet vines from the 25-foot Mission Creek development limitation area. No exotic or invasive plants shall be planted within the development limitation area.	PEC			
CR-1 Extended Phase 1 Archaeological Survey and Monitoring. Prior to issuance of general grading and building permits for the project, a permit for demolition of existing structures and grading associated with a Extended Phase I and Construction Monitoring Plan shall be issued and final inspection completed. Said permit shall include: 1. Prior to issuance of any grading or demolition permits, the applicant shall submit for review and approval by the environmental analyst a contract and monitoring plan with a City Qualified Barbaño Chumash observer and qualified archaeologist to monitor all demolition and ground disturbing activities associated with the project and to conduct the Extended Phase I Archaeological Investigation. 2. Following vegetation, and/or pavement removal and prior to earthwork or construction, an extended Phase 1 study of the project site shall be conducted by a City-qualified archaeologist. This study shall	PEC			

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<p>consist of a serious of backhoe trenches, the examination of the exposed soil profiles, or any other methods of survey to reveal evidence of prehistoric and historical cultural resources. Based on results of the re-survey, the archaeologist shall recommend, City shall approve, and project shall implement any further monitoring, evaluation/documentation of resources, or other mitigation measures necessary to ensure that no significant archaeological impacts would result.</p> <p>3. If potentially significant historical cultural resources are encountered or suspected, work shall be halted or redirected by the archaeologist immediately and the Planning Division shall be notified. The archaeologist shall prepare a work plan to assess the nature, extent and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment consistent with the City of Santa Barbara Master Environmental Assessment Guidelines for Archaeological Resources and historic Structures and Sites (January 2002). The significance assessment work plan shall be reviewed and approved by the City's Environmental Analyst and Archaeological Advisor. In the event that the discoveries are determined to be significant, the monitoring archaeologist shall prepare a Phase 3 mitigation program proposal including excavation and analysis methods to collect sufficient information to characterize the resource, and prepare a report consistent with the City of Santa Barbara Master Environmental Assessment Guidelines for Archaeologist Resources and Historic Structures and Sites (January 2002) for Phase 3 mitigation investigations. The Phase 3 mitigation proposal shall be reviewed and approved by the City's Environmental Analyst and Archaeological Advisor. All costs of potential significance assessment and mitigation shall be borne by the project applicant.</p> <p>4. If discoveries include Native American cultural remains, the significance assessment shall include consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, preparation of further site studies and/or mitigation.</p> <p>5. If the discovery consists of possible human remains, the Owner shall contact the Santa Barbara County Coroner immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. The</p>				

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<p>Owner shall retain a Barbafeño Chumash representative from the most current City Qualified Barbafeño Chumash Site Monitors List to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.</p> <p>6. If the discovery consists of possible prehistoric or Native American artifacts or materials, the Owner shall retain a Barbafeño Chumash representative from the most current City Qualified Barbafeño Chumash Site Monitors List to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.</p> <p>7. A report shall be prepared by the monitoring archaeologist 15 days after completion of all monitoring and Extended Phase 1 work. The report should include the results of the monitoring, determinations as to the significance of any remains found, and recommendations for any future work that is needed. The report shall be reviewed and approved by the City's Environmental Analyst prior to issuance of grading permits for the balance of the proposed project excavations and soil disturbance. If a Phase 3 recovery program becomes necessary, the archaeological data recovery reports resulting from the Phase 3 activities shall be submitted to the City's Environmental Analyst and Archaeological Advisor for review and approval within six (6) months of issuance of general grading and building permits for the project.</p> <p>8. General Grading, Building and Public Work permits shall not be issued prior to completion of the Extended Phase 1 or any necessary Phase 2 or 3 work on the site.</p>				
<p>CR-2 Project plans shall be designed to limit all construction-related ground disturbance to the maximum extent feasible</p>	Applicant			
<p>CR-3 Discovery Procedures and Mitigation. Standard discovery measures shall be implemented per the City Master Environmental Assessment throughout grading and construction:</p> <p>1. 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</p>	PEC			



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<p>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 HLC, and implemented by the project Work in the area may only proceed after the Environmental Analyst grants authorization.</p> <p>2. 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.</p>				
<p>CR-4 Prior to issuance of demolition permits, the applicant shall submit a Preservation Plan for review and approval by the City's Historian that shall include the following elements:</p> <ol style="list-style-type: none"> <li>1. A site plan of the property as it exists, with the subject building clearly indicated, drawn to scale and with dimension given.</li> <li>2. Floor plans drawn to scale.</li> <li>3. Measured building elevation scaled drawings of the exterior and of significant, representative interior elevations. The Commission or Planning Staff may be consulted for a determination of what is significant.</li> <li>4. Notation as to the buildings construction materials.</li> <li>5. Black and white photographic prints and negatives, taken with a large format (also known as a 4x5) camera, of all exterior elevations, interior rooms, and architectural details. The prints shall have identification labels on the back, with the subject clearly expressed.</li> </ol>	Applicant in coordination with the City Historian			

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<p>keyed to No. 2 above, and the photo date included. The City provides a list of photographic professionals for assistance in selecting a photographer capable of this specialized work.</p> <p>6. A detailed history of the building including the original construction date, the name of the original owner, the name of the original architect, if known, the builder and any factual information on subsequent alterations.</p> <p>7. The materials shall be collected in a presentation binder with the property address and assessor's Parcel Number identified on the front cover and the spine.</p> <p>8. Prior to demolition the applicant will be required to offer and advertise the building at 124 Los Agujes Avenue for sixty days.</p> <p>9. If demolition occurs, then historic materials such as doors must be salvaged and offered for reuse.</p>				
<p>CR-5 Prior to issuance of demolition or building permits, the applicant shall submit final plans that show that the architecture of the new construction is compatible and harmonious with the buildings of the West Beach Neighborhood in both massing and architectural style consistent with the guidance provided by ABR.</p>	Applicant			
<p>N-1: Construction Techniques. Submit a noise analysis that identifies construction techniques to ensure that the project complies with the normally acceptable maximum exterior ambient noise level of 60 dB(A) and maximum interior noise level of 45 dB(A). The project design shall incorporate construction design measures to minimize potential interior noise nuisance impacts from the adjacent railroad use and U.S. Highway 101.</p>	PEC			
<p>N-2: 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.</p>	PEC			

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<p>N-3 Construction activities (which may include preparation for construction work), such as activities using heavy equipment, framing, sheathing, and roofing, shall be permitted weekdays between the hours of 7:00 a.m. and 7:00 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. No noise-generating activities, including but not limited to, activities using heavy equipment, framing, sheathing, and roofing shall occur during any school-wide testing at Washington School. To the degree feasible, noisy construction activities shall be coordinated with Washington School.</p>	PEC			
<p>Construction activities, other than use of heavy equipment, framing, sheathing, and roofing, may occur on holidays and weekends between the hours of 8:00 a.m. and 5:00 p.m.</p>	PEC			
<p>N-4: Construction Equipment Mufflers and Shields. All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices. Sound control devices and techniques, such as noise shields and blankets, shall be employed as needed to reduce the level of noise to surrounding uses. A noise control plan shall be submitted prior to any building permit issuance that shows how construction noise will be reduced for surrounding uses. The plan shall include, but not be limited to, the use of sound control devices and techniques, such as noise shields and blankets.</p>	PEC			
<p>N-5: Portable Equipment. Where portable power generation or air compressors are required on the site, locate these noise sources as far away from the property line as possible. Where required because of proximity to residential areas, utilize a three or four sided enclosure which is lined with a sound absorbing material. Locate portable equipment where the noise shielding provided by remaining building structure will be beneficial. Another approach is to utilize very quiet</p>	PEC			

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power generation and air compressors, similar to those utilized in the motion picture industry on location.				
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. and consider peak school traffic hours as well as surrounding area) 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.	PEC			
T-2 Construction Parking/Storage/Staging. Construction parking and storage shall be provided as follows: a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below. b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits without extensions may be issued for the life of the project. c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.	PEC			
T-3 Disabled Accessibility. Project circulation shall provide for disabled accessibility or equivalent facilitation in accordance with American Disabilities Act requirements.	PEC			
W-1 Drainage and Water Quality. Final project plans for grading, drainage, stormwater facilities, and project development shall be subject to review and approval by City Building Division and Public Works Department per City regulations prior to issuance of any building or public works permits. At a minimum, any increase in stormwater runoff (based on a 25-year storm event) shall be retained on-site, and the project shall be designed to capture and treat the calculated amount of	Applicant, in coordination with the City Building Division and Public Works Department			

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<p>runoff from the project site for a 1 inch storm event, over a 24-hour period. Sufficient engineered design and adequate mitigation measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water quality pollutants, or groundwater pollutants would result from the project.</p> <p>W-2 Erosion Control/Water Quality Protection Plan. Prior to the issuance of a demolition permit for the proposed project, the applicant or project developer shall prepare a final 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.</p> <p>At minimum, the erosion control/water quality protection plan prepared for the proposed project shall address the implementation, installation and/or maintenance of each of the following water resource protection strategies:</p> <ul style="list-style-type: none"> <li>• Paving and Grinding</li> <li>• Sandbag Barriers</li> <li>• Spill Prevention/Control</li> <li>• Solid Waste Management</li> <li>• Storm Drain Inlet Protection</li> <li>• Stabilize Site Entrances and Exits</li> <li>• Illicit Connections and Illegal Discharges</li> <li>• Water Conservation</li> <li>• Stockpile Management</li> <li>• Liquid Wastes</li> <li>• Street Sweeping and Vacuuming</li> <li>• Concrete Waste Management</li> <li>• Sanitary/Septic Waste Management</li> <li>• Vehicle and Equipment Maintenance</li> </ul>	<p>Applicant, in coordination with the City Building Division and Public Works Department</p>			

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<ul style="list-style-type: none"> <li>Vehicle and Equipment Cleaning</li> <li>Vehicle and Equipment Fueling</li> </ul>				
<p>W-3 Minimization of Storm Water Pollutants of Concern. The Owner shall submit final 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 approved facilities shall be maintained in working order for the life of the project.</p>	Applicant, in coordination with the City Building Division and PEC			
<p>W-4 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 to City annually.</p>	Applicant, in coordination with the City Public Works Department, Engineering Division			
<p>W-5 Passive Drainage Techniques. Passive/nature water treatment design techniques such as bioswales, infiltration basins, etc, shall be incorporated into open space areas, groundcover, and courtyards to treat the small, frequent storm events that impact water quality in Santa Barbara (a 1 inch storm event, over a 24-hour period). These types of passive/natural capture and filtration design options shall be implemented as opposed to mechanical/underground options, which pose maintenance problems and often times, do not treat runoff as efficiently. These measures shall be incorporated into the drainage plan and shall be subject to review and approval by City Building Division and Public Works Department per City regulations prior to issuance of any building or public works permits.</p>	Building Division and Public Works Department			