915 E. Anapamu Street (MST2007-00331)

MITIGATION MONITORING AND REPORTING PROGRAM

PROJECT LOCATION

915 E. Anapamu Street

PROJECT DESCRIPTION

The applicant proposes the demolition of the existing 2,192 square foot, two-story, single-family residence, and the construction of a residential development containing 13 units totaling 14,934 net square feet, on a 40,055 square foot lot. Nine of the units are proposed above a subterranean parking structure. The main structure includes eight (8) two bedroom apartments and one (1) three bedroom apartment (units 1-9). A separate duplex structure with two (2) one bedroom units is accessed off the driveway that leads into the subterranean parking structure (units 12 and 13). A third structure is a duplex with one three-bedroom unit and one two-bedroom unit accessed separately from Lowena Drive (Units 10 and 11) and includes covered parking spaces. The subterranean parking structure contains eight (8) private two-car garages and one (1) one-car garage to serve Units 1-9 for a total of 17 parking spaces. Four (4) covered parking spaces are proposed for units 10 and 11. Three covered spaces for units 12 and 13, three (3) guest parking spaces and one (1) shared space are located on the driveway leading to the subterranean garage. An existing sandstone wall that runs along the Milpas Street frontage and terminates where the road curves and turns into Anapamu Street is proposed to remain.

The project includes the removal of twenty (20) existing trees including two (2) Eugenias, one (1) loquat, one (1) pittosporum and one (1) unknown tree. Five (5) native coast live oaks are proposed to be removed, and the root zones of two (2) native coast live oaks will be encroached upon by 40%-50%. Three (3) palms will be relocated on site, and thirty-five (35) mitigation trees and thirty-six (36) ornamental trees will be installed with eighteen (18) trees to remain.

Approximately 11,023 square feet (27%) of the site is located in an area of 30% slope or greater. Approximately 1,236 square feet of building footprint is proposed within the area of 30% slope or greater, which represents approximately 11.2% of the total area of 30% or greater slope. The extent of grading in the area of 30% or greater slope consists of approximately 115 cubic yards of cut.

PURPOSE

The purpose of the **915 E. Anapamu 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 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.

MITIGATION MEASURE	PARTY RESPONSIBLE FOR IMPLEMENTATION	VERIFICATION		
		DATE	ACCOMPLISHED	COMMENTS
MITIGATION				
AQ-1 Asbestos Containing Material. Applicant shall submit the SBCAPCD "Asbestos/Demolition/Renovation Notification" Form to the SBCAPCD at least ten days prior to the start of any demolition work. **AQ-2 Construction Dust Control – Minimize Disturbed Area/Speed.** Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less. **AQ-3 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.	Applicant			

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AQ-4 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. **AQ-5 Construction Dust Control – Gravel Pads.** Gravel pads, 3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes or a pipe-grid track out control device shall be installed to reduce mud/dirt track out from unpaved truck exit routes. **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 erosion. 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. **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				

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seeding or soil binders are used. **AQ-8 Stockpiling.** If importation, exportation and stockpiling of fill material are 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-9 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. **AQ10 Exhaust Emissions – Engines.** Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be used. **AQ-11 Engine Size.** The engine size of construction equipment shall be the minimum practical size. **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				

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is operating at any one time. **AQ-13 Equipment Maintenance.** Construction equipment shall be maintained to meet the manufacturer's specifications. **AQ-14 Engine Timing.** Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines. **AQ-15 Catalytic Converters.** Catalytic converters shall be installed on gasoline-powered equipment, if feasible. **AQ-16 Diesel Catalytic Converters.** Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available. **AQ-17 Diesel Replacements.** Diesel powered equipment shall be replaced by electric equipment whenever feasible. **AQ-18 Idling Limitation.** Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units shall be used whenever possible. **AQ-19 Worker Trips.** Construction worker trips shall be minimized by requiring carpooling and by providing for lunch onsite. **AQ-20 Biodiesel.** Biodiesel shall be used to the maximum extent feasible. **AQ-21 Energy Use.** Minimize the use of energy by				

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designing and constructing structures using sustainable development principles including green building designs and materials. **AQ-22 Carpool Parking.** Provide preferential parking for carpools and vanpools. **AQ-23 Demolition and Debris Removal.** Apply water every 4 hours to the area within 100 feet of a structure being demolished, to reduce vehicle trackout. Apply water to disturbed soils after demolition is completed or at the end of each day of cleanup. **AQ-24 Post Demolition.** Apply dust suppressants (e.g., polymer emulsion) to disturbed areas upon completion of demolition. **AQ-25 Demolition Activities.** Prohibit demolition activities when wind speeds exceed 25 mph.				
BIO -1 Tree Protection Measures. The landscape plan and grading plan shall include the following tree protection measures: a. Tree protection measures contained in the preliminary landscape plans shall be implemented prior to any demolition, clearing, or grading occurring on the property and will be maintained throughout the duration of construction activities as mitigation for short-term impacts to native trees. b. A pre-construction meeting shall be held with contractors, prior to commencement	Applicant			

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of work, to discuss tree protection measures. c. Install fencing as designated on the site plan to establish tree protection zones (TPZs). These TPZs shall be at the outside edge of work areas, around trees. Fences must be maintained in upright positions throughout the duration of the project. Fences shall be chain-link and staked with 6' of space between posts. d. The TPZs shall be void of all activities, including parking vehicles, operation of equipment, storage of materials and dumping (including temporary spoils from excavation). e. All excavation and grading near trees shall be monitors by the project arborist. f. Any roots encountered during grading that are ½" and greater shall be cleanly cut. g. Any pruning shall be performed or supervised by a qualified Certified Arborist. The project arborist shall review the goals with workers prior to commencement of any tree pruning. Tree workers shall be knowledgeable of *American National Standards Institute (ANSI) A-300 Pruning Standards and ISA Best Management Practices for Tree*				

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Pruning. h. Oak trees that are impacted from root damage even minimally shall be sprayed in the early spring and late summer with permethrin (*Astro*) to help resist attack of oak bark beetles. The application of the chemical shall be applied to the lower 6' of trunk. The arborist recommends that treatments be repeated for at least two years after completion of the project or if drought prevails for longer periods. i. It shall be determined by the project arborist when supplemental irrigation is necessary to aid trees that incur root loss or during hot and dry periods. j. The project arborist shall monitor activities on the site throughout the duration of the project. Monitoring would be more frequent during fencing installation, excavation and grading, and less frequent as the project progresses, provided fences remain upright and TPZs are not violated. **BIO-2 Replacement Trees**. The landscape plans shall include on-site and off-site replacement of coast live oak trees. The minimum tree replacement shall be 5:1 mitigation ratio using 15-gallon size trees, with 1:1 mitigation to be performed on-site (i.e., plant seven (7) oak tree saplings onsite) and 4:1 mitigation off-site (i.e., plant twenty-eight (28) oak				

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tree saplings offsite). The receptor site for the offsite mitigation will occur at Skofield Parks outside of any high fire defensible spaces and outside of any archaeologically sensitive zones. Additionally, some offsite mitigation may occur within the City parkway in previously disturbed areas or outside of any archaeologically sensitive zones. **BIO-3 Impacts to Waters of the U.S**. In order to prevent any accidental or inadvertent impacts during grading and construction, a 6-ft. –tall chain-link fence shall be installed between the drainage channel and the edge of the disturbance area and silt fencing shall be attached to the chain link fence and keyed into the ground per the manufacturer's recommendations. The purpose of the fencing is to provide a visual and physical barrier to equipment, vehicles, and slough from grading operations and construction traffic. Upon completion of construction, the chain link fencing and silt fencing may be removed. (Additional water quality mitigation measures are contained in Water Quality Section of the Initial Study and these would reduce the potential for accidental spills during construction.) **BIO-4 Nest Protection.** Proposed project activities including tree and vegetation removal shall occur outside the breeding bird season (February 1 – August 15). If project activities cannot be feasibly avoided during the bird nesting season, the project proponent shall conduct a survey prior to construction, using a qualified biologist approved by				

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the City Environmental Analyst, to detect protected nesting native birds in the vegetation and trees being trimmed and within 300 feet of the construction work area. The survey shall be conducted no more than three days before construction is initiated. If an active nest is located, construction within 500 feet of a raptor nest and 300 feet of any other nesting bird, vegetation trimming shall be postponed until the nest is vacated and juveniles have fledged and this has been confirmed by the qualified biologist.				
G-1 Building Code and Engineering Report Compliance. Prior to issuance of building permits for all proposed structures, the applicant shall demonstrate compliance with the currently adopted California Building Code's seismic reinforcement requirements for structures. In addition, the plans shall demonstrate compliance with the provisions of the Geologic Investigation and the Foundation Investigation. Compliance shall be demonstrated on plans submitted for building permits and subject to City Building and Safety Division review and approval. These requirements shall include, but are not limited to requirements for inspections of areas to be excavated during vegetation clearing, grubbing prior to grading, grading, removal of undocumented fill, scarification, recompaction of areas to receive fill, and engineering review of the design of all foundations and retaining walls. **G-2 Erosion Control Plan.** At application for a grading and/or any building permits, a construction erosion control plan in conformance with the City's	Applicant			

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Storm Water Management Plan shall be submitted. The erosion control plan shall at a minimum be designed to ensure that during construction no runoff containing sediment is allowed to leave the project site. Erosion controls are to be inspected and maintained daily during construction. **G-3 Drainage Control.** The drainage plan for the site shall include provisions to accept flows from roofs, patios, French drains and directing these flows from onto site slopes in a controlled manner that would not saturate soils or cause excessive erosion. Concentrated flows shall not be released onto site slopes in an uncontrolled manner. **G-4 Landscape Materials.** The project site shall be planted with deep rooted, drought tolerant plants, on steep and moderate slopes on the property to improve slope stability and reduce oversaturated soils. **G-5 Drainage Channel Maintenance.** The owner shall keep the on-site drainage channel free from debris that has the potential to obstruct water flow and if required, shall obtain the necessary permits from the Army Corps of Engineers and the California Department of Fish & Game.				
H-1 Lead Disposal. During demolition activities, workers shall follow OSHA regulations regarding potential exposure to lead. In addition, representative samples of any construction waste shall be tested by the Toxic Characteristic Leaching Procedure (TCLP) to determine if the waste is	Applicant			

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hazardous. Hazardous wastes must be disposed of according to Federal, State and local regulations. **H-2 High Fire Vegetation Management.** Developments located in the High Fire Hazard area are required to maintain vegetation to create an effective fuel break by thinning dense vegetation (mosaic style) and removing dry brush, flammable vegetation and combustible growth from areas within 100 feet of all buildings or structures. The owner shall perform the following maintenance annually for the life of the project. • Cut and remove hazardous brush, shrubs, and flammable vegetation such as dry grass and weeds within 100 feet of any structure and within 2 inches of the ground. • Thin brush from streets and driveways both horizontally and vertically along the property. Flammable vegetation must be cleared on each side of the street or driveway for a distance of 10 feet and a vertical distance of 13 feet, 6 inches. Vegetation must be cut to within 2 inches of the ground. This applies to the public or private driveway and any public or private streets that border the property. • Remove dead wood, trim the lower branches, and limb all live trees to 6 feet above the ground (or as much as possible with younger, smaller trees), especially trees adjacent to buildings.				

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• Trim tree limbs back a minimum distance of 10 feet from any chimney opening. • Remove all dead trees from the property. • Maintain the roof of all structures free of leaves, needles or other vegetative debris. • Legally dispose of all cut vegetation, including any debris left from previous tree trimming and brush removal. Cut vegetation may be chipped and spread throughout the property as a ground cover, up to 12 inches in depth, and at least 30 feet from any structure. **H-3 Landscape Plan.** The final landscape plan shall adhere to the Fire Department Landscape Guidelines for properties that are in the high fire hazard area. These plans shall be reviewed and approved by the Architectural Board of Review and the Fire Department.				
W-1 Maintenance of Drainage Facilities. Project drainage shall be designed, installed, and maintained such that stormwater runoff from the first inch of rain from any storm event shall be retained and treated onsite in accordance with the City's NPDES Storm Water Management Permit. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants or groundwater pollutants would result from the project. The	Applicant			

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drainage system including the Stormtech subsurface system and all facilities designed to protect surface water quality shall be maintained in a functioning state for the life of the project. **W-2 Construction Best Management Practices (BMPs)**. Construction activities shall address water quality through the use of BMPs that include, equipment to be maintained, inspected and leaks repaired, refueling would occur no less than 25' from the drainage, and spill clean-up equipment would be available on the site during construction to ensure that hazardous materials are not permitted to impact surface waters. **W-3 Drainage and Water Quality.** Any increase in runoff above existing conditions shall be retained on site, consistent with the City's NPDES Guidelines. 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. Sufficient engineered design and adequate 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. The Owner shall maintain the storm drain and retention areas consistent with an approved maintenance plan. This plan shall be provided with the building plan submittal for review and approval by Community Development prior to approval of building permits.				

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W-4 Construction Erosion/Sedimentation Control Plan. Appropriate erosion/sediment control devices between the construction zone and adjacent areas shall be installed prior to initiation of grading or construction activities and shall be maintained throughout the duration all construction phases on the site as mitigation for short-term impacts to water quality from erosion and sedimentation. The applicant shall submit and obtain Building Division or Public Works Department approval of a detailed 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 plan shall include Best Management Practices approved by the City and Regional Water Quality Control Board, and shall include, at a minimum, the following: 1. Minimize the area of bare soil exposed at one time (phased grading). 2. Install silt fence, sand bag, hay bale or silt devices where necessary around the project site to prevent offsite transport of sediment. 3. Bare soils shall be protected from erosion by applying heavy seeding, within five days of clearing or inactivity in construction. 4. Construction entrances should be stabilized immediately after grading and frequently maintained to prevent erosion and control dust. 5. During construction of the home, the contractor				

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and/or property owner shall protect the storm drain inlets from sediment-laden runoff. 6. Erosion control materials (i.e. sandbags, strawbales, and silt fencing) shall be used to trap and filter sediment before entering the storm drain. 7. Establish fuel and vehicle maintenance staging areas located away from all drainage courses, and design these areas to control runoff. 8. Maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinners or solvents should not be discharged into sanitary or storm sewer systems. Washout from concrete trucks should be disposed of at a location not subject to runoff and more than 50 feet away from a storm drain, open ditch or surface water. 9. 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				