

Exhibit C

**Standard Conditions of Approval
Applicable to Project**



EXHIBIT C

STANDARD CONDITIONS OF APPROVAL APPLICABLE TO PROJECT

AIR QUALITY-RELATED

- AQ-1. Construction Phase Dust and Diesel Exhaust Control.** The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:
- a. During construction, use water trucks, sprinkler systems, or dust suppressants in all areas of vehicle movement to prevent dust from leaving the site. When using water, this includes wetting down areas as needed but at least once in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
 - b. On site vehicle speeds shall be no greater than 15 miles per hour when traveling on unpaved surfaces.
 - c. Install and operate a track-out prevention device where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can include any device or combination of devices that are effective at preventing track out of dirt such as gravel pads, pipe-grid track-out control devices, rumble strips, or wheel-washing systems.
 - d. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than one day shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin. The amount of excavated material or waste materials stored at the site should be minimized.
 - e. Minimize amount of disturbed area. After clearing, grading, earthmoving, or excavation is completed, or if previously graded areas remain inactive for more than 10 calendar days, treat the disturbed area by watering, OR using roll-compaction, OR revegetating or hydroseeding, OR by applying non-toxic soil binders until the area is paved or otherwise developed so that dust generation will not occur. All roadways, driveways, sidewalks etc. proposed to be paved should be completed as soon as possible.

- f. Schedule clearing, grading, earthmoving, and excavation activities during periods of low wind speed to the extent feasible. During periods of high winds (>25 mph) clearing, grading, earthmoving, and excavation operations shall be minimized to prevent fugitive dust created by onsite operations from becoming a nuisance or hazard.
- g. The contractor or builder shall designate a person or persons to monitor and document the dust control program requirements to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when 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 of the structure.
- h. All portable diesel-powered construction equipment greater than 50 brake horsepower (bhp) shall be registered with the state's portable equipment registration program (PERP) OR shall obtain a Santa Barbara County Air Pollution Control District (APCD) permit.
- i. Fleet owners of diesel-fueled mobile construction equipment greater than 25 bhp are subject to the California Air Resource Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation (<https://ww2.arb.ca.gov/our-work/programs/use-road-diesel-fueled-fleets-regulation>).
- j. Fleet owners of on-road diesel-fueled heavy-duty trucks and buses are subject to CARB's Heavy-Duty (Tractor-Trailer) Greenhouse Gas Regulation, Periodic Smoke Inspection Program (PSIP), the Statewide Truck and Bus Regulation, and the Advanced Clean Fleets Regulation to reduce emissions from trucks and buses. For more information, see <https://ww2.arb.ca.gov/our-work/programs/truckstop-resources/truckstop>.
- k. Drivers of diesel-fueled commercial motor vehicles are subject to the Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling. Idling restrictions for off-road equipment are set forth in CARB's In-Use Off-road Diesel-Fueled Fleets Regulation. For more information, see <https://ww2.arb.ca.gov/our-work/programs/atcm-to-limit-vehicle-idling/about>.
- l. At a minimum, off-road diesel equipment should be equipped with engines compliant with, or certified to meet or exceed, CARB Tier 4 emission standards. Where available, off-road construction equipment should be zero-emission. Alternative/renewable fuels such as compressed natural gas (CNG), liquefied natural gas (LNG), or propane should be utilized to the maximum extent feasible when zero-emission is not available. Electric auxiliary power units should be used. The Lead Agency should require commitments to Tier 4 and/or zero-emission equipment in applicable bid documents, purchase orders, and contracts; successful contractors should demonstrate the ability to supply the compliant construction equipment for use prior to any ground-disturbing and construction activities.

- m. On-road heavy-duty equipment with model year 2014 or newer engines or powered by zero- or near zero-emission technology, should be used whenever feasible.
- n. All portable generators should be powered by a source other than diesel or gasoline (i.e., battery, natural gas, propane, etc.).
- o. All construction equipment shall be maintained in tune per the manufacturer's specifications.
- p. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
- q. Proposed truck routes should minimize impacts to residential communities and sensitive receptors.
- r. Construction staging areas should be located away from sensitive receptors such that exhaust and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows. Construction activity schedules and hours should be planned and adjusted as feasible to maximize distance from existing sensitive receptors and minimize exposure to air pollution.

AQ-2. Asbestos & Lead-Containing Materials. Pursuant to APCD Rule 1001, the applicant is required to complete and submit an Asbestos Demolition / Renovation Notification form for each regulated structure to be demolished or renovated. The completed notification shall be provided to the Santa Barbara County APCD with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. Any abatement or removal of asbestos and lead-containing materials must be performed in accordance with applicable federal, State, and local regulations. Permits shall be obtained from the Air Pollution Control District prior to commencement of demolition of the structures containing asbestos and/or lead. Disposal of material containing asbestos and/or lead shall be in sent to appropriate landfills that are certified to accept this material.

BIOLOGICAL RESOURCE-RELATED

BIO-1. CLUP 4.1-36 Bird Breeding and Nesting.

- A. Activities that could impact nesting or breeding birds (including tree trimming, tree removal, construction activities, noise, vibration, or lighting) within or adjoining ESHAs, creeks, wetlands, special wildlife areas, or known nesting or breeding areas shall be prohibited during the nesting and breeding season for birds (February 1-August 30) where feasible.
- B. If it is not feasible to complete such work outside the bird nesting and breeding season, then work may be approved subject to a condition requiring bird nesting and breeding surveys. These surveys should be performed by a qualified biologist no more than fourteen calendar days prior to the start of any activities that could impact nesting or breeding birds. If active nesting or breeding is found, activities that could impact the nesting birds shall be prohibited until any

active nest is vacated. If any activities must occur to remediate an imminent danger, measures shall be implemented to avoid and minimize impacts to nesting birds.

- C. In the event that an active nest not previously identified is discovered during any tree trimming, tree removal, or construction activity, the contractor shall immediately cease all activities in the area of operations and shall notify the City's Environmental Analyst. Thereafter, a qualified biologist must inspect the site and follow the abovementioned procedures to protect the nesting birds.

BIO-2. CLUP 4.3-13 Tree Protection and Replacement.

- a. Trees qualifying as ESHA shall be fully protected as required by the Biological Resources protection policies (Policy 4.1-1 et seq.).
- b. For non-ESHA trees:
 - i. Development shall be sited and designed to preserve and protect, to the extent feasible, mature trees (trees four inches in diameter or greater at four feet six inches above grade in height) and trees important to the visual quality of the property;
 - ii. Mature or visually important trees should be integrated into the project design rather than removed or impacted through encroachment into the root zones; and
 - iii. Where the removal of mature or visually important trees cannot be avoided through the implementation of project alternatives or where development encroachments into the root zone result in the loss or worsened health of the trees, the removed tree(s) shall be replaced on a minimum 1:1 basis. This standard can also be increased up to 10:1 depending on the type of tree removed, lot size, and size and expected survival rate of replacement trees.

BIO-3. Tree Protection Measures. The landscape plan and grading plan shall include the following tree protection measures:

- a. **Tree Protection.** All trees not indicated for removal on the approved landscape plan shall be preserved, protected, and maintained, in accordance with the Tree Protection Plan, if required, and/or any related Conditions of Approval.
 - i. The Tree Protection Plan shall establish three protection zones (TPZ's).
 - ii. The path of utilities should avoid TPZ's where feasible.
 - iii. Avoid digging trenches to install irrigation and lighting within TPZs. When installing lighting on trees, avoid girdling trunks and limbs with permanent ties. Fasteners that screw into the trunk and limbs must be approved by the qualified Arborist prior to installation.
 - iv. Construction and grade changes should not alter water flow to protected trees unless supplemented with drains or irrigation, depending on the needs. If trees are root-pruned or suffering from drought, irrigate the root zone as directed by the qualified Arborist.

- b. **Landscaping Under Trees.** Landscaping under the tree shall be compatible with the preservation of the tree, as determined by the HLC. Use smaller plants in sensitive root areas to avoid damage to protected trees. Avoid excess irrigation to protected trees as determined by species. Use plants compatible with the water requirements of protected trees.
- c. **Oak Trees.** The following additional provisions shall apply to existing oak trees on site:
 - i. No irrigation system shall be installed within three feet of the critical root zone (CRZ) of any oak tree.
 - ii. Oak trees greater than four inches (4") in diameter at four feet (4') above grade removed as a result of the project shall be replaced at a ten to one (10:1) ratio, at a minimum five (5) gallon size, from South Coastal Santa Barbara County stock.
 - iii. The use of herbicides or fertilizer shall be prohibited within the CRZ of any oak tree.
 - iv. No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the TPZ of any oak tree.
- d. **During Construction.**
 - i. Prior to construction activities, prune trees to be retained. Remove the deadwood and lift low and heavy limbs where they may conflict with workers and construction.
 - ii. All trees within 25 feet of proposed construction activity shall be fenced three feet outside the CRZ for protection. Use chain-link fencing adjacent to work areas. Fences must be 5 to 6 feet in height on moveable stands. Fences must remain upright and secure throughout the duration of project construction.
 - iii. A qualified Arborist shall be present during any excavation, trenching, and grading, within the CRZ of the trees which are required to be protected. All excavation, trenching, and grading within the TPZ of the tree shall be minimized and shall be done with hand tools or the smallest equipment to minimize root damage. If a utility must travel within the CRZ, consider boring beneath roots larger than 2 inches in diameter. The depth and distance from the trunk must be determined by the project arborist prior to the commencement of boring. If trenching is the preferred method, the qualified Arborist must determine the path with the least potential impact.
 - iv. Any roots encountered ½-inch and greater shall be cleanly cut with a sharp tool perpendicular to the root growth. Use a hand pruner, hand saw, lopping pruner, or reciprocating saw to cut roots cleanly. When roots are cut, the newly exposed soil profile must be kept moist to encourage an area conducive to new root growth and prevent water loss from the soil. In shallow cuts, light watering may be adequate. Where soil cuts are deep, cover the newly exposed soil profile with burlap secured to the vertical cut with soil staples. Stuff peat moss between the soil and the entire width of the burlap. Soak the peat and keep it moist to maintain a high water potential outside of the soil cut and minimize

water loss from the remaining soil. In some situations, it may be easier to use vertically placed sheets of plywood secured upright with stakes and stuffed with peat moss (between soil and plywood). Keep the peat wet.

- v. Any trenching or excavating within a CRZ or TPZ, root pruning and trimming shall be done under the direction of a qualified Arborist.
- vi. No heavy equipment, storage of materials or parking shall take place within five feet of the TPZ.
- vii. Construction activities can create copious amounts of dust. Regularly hose off the tree canopy to wash dust from leaf surfaces.
- viii. Oak seedlings and saplings less than four inches (4") at four feet (4') above the ground that are removed during construction shall be transplanted where feasible. If transplantation is not feasible, replacement trees shall be planted at a minimum one to one (1:1) ratio. Replacement trees shall be a minimum of one (1) gallon size derived from South Coastal Santa Barbara County stock.

CULTURAL RESOURCE-RELATED

CR-1. Unanticipated Discovery of Archaeological and Tribal Cultural Resources. 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 associated with past human occupation.

If such archaeological resources are encountered or suspected, work shall be halted immediately. The City Environmental Analyst shall be notified, and a City Qualified Archaeologist shall be retained by the applicant to assess the nature, extent, and significance of the discovery. The City Qualified Archaeologist will develop appropriate management recommendations for the treatment of archaeological resources, which may include, but are not limited to, redirection of grading and/or excavation activities, and consultation and/or monitoring with a local Chumash representative.

If a discovery consists of possible human remains, the Santa Barbara County Coroner and the California Native American Heritage Commission shall be contacted immediately, and a local Chumash representative shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only resume after the Environmental Analyst grants authorization.

If a discovery consists of possible prehistoric or Native American artifacts or materials, a local Chumash representative shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only resume after the Environmental Analyst grants authorization.

CR-2. Worker Environmental Awareness Program (WEAP). The Applicant shall retain a City Qualified Archaeologist and local Chumash Tribal Representative to provide a Workers Environmental Awareness Program (WEAP) to all personnel involved in project construction, including field consultants and construction workers, prior to the commencement of ground disturbing activities.

Chumash tribal representatives involved with initial project outreach should assist in preparation of the WEAP. The WEAP shall include:

- Applicable regulations including the requirement for confidentiality and consequences of violating state laws and regulations.
- Protocols for avoidance and appropriate measures for avoiding and minimizing impacts resources that could be present.
- Culturally appropriate treatment of any discovery of significance to Native Americans, including appropriate behaviors and responsive actions to follow, consistent with Native American tribal values.
- Relevant information outlining what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered.

All grading/excavating workers, contractors, and visitors shall attend the WEAP prior to entering the project site and performing any work. The Applicant shall provide copies of the training attendance sheets to City staff as a record of compliance. As new crew members are added during project construction, they will be required to review the WEAP training manual and sign off on it with acknowledgement from the construction superintendent, who will inform the monitoring archaeologist and local Chumash tribal representative observer.

CONSTRUCTION NOISE-RELATED

N-1. Neighborhood Notification Prior to Construction. At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the (Project Environmental Coordinator and) Contractor(s), site rules and Conditions of Approval pertaining to construction activities, and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction.

N-2. Construction Hours. Construction (including preparation for construction work) shall only be permitted Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m., and Saturdays between the hours of 9:00 a.m. and 4:00 p.m., excluding the following holidays: New Year's Day (January 1st); Martin Luther King Jr Day (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.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the City to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.040 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent

to carry out said construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

- N-3. Construction Equipment Sound Control.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
- N-4. Sound Barriers.** The project shall employ sound control devices and techniques such as noise shields and blankets during the construction period to reduce the level of noise to surrounding residents. Proposed measures shall be submitted to the Planning Division for approval and shall result in noise attenuation of 5-10 dB at the property lines. Noise levels shall be monitored for compliance.

CONSTRUCTION TRAFFIC-RELATED

- TRA-1. Haul Routes Require Separate Permit.** Apply for a Public Works Permit to establish the haul route(s) for all construction-related trucks with a gross vehicle weight rating of three tons or more, entering or exiting the site. The Haul Routes shall be approved by the Transportation Engineer.
- TRA-2. Construction-Related Truck Trips.** Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more 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.) in order to help reduce truck traffic on adjacent streets and roadways.
- TRA-3. Construction Parking.** 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 Manager.
- TRA-4. Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Transportation Manager with a Public Works permit.