

# **Exhibit D**

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## **Mitigation Monitoring and Reporting Program**



# EXHIBIT D

## MITIGATION MONITORING AND REPORTING PROGRAM

### Project Location

1 Hot Springs Road

### Project Description

The project consists of a 22-unit residential development comprised of two- and three-story townhouses within seven individual buildings with a maximum height of three stories or 39 feet 2 inches and is proposed under the City of Santa Barbara's variable density provisions under Title 28 of the Santa Barbara Municipal Code consisting of 5 studios, 5 two-bedroom, and 12 three-bedroom units. Five of the units would be restricted to low-income households. The average unit size is 1,421 square feet and the gross building area is approximately 31,258 square feet.

### Purpose

The purpose of the 1 Hot Springs MMRP is to ensure compliance with all mitigation measures identified in the Initial Study to avoid or mitigate 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 MMRP, as well as all applicable conditions of approval for the project. 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. When deemed necessary by the Community Development Department, the City is authorized to stop work or recover costs to ensure the implementation or long-term performance of required mitigation measures.

### **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, 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 pertains to construction activities, and the third type pertains to the 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.

**1 Hot Springs Road (PLN2024-00217)  
Mitigation Monitoring and Reporting Program Matrix**

Mitigation Measure	Party Responsible for Implementation	Verification		
		Date	Accomplished	Comments
<b>BIOLOGICAL RESOURCES</b>				
<p><b>BIO-1 Tree Replacement for Removed Oak Tree:</b> The living California Live Oak (<i>Quercus agrifolia</i>) on the northern property line shall be replaced with a 48-inch box minimum of the same species on the project site. The tree planting shall be subject to a 5-year monitoring effort by an International Society of Arboriculture (ISA) Certified Arborist. This monitoring effort would consider growth, health, and condition of the subject trees to evaluate the replacement success. The monitoring effort may result in a recommendation of remedial actions should any of the tree plantings exhibit poor or declining health below the recommended replacement quantities.</p> <p>Prior to the issuance of the building permit, the planting and monitoring plan shall be submitted to the Community Development Department for review and approval. The plan shall identify the installation site for the replacement tree and include specific measures for protection, management, and monitoring of the tree. The plan shall include annual reporting on the condition of the tree for a period of five years.</p>	Arborist			
<b>CULTURAL RESOURCES</b>				
<p><b>CUL-1 Temporary Fencing and Erosion Control:</b> Temporary construction chain link fencing shall be placed on the southwestern periphery of Proposed Building 3 along the 29 foot above sea level contour elevation to ensure that project grading does not destabilize slopes above the Charles Caldwell Park Watering Trough and Fountain. Appropriate construction erosion control components shall be placed directly outside of the temporary construction fencing to ensure that any short-term erosion is maintained within the graded areas. Proposed landscaping</p>	Contractor			

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Mitigation Measure	Party Responsible for Implementation	Verification		
		Date	Accomplished	Comments
southwest of adjacent to Building 3 shall include soil stabilization and erosion control to ensure no long-term destabilization of the slopes above the landmark.				
<b>HAZARDS AND HAZARDOUS MATERIALS</b>				
<b>HAZ-1 Soil Management Plan:</b> A Soil Management Plan (SMP) shall be developed to outline the regulatory procedures for the handling of soils identified as having arsenic and lead above Environmental Screening Levels for Residential Shallow Soil Exposure and provide guidance if any additional stained or impacted soils are encountered. The SMP shall be reviewed and approved by the Santa Barbara County Public Health Department’s Environmental Health Services Site Management Unit prior to the issuance of building permits.	Project Manager			
<b>NOISE</b>				
<b>NOI-1 Limit Continuous Vibration Near the Historic Fountain:</b> All vibrating equipment shall maintain a minimum distance from the fountain within the project site as specified in Table 5 of the Vibration Report prepared for the project and included as Exhibit L of the Initial Study.	Contractor			
<b>NOI-2 Limit Continuous Vibration Near South Property Line:</b> If operated continuously, the vibratory roller shall not operate within 5 feet of the southern property line.	Contractor			
<b>NOI-3 Phasing:</b> Earthmoving and any ground-impacting operations shall be phased so as to not occur at the same time.	Contractor			
<b>NOI-4 Noise Barrier:</b> In the event an outdoor activity area is developed in the eastern corner of the project site, a solidly constructed noise barrier at least 8 feet in height shall be	Contractor			

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Mitigation Measure	Party Responsible for Implementation	Verification		
		Date	Accomplished	Comments
constructed. The noise barrier shall provide a minimum of 6 to 8 dBA noise reduction.				
<b>NOI-5 Exterior Wall Construction:</b> Exterior wall assemblies of the north, east, and west elevations of the 2 <sup>nd</sup> and 3 <sup>rd</sup> floors of Units 14 through 22 in Buildings 4 through 7 shall have the interior layer of drywall isolated from the framing with resilient sound isolation clips with a minimum sound transmission class [STC] of 63 and an outdoor-indoor transmission class rating (OITC) of 46 and glazing shall have a minimum STC of 36 and OITC of 29.	Contractor			