

Mitigation Monitoring and Reporting Program

Final Housing Plan Program Environmental Impact Report

SCH No. 2022040209

Purpose and Legal Authority

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared pursuant to Public Resources Code (PRC) Section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines. The purpose of the MMRP is to ensure implementation of the mitigation measures adopted by the City of Santa Barbara as part of certification of the Housing Plan Program Environmental Impact Report (EIR). The MMRP identifies the actions necessary to implement each mitigation measure, the responsible City department or agency, the timing for implementation, and the procedures for monitoring compliance.

The City of Santa Barbara Community Development Department is responsible for coordinating implementation of the MMRP and will work with other City departments and responsible agencies, as appropriate, to ensure mitigation measures are implemented in accordance with CEQA. The mitigation measures in the MMRP include City implementation actions such as preparation of Municipal Code amendments, Master Environmental Assessment Guidelines, application procedures, and adoption of standard conditions of approval. Once adopted, these regulations, guidelines, and procedures will become mandatory requirements for qualifying development projects. Compliance for individual projects will be verified through the City's development review process, including application completeness review, environmental review, conditions of approval, permit issuance requirements, field inspections, monitoring reports, and other compliance procedures.

The target dates identified for City implementation actions in this MMRP are intended for planning purposes and do not constitute binding deadlines. Actual implementation schedules are subject to the City's annual work program, staffing availability, budget appropriations, funding, and other resource considerations. Priorities for implementation may be established by City Council direction. As funding and staffing become available, implementation actions may be phased over multiple fiscal years. The status of each City implementation action will be included in the General Plan Annual Progress Report.

Air Quality

MM AQ-1. Construction Equipment Exhaust Control Measures

The City of Santa Barbara shall develop and enforce appropriate Municipal Code amendments, or other adopted regulations, to require individual residential projects of three or more units and involving demolition, mass grading, or excavation and trenching phases of longer than two months, to use off-road heavy-duty diesel engines that meet California Air Resources Board (CARB) certified Tier 4 emission standards, or zero-emission off-road equipment, to the extent that this equipment is commercially available. "Commercially available" means the availability of required equipment in geographic proximity to the project site and within a reasonable timeframe relative to critical path construction timing. If Tier 4 equipment is not commercially available, construction contractors shall use equipment meeting CARB Tier 3 standards or higher and shall employ CARB-certified Level 3 diesel particulate filters, or other equivalent emissions control technologies achieving comparable reductions in diesel particulate matter and NOx emissions. All equipment shall be kept in working order and maintained in operable condition according to manufacturer's specifications, as applicable. Projects shall comply with all the applicable regulatory requirements, including applicable regulations of CARB and Santa Barbara County Air Pollution Control District.

Verification and Monitoring: This mitigation measure shall apply to all qualifying development projects prior to building permit issuance and throughout construction.

- Prior to building permit issuance, measures must be shown on project plans or included as conditions of approval. During construction, compliance with approved measures will be verified through field inspections by City of Santa Barbara Building Division and/or APCD. APCD may inspect equipment and will respond to complaints.

Implementation Timing and Status: Preparation of ordinance amendments will be initiated by 2027 with completion thereafter in 2028.

Residual Impact After Mitigation: Less than significant.

Biological Resources

MM BIO-1. Creek Protections Requirements

The City of Santa Barbara Sustainability and Resilience Department and Community Development Department shall develop creek protections through amendments to the City's Municipal Code with requirements applicable to new development and substantial redevelopment occurring in proximity to City creeks consistent with State laws.

New development and substantial redevelopment in areas adjacent to creeks shall be sited and designed to prevent impacts that would significantly degrade creeks and adjacent habitat.

Verification and Monitoring: This mitigation measure shall apply to all qualifying development projects prior to discretionary project approval or building permit issuance, throughout construction, and during any post-construction monitoring.

- Prior to discretionary project approval or building permit issuance, the Community Development Department and/or City Creeks Division must verify that creek protection measures are incorporated into project plans. Measures must be shown on project plans or included as project conditions of approval. Project applicants with jurisdictional resources within the project site must demonstrate compliance with applicable resource agency requirements, which may include requirements of U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, California Department of Fish and Wildlife, California Coastal Commission, Regional Water Quality Control Board, and/or Santa Barbara County Flood Control District.
- During construction, compliance with approved creek protection measures will be verified through field inspections by City of Santa Barbara Building Division and/or Creeks Division and any applicable jurisdictional resource agencies. Permit conditions shall remain in effect throughout construction or the duration specified in the approved conditions of approval.
- Any conditions of approval requiring post-construction monitoring shall remain in effect until the applicable performance standards have been achieved, as determined by the Community Development Department and/or Creeks Division.

Implementation Timing and Status: Implementation is in progress. Following extensive public outreach, the Sustainability and Resilience Department issued a Request for Proposals for the Creek Protections Ordinance and Analysis in late 2025. Sustainability and Resilience will present a status update and request approval of the consultant contract from City Council in Summer/Fall 2026. The City's consultant will conduct updated mapping and geospatial analysis to support ordinance development. The consultant team will work in conjunction with the City Attorney and Sustainability and Resilience Department to prepare a revised draft Creek Protections Ordinance, anticipated in Spring 2027, with a target completion date of end of 2027.

Residual Impact After Mitigation: Less than significant.

MM BIO-2. Riparian Vegetation Protection

The City of Santa Barbara shall develop regulatory standards for riparian vegetation protection and amend the Municipal Code with requirements applicable to new development and/or redevelopment within and adjacent to riparian habitat. The regulatory standards will be included in adopted Master Environmental Assessment

(MEA) Guidelines for Biological Resources and developed in consultation with the California Department of Fish and Wildlife (CDFW). The MEA Guidelines may also be implemented by appropriate Municipal Code amendments. The regulatory standards will at a minimum:

- i) Avoid the removal of riparian vegetation and mature native trees when feasible, or require alternative or compensatory mitigation when avoidance is not feasible;*
- ii) Preserve and protect native tree saplings, understory vegetation, and habitat functions associated with riparian corridors;*
- iii) Provide landscaping compatible with the continuation and enhancement of riparian habitat, consisting of appropriate native species and avoiding non-native invasive species;*
- iv) Include conditions of approval for habitat restoration of degraded riparian habitat and where development and/or redevelopment creates direct or indirect impacts to the affected habitat;*
- v) Require projects to ensure no net loss of riparian habitat acreage, connectivity, function, or value through avoidance or onsite restoration, where feasible; and*
- vi) Require preparation of a Habitat Mitigation and Monitoring Plan for projects with potentially significant impacts to sensitive habitat, detailing buffer implementation, restoration/enhancement techniques, performance criteria, and post-construction monitoring.*

Verification and Monitoring: This mitigation measure shall apply to all qualifying development projects prior to discretionary project approval or building permit issuance, throughout construction, and during any post-construction monitoring.

- During development application completeness review, the project applicant must submit a Habitat Mitigation and Monitoring Plan for review and acceptance by the Community Development Department and/or Creeks Division.
- Prior to discretionary project approval or building permit issuance, the Community Development Department and/or City Creeks Division must verify that riparian protection measures are incorporated into project plans. Measures must be shown on project plans or included as project conditions of approval. Project applicants with jurisdictional resources within the project site must demonstrate compliance with applicable resource agency requirements.

- During construction, compliance with approved riparian protection measures will be verified through field inspections by City Building Division and/or Creeks Division and any applicable jurisdictional resource agencies. Permit conditions shall remain in effect throughout construction or the duration specified in the approved conditions of approval.
- Any conditions of approval requiring post-construction monitoring shall remain in effect until the applicable performance standards have been achieved, as determined by the Community Development Department and/or Creeks Division. If applicable, a Final Monitoring Report prepared by a qualified Biologist shall be submitted to the Community Development Department.

Implementation Timing and Status: The Community Development Department intends to prepare the MEA Guidelines for Biological Resources and Municipal Code amendments with a target completion date of end of 2027.

Residual Impact After Mitigation: Less than significant.

MM BIO-3. Pre-Construction Nesting Bird Surveys, Avoidance, and Notification

The City of Santa Barbara shall develop regulatory standards for nesting birds and amend the City's Municipal Code to implement requirements to avoid and minimize impacts to nesting birds. The regulatory standards will be included in adopted Master Environmental Assessment (MEA) Guidelines for Biological Resources and developed in consultation with the California Department of Fish and Wildlife (CDFW). The MEA Guidelines may also be implemented by appropriate Municipal Code amendments. The regulatory standards will at a minimum:

- i) Avoid construction activities that could impact nesting birds during the nesting bird season (generally February 1 – August 30);*
- ii) If avoidance is not feasible, require pre-construction nesting bird surveys and if necessary, monitoring by a qualified biologist;*
- iii) Establish procedures to protect active nests or avoid impacts if encountered; and*
- iv) Identify nesting bird protections on project plans.*

Verification and Monitoring: This mitigation measure shall apply to all qualifying development projects prior to building permit issuance and throughout construction.

- During development application completeness review, the Community Development Department shall determine if project construction could potentially impact nesting birds,

such as project sites within or adjacent to ESHA, creeks, wetlands, special wildlife areas, or known breeding areas. Prior to building permit issuance, measures must be shown on project plans or included as conditions of approval. Prior to the commencement of construction during the nesting season (generally February 1 through August 30), the project applicant must submit a pre-construction nesting bird survey completed by a qualified biologist within 14 days, to the Community Development Department.

- During construction, the project biologist shall ensure measures to protect active nests remain in effect as specified in the approved conditions of approval.

Implementation Timing and Status: The Community Development Department intends to prepare the MEA Guidelines for Biological Resources and Municipal Code amendments with a target completion date of end of 2027.

Residual Impact After Mitigation: Less than significant.

MM BIO-4. Oak Woodland Protection

The City of Santa Barbara shall develop regulatory standards for oak woodland protection and amend the City's Municipal Code with requirements applicable to new development and/or redevelopment sited within and adjacent to oak woodland habitat. The regulatory standards will be included in adopted Master Environmental Assessment (MEA) Guidelines for Biological Resources and developed in consultation with the California Department of Fish and Wildlife (CDFW). The MEA Guidelines may also be implemented by appropriate Municipal Code amendments. The ordinance will at a minimum:

- i) Avoid the removal of mature oak trees when feasible, or require alternative or compensatory mitigation when avoidance is not feasible;*
- ii) Preserve and protect native tree saplings and understory vegetation;*
- iii) Provide landscaping compatible with the continuation and enhancement of oak woodland, consisting of appropriate native species and avoiding non-native invasive species; and*
- iv) Include standard conditions of approval for habitat restoration of degraded oak woodland where development and/or redevelopment creates direct or indirect impacts to the affected habitat.*

Verification and Monitoring: This mitigation measure shall apply to all qualifying development projects prior to discretionary project approval or building permit issuance, throughout construction, and during any post-construction monitoring.

- During development application completeness review, the project applicant must submit a Tree Protection and Replacement Plan for review and acceptance by the Community Development Department.
- Prior to project approval, the Community Development Department must verify that protection measures for mature native trees are incorporated into project plans. Measures must be shown on project plans or included as project conditions of approval.
- During construction, compliance with approved oak woodland protection measures will be verified through field inspections by City of Santa Barbara Building Division. Permit conditions shall remain in effect throughout construction or the duration specified in the approved conditions of approval.
- Any permit conditions requiring post-construction monitoring shall remain in effect until the applicable performance standards have been achieved, as determined by the Community Development Department.

Implementation Timing and Status: The Community Development Department intends to prepare the MEA Guidelines for Biological Resources and Municipal Code amendments with a target completion date of end of 2027.

Residual Impact After Mitigation: Less than significant.

Cultural and Tribal Cultural Resources

MM CUL-1. Historical Resources Protection

The City of Santa Barbara Community Development Department shall amend the Municipal Code as necessary to ensure the protection of eligible historic resources that have not been formally designated. Key provisions include the following:

- i) Identify and add Historic Resources to the Local Register of Historical Resources. The City Architectural Historian or qualified designee shall identify structures, sites, or features eligible for inclusion on the Local Register of Historical Resources based upon the criteria established for the National Register of Historic Places (36 CFR Part 60), California Register of Historical Resources (PRC 5024.1), and/or the Historic Preservation Ordinance (SBMC 30.157).*
- ii) Planning Application Requirements. The Community Development Department shall amend the planning application checklist to require a historic resource evaluation for structures over 50 years old.*
- iii) Application Completeness Requirement. Planning Applications shall not be deemed complete and/or approved for demolition permits until compliance with*

the historic resource evaluation requirements under the Historic Preservation Ordinance SBMC Chapter 30.157 have been demonstrated.

Verification and Monitoring: This mitigation measure shall apply to all qualifying development projects prior to discretionary project approval or building permit issuance.

- During development application completeness review, the City Architectural Historian shall determine if a historic resource evaluation is required. Where applicable, eligible resources shall be considered for inclusion on the Local Register of Historical Resources in accordance with the Historic Preservation Ordinance (SBMC Chapter 30.157). Project applications shall not be deemed complete or approved for demolition until compliance with the historic resource evaluation requirements has been demonstrated.
- Prior to the issuance of building permits, projects proposing alteration or demolition a historic resource shall be reviewed and approved by the City of Santa Barbara Historic Landmarks Commission, consistent with the Historic Preservation Ordinance (SBMC Chapter 30.157).

Implementation Timing and Status: Implementation is in progress. The City Council adopted amendments to the Historic Preservation Ordinance (Ordinance No. 6203) in December 2025, which substantially implements this mitigation measure. The Community Development Department, Planning Division intends to amend the planning application checklist consistent with state law, by end of 2026.

Residual Impact After Mitigation: Less than significant.

MM CUL-2. Archaeological Resources Protection

The City of Santa Barbara Community Development Department shall amend the Municipal Code with requirements applicable to development involving substantial ground disturbance occurring in areas with potential for known or unknown archaeological resources to exist. The amendments to the Municipal Code shall implement and enforce archaeological resource protections requirements.

The City shall require development or redevelopment projects that have the potential to impact areas identified as archaeologically sensitive to complete an archaeological resource report. Archaeological resource reports shall identify site-specific measures to avoid or lessen effects in areas of suspected but not known archaeological resources. Measures may include, but are not limited to, archaeological monitoring and implementation procedures in the event of an unanticipated discovery.

Where archaeological resources are identified and may be impacted by the project, the City shall require additional testing and evaluation, or other measures to minimize significant impacts, such as site avoidance.

If resources are determined to be significant or unique, avoidance of the resource shall be the preferred mitigation. If site avoidance is not possible, appropriate site-specific measures shall be identified. Measures may include, but are not limited to, a Phase III Data Recovery Program or other appropriate actions to be determined by a qualified archaeologist.

Verification and Monitoring: This mitigation measure shall apply to all qualifying development projects prior to discretionary project approval or building permit issuance, and during construction.

- During development application completeness review, the Community Development Department shall determine if an archaeological resource evaluation is required.
- Prior to building permit issuance, measures must be shown on project plans or included as project conditions of approval. Standard conditions to protect archaeological resources apply to all projects with ground disturbance. If applicable, the project applicant must submit a contract with a qualified archaeologist to the Community Development Department, subject to review and approval. During construction, if resources are encountered or suspected, work shall be halted immediately and measures for appropriate management or treatment of the find shall be applied as recommended by a qualified archaeologist. Work shall not resume until authorized by the Community Development Department. The project archaeologist shall ensure measures to protect archaeological resources remain in effect throughout construction or the duration specified in the approved conditions of approval.
- Prior to the Certificate of Occupancy, the project applicant must submit documentation verifying compliance with approved conditions of approval. A Final Monitoring Report prepared by a qualified archaeologist shall be submitted to the Community Development Department, subject to review and approval.

Implementation Timing and Status: Implementation is in progress. The City Council adopted the updated MEA Guidelines for Archaeological Resources in April 2025, which partially implements this mitigation measure. The Community Development Department intends to amend the Archaeological Preservation Ordinance (SBMC Chapter 22.12) for consistency with the updated MEA Guidelines for Archaeological Resources with a target completion date of end of 2027.

Residual Impact After Mitigation: Less than significant.

MM CUL-3. Tribal Cultural Resources Protection

The City of Santa Barbara Community Development Department shall amend the Municipal Code with requirements applicable to development involving substantial ground disturbance occurring in areas with potential for tribal cultural resources to exist. The amendments to the Municipal Code shall implement and enforce tribal cultural

resource protection requirements. Measures may include, but are not limited to, coordination with tribal representatives, Native American monitoring, and implementation procedures in the event of an unanticipated discovery.

Verification and Monitoring: This mitigation measure shall apply to all qualifying development projects prior to discretionary project approval or building permit issuance, and during construction.

- During development application completeness review, the Community Development Department shall determine if tribal notification or consultation is required.
- Prior to project approval or building permit issuance, the Community Development Department shall conduct tribal notification or consultation with tribal representatives. Upon the request from tribal representatives, reasonable measures to protect tribal cultural resources will be applied as project conditions of approval. If applicable, the project applicant must submit a contract with a Native American monitor to the Community Development Department, subject to review and approval.
- During construction, if resources are encountered or suspected, work shall be halted immediately and measures for appropriate management or treatment of the find shall be applied in consultation with local Chumash representatives. Work shall not resume unless authorized by the Community Development Department. The Native American monitor shall ensure measures to protect tribal cultural resources remain in effect throughout construction or the duration specified in the approved conditions of approval.
- Prior to the Certificate of Occupancy, the project applicant must submit documentation verifying compliance with approved conditions of approval. If applicable, a Final Monitoring Report shall be submitted to the Community Development Department, subject to review and approval.

Implementation Timing and Status: Implementation is in progress. The City Council adopted the MEA Guidelines for Tribal Cultural Resources in April 2025, which partially implements this mitigation measure. The Community Development Department intends to amend the Archaeological Preservation Ordinance (SBMC Chapter 22.12) for consistency with the MEA Guidelines for Tribal Cultural Resources with a target completion date of end of 2027.

Residual Impact After Mitigation: Less than significant.

Hazards and Hazardous Materials

MM HAZ-1. Environmental Site Assessment

The City of Santa Barbara Community Development Department shall develop regulatory standards and amend the Municipal Code to implement and enforce the following requirements:

The City shall require the preparation of a project-specific Phase I Environmental Site Assessment (ESA) in accordance with the most current American Society for Testing and Materials (ASTM) Standard Practice or the Standards and Practices for All Appropriate Inquiry (AAI) for:

- i) Any Clean Up Program Site listed on the State Water Control Resource Board data management system (GeoTracker) or included on the Certified Unified Program Agencies (CUPA) program, including an open or closed leaking underground storage tank (LUST) case or other Cortese List site.*
- ii) Any site located within the City's Area of Potential Contaminated Fill that results in any of the following:*
 - (1) Demolition of existing structures;*
 - (2) Changes to an existing foundation;*
 - (3) New foundation; and/or*
 - (4) New stormwater infiltration basins.*
 - (5) Sites that have been exclusively used as single-family land use are excluded from the above requirement, unless otherwise recommended by an environmental oversight agency.*

In instances where specific Recognized Environmental Conditions (RECs) are identified which may require further sampling, a qualified hazardous materials environmental professional with site characterization experience shall prepare a Phase II ESA. If the Phase II ESA reveals RECs, the environmental professional shall identify remedial activities controlled by federal, state, and local regulations.

Verification and Monitoring: This mitigation measure shall apply to all qualifying development projects prior to discretionary project approval or building permit issuance, and during construction.

- During development application completeness review, the Community Development Department shall determine if an environmental site assessment or additional information on site contamination is required. The environmental site assessment shall be reviewed by the Certified Unified Program Agency (CUPA) and/or the applicable regulatory oversight agency. Regulatory oversight agencies may include Santa Barbara County Environmental Health Services, Regional Water Quality Control Board, California Department of Toxic Substances Control, Santa Barbara County Air Pollution Control District, and/or Department of Conservation Geologic Energy Management Division.
- Prior to discretionary project approval or building permit issuance, the Community Development Department will verify that development application implements requirements by the CUPA and/or the applicable regulatory oversight agency. Measures must be shown on project plans or included as conditions of approval.
- During construction, compliance with approved measures will be verified through field inspections by City Building Division and/or applicable regulatory oversight agency. Permit conditions shall remain in effect throughout construction or the duration specified in the approved conditions of approval, or as specified in the Project Phase II Environmental Site Assessment or Corrective Action Plan .
- Any conditions requiring post-construction monitoring shall remain in effect until the applicable performance standards have been achieved, as determined by the regulatory oversight agency.

Implementation Timing and Status: Implementation is in progress. The City has procured a consultant. The Community Development Department intends to prepare the MEA Guidelines for Hazardous Materials and Municipal Code amendments with a target completion date of 2027.

Residual Impact After Mitigation: Less than significant.

MM HAZ-2. Inadvertent Discovery of Contamination

The City of Santa Barbara Community Development Department shall develop regulatory standards and amend the Municipal Code to implement and enforce the following requirements in the event that previously unknown or unidentified soil, soil vapor, and/or groundwater contamination could present a threat to human health or the environment is encountered during construction at a development site:

- i) Construction activities in the immediate vicinity of the contamination shall cease immediately.*
- ii) Following discovery, the contractor shall notify Santa Barbara County Public Health Department, Environmental Health Services or other appropriate federal,*

state, or local regulatory oversight agency, and the City Environmental Analyst, immediately.

- iii) A qualified environmental professional will be required to conduct an investigation to identify risks and describe measures to be taken to protect workers and the public from exposure to potential site hazards.*

Verification and Monitoring: This mitigation measure shall apply to all qualifying development projects prior to building permit issuance and throughout construction.

- Prior to building permit issuance, measures must be shown on project plans or included as conditions of approval. During construction, if contamination is encountered or suspected, work shall be halted immediately and measures for appropriate management or treatment of the find shall be applied as recommended by the applicable regulatory oversight agency. Work shall not resume until authorized by the regulatory oversight agency.

Implementation Timing and Status: Implementation is in progress. The City has procured a consultant. The Community Development Department intends to prepare the MEA Guidelines for Hazardous Materials and Municipal Code amendments with a target completion date of end of 2026 with adoption in 2027.

Residual Impact After Mitigation: Less than significant.

MM HAZ-3. Inadvertent Discovery of Oil or Gas Well

The City of Santa Barbara Community Development Department shall develop regulatory guidelines and amend the Municipal Code to implement and enforce the following requirements in the event that any unrecorded oil or gas wells are uncovered during excavation or grading:

- i) Construction activities in the immediate vicinity of the contamination shall cease immediately.*
- ii) The Santa Barbara County Public Health Department, Environmental Health Services, , and Department of Conservation Geologic Energy Management Division (CalGEM) shall be notified immediately to determine if remedial action may be required.*
- iii) The property owner shall be responsible for ensuring all remedial actions recommended by these agencies are implemented.*

Verification and Monitoring: This mitigation measure shall apply to all qualifying development projects prior to building permit issuance and throughout construction.

- Prior to building permit issuance, measures must be shown on project plans or included as conditions of approval. During construction, if an oil or gas well or infrastructure is encountered or suspected, work shall be halted immediately and measures for appropriate management or treatment of the find shall be applied as recommended by the applicable regulatory oversight agency. Work shall not resume until authorized by the Community Development Department.

Implementation Timing and Status: Implementation is in progress. The City has procured a consultant. The Community Development Department is preparing the MEA Guidelines for Hazardous Materials and Municipal Code amendments with a target completion date of end of 2027.

Residual Impact After Mitigation: Less than significant.

Noise

MM N-1. Construction Noise Management Plan

The City of Santa Barbara Community Development Department shall develop a requirement for a Construction Noise Management Plan (CNMP) through amendments to the Municipal Code. The CNMP shall be implemented during construction within 85 feet of noise-sensitive land uses (e.g., residences, schools, churches, hotels, as well as some park and open space areas) for development and substantial redevelopment projects that have one or more of the following characteristics:

- (1) Construction of one or more new subterranean levels;*
- (2) Construction of three or more new housing units (excluding ADUs);*
- (3) More than 3,000 cubic yards of excavated soils and grading;*
- (4) The potential for pile driving.*

CNMPs shall include the following:

- i) Project-specific best management practices (BMPs) in addition to the construction timing limits currently established in Municipal Code Section 9.16.040. BMPs include, but are not limited to, silencers, enclosures, sound barriers, smart back-up alarms, strategic construction staging, and/or placement of restrictions on equipment or construction techniques. Projects that require pile driving shall be subject to the preparation of a construction noise analysis to determine appropriate BMPs.*

- ii) Identification of haul routes to reduce construction noise effects on sensitive receptors, ensure safety measures are in place, and minimize disruption to the surrounding roadway network. The identified haul route shall be utilized by all haul trucks throughout the duration of construction.*
- iii) Notification requirements including written notice to all property owners and residents within the project vicinity.*
- iv) Information and procedures for responding to noise complaints.*

Verification and Monitoring: This mitigation measure shall apply to all qualifying development projects prior to building permit issuance and throughout construction.

- Prior to building permit issuance, measures must be shown on project plans or included as conditions of approval. During construction, City of Santa Barbara Building Division will verify compliance during field inspections and will respond to complaints.

Implementation Timing and Status: Preparation of ordinance amendments will be initiated by 2027 with completion thereafter in 2028.

Residual Impact After Mitigation: Less than significant.

MM N-2. Vibration Control Plan

The City of Santa Barbara Community Development Department shall develop a requirement for a Vibration Control Plan through amendments to the Municipal Code, which requires projects involving impact pile drivers within 60 feet of a structure to prepare a Vibration Control Plan. The Vibration Control Plan shall be prepared by a licensed structural engineer and shall include methods required to minimize vibration, including, but not limited to:

- i) Survey of baseline conditions at potentially affected historic and/or residential structures within a 60-foot radius of the construction site;*
- ii) Alternative installation methods for pile driving (e.g., pile cushioning, drilled piles, cast-in-place systems) within 60 feet of a building to reduce impacts associated with seating the pile;*
- iii) Vibration monitoring prior to and during pile driving operations occurring within 60 feet of a building;*
- iv) Use of rubber-tired equipment rather than metal-tracked equipment;*

- v) *Avoidance of the use of vibrating equipment when allowed by best engineering practices.*

Verification and Monitoring: This mitigation measure shall apply to all qualifying development projects prior to discretionary project approval or building permit issuance, and during construction.

Prior to building permit issuance, measures must be shown on project plans or included as conditions of approval. During development application completeness review, the Community Development Department shall determine if a Vibration Control Plan is required. The project applicant must submit a Vibration Control Plan to the Community Development Department, subject to review and approval.

- Prior to building permit issuance, measures must be shown on project plans or included as conditions of approval. During construction, City of Santa Barbara Building Division will verify compliance during field inspections and will respond to complaints.

Implementation Timing and Status: Preparation of ordinance amendments will be initiated by 2027 with completion thereafter in 2028.

Residual Impact After Mitigation: Less than significant.

MM N-3. Noise Study and Site-based Attenuation

The City of Santa Barbara Community Development Department shall update the Master Environmental Assessment Guidelines for Noise and amend the Municipal Code as necessary, with requirements applicable to multi-unit residential development projects within an area with a noise contour potentially exceeding the acceptable noise level for residential uses.

A site-specific Noise Study shall be completed for residential development located in areas where noise contours indicate that noise levels are above 65 dBA. The Noise Study shall document the existing noise conditions onsite and recommend attenuation strategies and techniques to reduce interior and exterior living area noise levels to acceptable levels as specified in the Environmental Resources Element Land Use Compatibility Guidelines. The Noise Study shall be performed by an acoustical engineer. The Noise Study shall measure and report the existing ambient Average Day-Night (Ldn or CNEL) noise environment within the project site, including transportation noise sources and any transient or nuisance noise sources.

All noise control techniques and recommendations in the report shall be incorporated into the project design to reduce exterior noise to at or below 65 dBA and interior noise to at or below 45 dBA.

Verification and Monitoring: This mitigation measure shall apply to all qualifying development projects prior to discretionary project approval or building permit issuance, and during construction.

Prior to building permit issuance, measures must be shown on project plans or included as conditions of approval. During development application completeness review, the Community Development Department shall determine if a Noise Study is required. The project applicant must submit a Noise to the Community Development Department, subject to review and approval.

- Prior to building permit issuance, measures must be shown on project plans or included as conditions of approval. During construction, City of Santa Barbara Building Division will verify compliance during field inspections and will respond to complaints.

Implementation Timing and Status: Preparation of ordinance amendments will be initiated by 2027 with completion thereafter in 2028.

Residual Impact After Mitigation: Less than significant.