

Attachment B
130/132 ROBIN HILL ROAD SITE IMPROVEMENTS
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigated Negative Declaration for
Case No. 15-107-DPRV

Environmental Conditions of Approval/Mitigation Measures	Responsible Party Obligation	Time Frame	Monitoring Party
Aesthetics			
<p>COA-AES-1 DESIGN REVIEW BOARD: The proposed project shall be resubmitted for Design Review approval by DRB consisting of: (i) complete site plan, architectural floor plans, and exterior elevations; (ii) landscape/irrigations plans. When reviewing the appropriateness of the building addition design for 130 Robin Hill Road, the DRB should consider the International Style architectural style of the building to ensure that the addition does not detract from the building's locally unique architectural style.</p>	<p>The Planning and Environmental Review Director, or designee, shall withhold issuance of an LUP pending approval of the plans by DRB and shall verify that the project is constructed per the final architectural plans approved by DRB prior to final inspection.</p>	<p>The plans shall be revised and resubmitted to DRB for review and approval prior to and as a condition precedent to issuance of a Land Use Permit ("LUP") for the project.</p>	<p>PER</p>
Biological Resources			
<p>COA-BIO-1 Nesting Birds: The permittee must retain a City-approved biologist to conduct a survey to determine if nesting birds exist on the project site. The survey must be conducted prior to commencement of any demolition, grading, and/or construction activities. The survey must establish the breeding and roosting status of any nesting birds found throughout the subject property and designate a 300 foot buffer from any nest if found. The survey</p>	<p>The Planning and Environmental Review Director, or designee, will review any biological reports in consultation with any resource/trustee agency as needed, as well as conduct</p>	<p>The 300 foot buffer(s) must be shown on all final grading, drainage, and subdivision improvement plans and residential construction plans where applicable. The survey must be</p>	<p>PER</p>

Environmental Conditions of Approval/Mitigation Measures	Responsible Party Obligation	Time Frame	Monitoring Party
<p>must include recommendations to minimize impacts to nesting birds during construction, including but not limited to, imposing setbacks, installing fence protection, and restricting the construction schedule. The survey must take into account expected increases and decreases in nesting birds over the construction period and must include a map showing known roosting and nesting sites. Construction within the 300 foot buffer must be avoided during the nesting season (e.g., March 1st through July 1st). In addition, construction must not occur until the City-approved biologist has notified the City that all young birds have successfully fledged and the nests are no longer active.</p>	<p>periodic site inspections to verify compliance with survey recommendations in the field.</p>	<p>conducted no more than 14 days prior to commencement of any demolition, grading, and/or construction activities. Survey conclusions must be reviewed and approved by the Planning and Environmental Review Director, or designee, prior to the issuance of Grading/Building permits.</p>	
<p>Cultural Resources and Tribal Cultural Resources</p>			
<p>COA-TCR-1 PHASE 3 DATA RECOVERY: The applicant, at its sole expense, shall retain a City-qualified archaeologist to undertake a Phase 3 data recovery program for the southwest portion of the</p>	<p>The Planning and Environmental Review Director, or designee, shall</p>	<p>A detailed Phase 3 Data Recovery Program proposal, including identification</p>	<p>PER</p>

Environmental Conditions of Approval/Mitigation Measures	Responsible Party Obligation	Time Frame	Monitoring Party
<p>project site identified on Figure 6 of the Extended Phase 1 Study as having intact midden soils of CA-SBA-58 encompassing the following components:</p> <ul style="list-style-type: none"> a. Two (2) hand-excavated 0.5 by 0.5 meter units associated with the proposed elevator tower caissons; b. One (1) 2.0 by 2.0 meter unit associated with the proposed elevator shaft. A column sample 0.20 meters square shall be excavated in to recover detailed subsistence data; and c. Two (2) 0.25 meter diameter augers or borings units associated with the two light poles. Excavations, analyses, and report preparation shall guide a Phase 3 Research Design and Data Recovery Proposal. All excavations shall be monitored by a <u>local Chumash Native American observer</u>. <u>Field notes generated by the local Chumash Native American observer shall be made available upon request to the extent that the information is not considered confidential under applicable law.</u> 	<p>periodically perform site inspections to verify compliance with the approved Phase 3 work program.</p>	<p>of the City-qualified archeologist and Chumash Native American monitor, shall be submitted to the City for review and approval prior to and as a condition precedent to issuance of any LUP for the project.</p>	
<p><u>COA-TCR-2 Construction Monitoring Plan:</u> The applicant, at its sole expense, shall retain a City-</p>	<p>The Planning and Environmental</p>	<p>A contract for the Constructing</p>	<p>PER</p>

Environmental Conditions of Approval/Mitigation Measures	Responsible Party Obligation	Time Frame	Monitoring Party
<p>qualified archaeologist and <u>local</u> Chumash Native American observer to monitor all ground disturbing construction activities. <u>Field notes generated by the local Chumash Native American observer shall be made available upon request to the extent that the information is not considered confidential under applicable law.</u> A Construction Monitoring Treatment Plan shall be developed and implemented to ensure that any new discoveries are adequately recorded, evaluated, and, if significant, mitigated. The Construction Monitoring Treatment Plan shall describe the following:</p> <ol style="list-style-type: none"> a. Specifications that all ground disturbances shall be monitored by a City-qualified archaeologist and a Chumash Native American observer; b. Qualifications and organization of monitoring personnel; c. Procedures for notifying the City and other involved or interested parties in case of a new discovery; d. procedures that would be used to record, evaluate, and mitigate new discoveries with a minimum of delay; and e. procedures that would be followed in case of discovery of disturbed as well as intact human burials and burial-associated artifacts. The City-qualified archaeologist and Chumash Native American observer shall have the authority to temporarily halt or redirect construction in the vicinity of any 	<p>Review Director, or designee, shall periodically perform site inspections to verify compliance with the approved Phase 3 work program.</p>	<p>Monitoring Plan, including identification of the City-qualified archeologist and Chumash Native American observer, shall be submitted to the City for review and approval prior to and as a condition precedent to issuance of any LUP for the project.</p>	

Environmental Conditions of Approval/Mitigation Measures	Responsible Party Obligation	Time Frame	Monitoring Party
<p>potentially significant discovery to allow for adequate Phase 3 data recovery recordation, evaluation, and mitigation. Evaluation and mitigation could require additional archaeological testing and data recovery. In the highly unlikely event that isolated human remains are encountered, consultation with the most likely Native American descendant, pursuant to Public Resources Code sections 5097.97 and 5097.98, would apply.</p> <p>f. Results of the monitoring program shall be documented in a report after completion of all ground disturbing activities.</p>			
Hydrology and Water Quality			
<p>COA-HYD-1 Base Flood Elevation (BFE): The exact location and height of the mapped BFE for the project site in relation to the proposed project shall be verified by the applicant. The proposed project shall be compliant with the City's Floodplain Management Ordinance (Chapter 15 of the City Code).</p>	<p>The Planning and Environmental Review Director, or designee, shall verify compliance prior to review by the DRB.</p>	<p>The site, grading, and building plans shall be submitted for review and approval by DRB and the Planning and Environmental Review Director, or designee, prior to and as a condition precedent to issuance of any LUP for the project.</p>	<p>PER</p>
Noise			
<p>COA-NOS-1 Construction Noise: All noise generating project construction activities must typically be limited to Monday through Friday, 7:00</p>	<p>The Planning and Environmental Review Director, or</p>	<p>Three (3) signs stating these restrictions must be provided by the</p>	<p>PER</p>

Environmental Conditions of Approval/Mitigation Measures	Responsible Party Obligation	Time Frame	Monitoring Party
<p>am to 5:00 pm. Construction will not be allowed on weekends and Federal/State holidays, unless approved by the Director of PER. Exceptions to these restrictions or adjustments to construction hours particularly regarding caisson drilling activities may be made if necessary to minimize impacts on adjacent business on a case by case basis at the discretion of the Director of PER or designee. Prior to commencement of any pile driving operations, businesses within the vicinity of the site shall be notified not less than 72 hours in advance of commencement. Said notice shall provide businesses with the anticipated time and duration of pile driving and shall be reissued if there is a substantial change in scheduling. The permittee must post the allowed hours of operation near the entrance to the site, so that workers on site are aware of this limitation.</p>	<p>designee, will monitor compliance with restrictions on construction hours and promptly investigate and respond to all complaints.</p>	<p>permittee and posted on site. Such signs must be a minimum size of 24" x 48." All such signs must be in place prior to beginning commencement of any grading/demolition and maintained through to occupancy clearance. Violations may result in suspension of permits.</p>	
<p>COA-NOS-2 Noise Attenuation: Stationary construction equipment that generates noise which exceeds 65 dB(A) measured 50-feet from the source in an unattenuated condition must be shielded to reduce such noise levels to no more than 65 dB(A) at project boundaries.</p>	<p>The Planning and Environmental Review Director, or designee, will periodically inspect the site to ensure compliance with all noise attenuation requirements.</p>	<p>The permittee must submit a list of all stationary equipment to be used in project construction which includes manufacturer specifications on equipment noise levels as well as recommendations from the project acoustical engineer for shielding such</p>	<p>PER</p>

Environmental Conditions of Approval/Mitigation Measures	Responsible Party Obligation	Time Frame	Monitoring Party
		stationary equipment so that it complies with this requirement for review and approval by the Planning and Environmental Review Director, or designee. This information must be reviewed and approved by the Planning and Environmental Review Director, or designee, prior to LUP issuance. All City approved noise attenuation measures for stationary equipment used in any construction and/or demolition activities must be implemented and maintained for the duration of the period when such equipment is onsite.	
Tribal Cultural Resources			
Environmental Conditions of Approval/Mitigation Measures regarding Tribal Cultural Resources are listed under Cultural Resources.			

I have read and agree to the conditions and mitigation measures in this document:

Applicant's Name

Signature

Date