

APPENDIX O
MITIGATION MONITORING AND
REPORTING PROGRAM

APPENDIX O. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Responsibility	Plan Requirements and Timing	Monitoring Division
Air Quality and Greenhouse Gas Emissions			
<p>MM AQ-1a. Dust Control. <i>The Applicant shall comply with the following dust control components at all times including weekends and holidays:</i></p> <ul style="list-style-type: none"> a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day’s activities cease. c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph. e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays. f. Order increased watering as necessary to prevent transport of dust off-site. g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed. h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately: (i) Seed and water to re-vegetate graded areas; and/or (ii) Spread soil binders; and/or; (iii) Employ any other method(s) deemed appropriate by P&D or APCD. 	<p>Applicant, County of Santa Barbara Planning and Development, and SBCAPCD</p>	<p>These dust control requirements shall be noted on all grading and building plans. The contractor or builder shall provide Planning and Development monitoring staff and SBCAPCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:</p> <ul style="list-style-type: none"> a. Assure all dust control requirements are complied with including those covering weekends and holidays. b. Order increased watering as necessary to prevent transport of dust offsite. c. Attend the pre-construction meeting. The dust monitor shall be designated prior to Zoning Clearance issuance. The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued and landscaping is successfully installed. 	<p>Planning and Development processing planner shall ensure measures are on plans. Planning and Development grading and building inspectors shall spot check; Grading and Building shall ensure compliance onsite. SBCAPCD inspectors shall respond to nuisance complaints.</p>
<p>MM AQ-1b. Equipment Exhaust Measures. <i>The following is a list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible. Measures shall be shown on grading and building plans, and shall be adhered to throughout grading, hauling and construction activities.</i></p>	<p>Applicant and SBCAPCD</p>	<p>The applicant would be required to show measures on grading and building plans and adhere to measures throughout all grading, hauling, and construction activities.</p>	<p>Lead agency would perform periodic site inspections to ensure compliance with approved plans. SBCAPCD inspectors would respond to nuisance complaints.</p>

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<p>a. All portable diesel-powered construction equipment shall be registered with the state’s portable equipment registration program or shall obtain a SBCAPCD permit.</p> <p>b. Fleet owners of mobile construction equipment are subject to the California ARB Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles.</p> <p>c. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.</p> <p>d. Diesel construction equipment meeting the California ARB Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting California ARB Tier 3 or higher emission standards should be used to the maximum extent feasible.</p> <p>e. Diesel powered equipment should be replaced by electric equipment whenever feasible.</p> <p>f. If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by USEPA or the California ARB.</p> <p>g. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.</p> <p>h. All construction equipment shall be maintained in tune per the manufacturer’s specifications.</p> <p>i. The engine size of construction equipment shall be the minimum practical size.</p> <p>j. 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.</p>			

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k. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.			
Fire Protection			
<p>MM FP-1a. <i>During construction, measures shall be taken to mitigate the potential for brush or grass fires from use of heavy equipment, welding, vehicles with catalytic converters, etc. These requirements include:</i></p> <p>a. All equipment with the potential to work off-road shall be equipped with appropriate mufflers and have extinguishers mounted on each vehicle;</p> <p>b. Personnel shall be briefed on the dangers of wildfire and be able to respond accordingly should the need arise;</p> <p>c. On-site supervisor(s) shall have a cell phone or other means of initiating a 911 response time in a timely manner in the event of a medical emergency and/or fire;</p> <p>d. All dead and decadent vegetation immediately surrounding the facility should be removed and soil disturbance should be kept at a minimum;</p> <p>e. Smoking shall be in a designated area and/or in enclosed cab only;</p> <p>f. Hot work permit is required as needed;</p> <p>g. A water tender will be available on each construction site during the entire phase of construction;</p> <p>h. A competent water tender operator shall be available on site during all construction and remain on site a minimum of 30 minutes after all construction has finished for the day.</p>	County of Santa Barbara Planning and Development	The Permittee shall restate the provisions for fire protection on all grading and building plans. The name and telephone number of on-site supervisor shall be provided to the CSFD. Fire protection measures shall be implemented throughout construction. The name and telephone number of an on-site supervisor shall be provided to CSFD prior to commencement of construction or grading activities.	Santa Barbara County Planning and Development permit processing planner shall ensure measures are on plans prior to issuance of Zoning Clearance. Monitoring staff shall spot check for compliance during construction for each phase of development.
<p>MM FP-3a. Fuel Management Plan. <i>The applicant shall hire a County-qualified biologist to prepare a Fuel Management Plan that details methods for achieving fire safety around new buildings while preserving the integrity and function of affected native plant communities to the maximum extent feasible and that ensures that consistent fire fuel management practices are applied throughout the</i></p>	County of Santa Barbara Planning and Development and CSFD	Weed management activities shall be outlined in a Fuel Management Plan addressing all allowable weed abatement techniques, qualifications and requirements for weed abatement contractors,	The biologist shall submit a monitoring report at the end of the first year documenting the fuel management activities that took place. For years 2 through 5, conformance with the Fuel Management Plan shall be

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<p><i>campus. The focus of this Plan shall be reducing fuel ladders, removing and controlling invasive, non-native vegetation, and conservation of coast live oak woodland and coastal scrub habitat, while developing fire fuel management practices that will discourage or prevent non-native grasses and other non-native invasive species from dominating areas in the fire fuel management zones. Specifically, the Plan should include, but not be limited to, the following elements:</i></p> <ul style="list-style-type: none"> a. Native trees and shrubs, such as Southern California black walnut, coast live oak, lemonade berry, and ashy-leaf buckwheat shall be thinned and limbed up but left in place; b. Fuel ladders shall be reduced while protecting naturally fire-resistant or low flammability native shrubs; c. Invasive species shall be removed and controlled; d. Eucalyptus seedlings and saplings (pole trees up to 8 inches in diameter at breast height [dbh]) should be removed as part of the non-native vegetation control program; e. To compensate for impacts to coast live oak woodland resulting from fuel management requirements, eradication of invasive species within and adjacent to the fuel management areas shall be implemented and sustained. The weed management areas shall be at least the size of the area of coast live oak woodland impacted by fuel management activities (1.4 acres). 		<p>measures and techniques for ensuring that required fuel management and vegetation clearance does not degrade sensitive biological habitat, and monitoring by a County-qualified biologist to confirm success. The Fuel Management Plan shall be prepared and submitted to Planning and Development and CSFD for review and approval prior to Zoning Clearance issuance. The Plan shall be implemented consistent with the approved maintenance schedule.</p>	<p>demonstrated through the submittal of annual photo documentation by the Applicant or site visits as necessary at the discretion of the Compliance monitoring staff.</p>
<p>MM FP-3b. Tree Clearance and Maintenance. <i>For any existing trees within 100 feet of structures that are retained or proposed, all dying and diseased branches shall be removed. A certified arborist shall prepare a report detailing the condition of all existing trees within 100 feet of all development areas.</i></p>	<p>Applicant and County of Santa Barbara Planning and Development</p>	<p>Landscape plans evidencing compliance with the above specifications shall be submitted by the applicant to Planning and Development. Plan components and conditions, agreements, and restrictions shall be reviewed and approved prior to issuance of Zoning</p>	<p>Permit Compliance staff shall review the arborist's report and verify the required tree maintenance in the field prior to final building inspection for each phase of development.</p>

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		Clearances. Recommendations of the approved arborist report shall be implemented prior to final inspection for each phase of development.	
<p>MM FP-5a. Fire Resistant Construction. <i>The following fire prevention methods shall be used for all proposed structures:</i></p> <ul style="list-style-type: none"> • <i>Building materials for all structures including residences, fences, and accessory structures shall be constructed of fire resistant materials.</i> • <i>Planning and Development Building & Safety Class A roofing (i.e., non-combustible tile or asphalt composite shakes) shall be required for all future on-site structures.</i> • <i>Spark arresters shall be required for wood burning fireplaces.</i> • <i>Private decks and structural overhangs proposed for all new structures shall be constructed with fire retardant materials or heavy timber.</i> • <i>Structures shall be fully equipped with sprinklers.</i> 	Applicant and County of Santa Barbara Planning and Development	Where appropriate, the fire prevention measures shall be graphically depicted on grading and building plans. Measures shall be installed prior to final building inspection for each phase of development.	Planning and Development building inspectors shall site inspect during construction and confirm compliance with this condition prior to final building inspection.
<p>MM FP-7a. Emergency Evacuation Plan Update. <i>The Applicant shall prepare and submit a comprehensive Emergency Evacuation Plan for review by the CSFD and the County. The Plan shall consist of measures to reduce the potential for loss of life and structural damage including:</i></p> <ul style="list-style-type: none"> • <i>A detailed description and clear identification (through signage) of fire assembly points, evacuation routes, and shelters in-place.</i> • <i>Training requirements for designated faculty or staff and any other staff routinely interacting with students, which shall include First Aid and First Responder certification as well as annual requirements for wildfire emergency management training scenario exercises with the CSFD prior to the onset of the high fire season (May 1).</i> 	Applicant, County of Santa Barbara Planning and Development, and CSFD	The Emergency Evacuation Plan shall be submitted by the applicant for review and approval by the CSFD prior to Zoning Clearance issuance for the first phase of development. The Emergency Evacuation Plan shall be updated prior to implementation of each phase of construction, and shall be reviewed and approved by Planning and Development and CSFD prior to issuance of Zoning	CSFD shall ensure compliance through site inspections. Annual reports documenting compliance with the training requirements shall be submitted to compliance monitoring staff along with annual reports on student enrollment.

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<ul style="list-style-type: none"> Ensure adequate evacuation vehicles for 300 students, 28 childcare children, 9 childcare faculty, 177 faculty/staff members, and 158 on-campus residential faculty family members. Specify the type of vehicles and vehicle capacities. 		Clearance for each phase of construction.	
Noise			
<p>MM NOI-1a. Construction Hours. The Applicant, including all contractors and subcontractors, shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or state holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.</p>	Applicant and County of Santa Barbara Planning and Development	The Applicant shall provide and post signs stating these restrictions at construction site entries. Signs shall be posted prior to commencement of construction and maintained throughout construction. Construction plans shall note construction hours as 8:00 a.m. to 5:00 p.m. At the pre-construction meeting all construction workers shall be briefed on restricted construction hour limitations. A workday schedule of 8:00 a.m. to 5:00 p.m. will be adhered to for the duration of construction.	The Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.
<p>MM NOI-1b. Noise Equipment Shielding-Construction. Stationary construction equipment that generates noise which exceeds 65 dBA at the Project boundaries shall be shielded with appropriate acoustic shielding to Planning and Development's satisfaction and shall be located at a minimum of 400 feet from the Cate School northern property line and offsite occupied residences. The County's construction contracts shall require implementation of the following construction best management practices (BMPs) by all construction contractors and subcontractors working in or around the Project site to reduce construction noise levels:</p>	Applicant and County of Santa Barbara Planning and Development	The Applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans. Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities. Construction plans	The Applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. Planning and Development staff shall ensure compliance throughout construction.

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<p><i>The Applicant and its contractors and subcontractors shall ensure that construction equipment is properly muffled according to manufacturer's specifications or as required by the County, whichever is the more stringent.</i></p> <p><i>The Applicant and its contractors and subcontractors shall place noise-generating construction equipment and locate construction staging areas away from noise-sensitive activities, where feasible, to the satisfaction of the County.</i></p> <p><i>The Applicant and its contractors and subcontractors shall implement noise attenuation measures which may include, but are not limited to, noise barriers or noise blankets to the satisfaction of the County.</i></p>		<p>shall identify BMPs to be implemented during construction. All construction workers shall be briefed at a pre-construction meeting on how, why, and where BMP measures are to be implemented. BMPs shall be identified and described for submittal to Santa Barbara County Planning and Development for review and approval prior Zoning Clearance issuance. BMPs shall be adhered to for the duration of the Project.</p>	
<p>MM NOI-1c. Staging Area. <i>The Applicant's contracts with its construction contractors and subcontractors shall include the requirement that construction staging areas, construction worker parking, and the operation of earthmoving equipment within the Project site are located as far away from vibration- and noise-sensitive sites as possible. Contract provisions incorporating the above requirements shall be included as part of the Project's construction documents, which shall be reviewed and approved by the County.</i></p>	<p>Applicant and County of Santa Barbara Planning and Development</p>	<p>Construction plans shall clearly identify staging, parking and construction locations away from faculty residences and dormitories in Cate School to the extent feasible. Plans are to be submitted to Santa Barbara County Planning and Development for approval prior to Zoning Clearance issuance for each phase of development.</p>	<p>Permit compliance staff shall ensure compliance and respond to complaints.</p>
<p>MM NOI-1d. Construction Routes. <i>Construction routes shall be limited to Cate Mesa Road via Lillingston Canyon Road and Highway 192, and routed away from residential streets and sensitive receptors to the maximum extent feasible. The Applicant shall provide all adjacent property owners with a construction activity schedule and construction routes 10 days in advance of construction activities. Any alterations or additions shall require 5-day notification.</i></p>	<p>Applicant and County of Santa Barbara Planning and Development</p>	<p>Construction plans shall include truck routes and shall be submitted to the Santa Barbara County Planning and Development Department prior to Zoning Clearance issuance for each phase of</p>	<p>Permit compliance monitoring staff shall perform periodic site inspections to verify compliance with activity schedules.</p>

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<p><i>Contract specifications shall be included in the proposed Project construction documents, including haul truck destinations and routes, which shall be reviewed by the County prior to Zoning Clearance issuance.</i></p>		<p>development. Schedule and mailing list shall be submitted 10 days prior to initiation of any earth movement.</p>	
<p>MM NOI-2. Amplified Sound System Plan and An amplified sound system plan shall be prepared by an acoustical engineer prior to Zoning Clearance issuance. The plan shall assess noise levels resulting from public address speaker systems and amplified speaker systems at the baseball fields and contain maximum volume levels allowed for amplified systems at the location of the sports fields and other areas used for other outdoor events at Cate School, with the PA system directed towards event participants. The Plan shall comply with the Noise Ordinance and prohibit use of the amplified sound system between the hours of 10 p.m. and 7 a.m. A qualified noise monitor shall monitor and record noise levels at each outdoor special event that utilizes amplified speaker systems. The noise monitor shall prepare and submit to the County of Santa Barbara an annual noise monitoring report. All recommendations in the plan 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 at offsite sensitive receptors.</p>	<p>Applicant and County of Santa Barbara Planning and Development</p>	<p>The amplified sound system plan shall be incorporated into design of the Project and detailed on building plans. The amplified sound system plan shall specify maximum volumes allowed during outdoor special events and shall be prepared prior to Zoning Clearance issuance. The noise monitor shall submit annual noise monitoring reports to Planning and Development, along with documentation of all noise complaints.</p>	<p>Planning and Development compliance monitoring staff will ensure recommended levels have been reached prior to Zoning Clearance issuance, and shall require the submittal of annual noise monitoring noise documentation.</p>
Aesthetics/Visual Resources			
<p>MM AEST-1. SBAR Required. <i>The Applicant shall obtain SBAR approval for Project design. All Project elements (e.g., design, scale, character, colors, materials, and landscaping) shall be compatible with vicinity development.</i></p>	<p>Applicant and County of Santa Barbara Planning and Development</p>	<p>The Applicant shall submit architectural drawings of the Project for review and shall obtain final SBAR approval prior to issuance of Coastal Development Permit. Grading plans, if required, shall be submitted to Planning and Development concurrent with or prior to SBAR plan filing.</p>	<p>The Applicant shall demonstrate to Planning and Development compliance monitoring staff that the Project has been built consistent with approved SBAR design and landscape plans prior to Final Building Inspection Clearance.</p>

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<p>MM AEST-2. Building Materials. <i>Natural building materials and colors compatible with surrounding terrain and the existing campus shall be used on exterior surfaces of all structures. Water tanks and fences shall use earth-tones and non-reflective paints.</i></p>		<p>Materials shall be denoted on building plans. Structures shall be painted prior to Final Building Inspection Clearance.</p>	<p>Planning and Development compliance monitoring staff shall inspect prior to Final Building Inspection Clearance.</p>
<p>MM AEST-3. Onsite Construction Parking. <i>All construction-related vehicles, equipment staging, and storage areas shall be located onsite and outside of viewsheds of travelers along public rights-of-way. Such areas shall also be screened from views by the campus population (e.g., students, faculty, and staff) to the extent feasible. The Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging, and storage areas. The notice shall also include the name and phone number of the Applicant's designee responsible for enforcement of these restrictions.</i></p>	<p>Applicant and County of Santa Barbara Planning and Development</p>	<p>Designated construction personnel parking, equipment staging and storage areas shall be depicted on Project plans submitted for Zoning Clearance issuance for each phase of development. A copy of the written notice shall be submitted to Planning and Development permit processing staff prior to Zoning Clearance issuance. This restriction shall be maintained throughout construction.</p>	<p>Planning and Development permit compliance and Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.</p>
<p>MM AEST-4. Lighting. <i>The Applicant shall ensure any new exterior night lighting installed on the Project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m. Motion sensor lights should only cover areas immediately adjacent to structures and should similarly be hooded or shielded and directed downward.</i></p>	<p>Applicant, County of Santa Barbara Planning and Development, and SBAR</p>	<p>The Applicant shall develop a Lighting Plan for SBAR approval prior to Zoning Clearance issuance for each phase of development incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture. Lighting shall be installed in compliance with this measure prior to Final</p>	<p>Planning and Development and/or SBAR shall review a Lighting Plan for compliance with this measure prior to Zoning Clearance Issuance for structures for each phase of development. Planning and Development Permit Compliance staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.</p>

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		Building Inspection Clearance.	
Agricultural Resources			
None required.			
Biological Resources			
MM FP-3a. Fuel Management Plan would apply (see Section 3.2, <i>Fire Protection</i>).			
<p>MM BIO-1a. Habitat Restoration. <i>The Applicant shall submit for Planning and Development a Restoration Plan prepared by a Planning and Development-approved biologist and designed to replace, restore, and/or enhance impacted sensitive vegetation communities within the Project site, with mitigation restoration planting acreage based on actual impacts during Project phases and including the following components:</i></p> <ol style="list-style-type: none"> 1. Species shall be from locally obtained plants and seed stock where feasible. 2. Invasive non-native species, including cape ivy, English ivy, periwinkle, and other species, shall be removed from the Carpinteria Creek buffer in the area of the proposed western detention basin and stormwater collection system. 3. To compensate for the removal of 0.4 acre of coast live oak woodland habitat, restoration including weed abatement in woodland habitats combined with understory planting should be initiated at a 3:1 ratio based on canopy acreage. 4. To compensate for the removal of approximately 1.6 acres of lemonade berry dominated scrub habitat associated with the new faculty housing, restoration and enhancement of similar habitat along Cate Mesa Road at a 2:1 ratio shall be undertaken. Targeted non-native species proposed for eradication include crimson fountain grass, Tasmanian blue gum, and Victorian box. 5. To compensate for direct impacts to approximately 0.59 acre of ashy-leaf buckwheat dominated scrub habitat in the vicinity of the Freshman Quad and faculty housing site, restoration and enhancement at a 2:1 ratio shall be 	Applicant and County of Santa Barbara Planning and Development	The Restoration Plan shall either be developed as a single plan or be developed in such a way as to be implemented in phases corresponding to the areas impacted by each phase of development. The Plan shall include performance criteria to ensure successful restoration and shall include a 5-year minimum monitoring component. Include the components of the plan in Landscape and Irrigation Plans if these are required and location warrants inclusion. Plans shall be submitted prior to the issuance of Zoning Clearances for each applicable phase of development. The Applicant shall post a performance security prior to issuance of Zoning Clearances, as appropriate, to ensure installation prior to Final Building Inspection Clearance and maintenance for five years.	The Applicant shall demonstrate to Planning and Development compliance monitoring staff that all required components of the approved plan(s) are in place as required prior to Final Inspection Clearance and maintained throughout the maintenance period. Planning and Development compliance monitoring staff signature is required to release the installation security upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of this plan.

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<p>undertaken. Restoration/enhancement opportunities include eradication of crimson fountain grass and other invasive species within the vegetation along Cate Mesa Road in proximity to the faculty housing site.</p>			
<p>MM BIO-1b. Native Tree Protection and Replacement Plan (TPRP). <i>The Applicant shall submit for Planning and Development approval a Native Tree Protection and Replacement Plan prepared by a Planning and Development-qualified arborist/biologist and designed to protect native trees within the areas of disturbance and replace native trees removed, and including the following components:</i></p> <p>Construction Component: The Owner Applicant shall comply with and specify the following as notes on the TPRP and Grading and Building Plans:</p> <ol style="list-style-type: none"> a. Fencing of all trees to be protected at least six feet outside the dripline with chain-link (or other material satisfactory to P&D) fencing at least 3 ft high, staked to prevent any collapse, and with signs identifying the protection area placed in 15-ft intervals on the fencing. b. Fencing/staking/signage shall be maintained throughout all grading and construction activities. c. All trees located within 25 ft of buildings shall be protected from stucco and/or paint during construction. d. No irrigation is permitted within 6 ft of the dripline of any protected tree unless specifically authorized. e. The following shall be completed only by hand and under the direction of a P&D approved arborist/biologist: <ol style="list-style-type: none"> i. Any trenching required within the dripline or sensitive root zone of any specimen. ii. Cleanly cutting any roots of one inch in diameter or greater, encountered during grading or construction. iii. Tree removal and trimming. f. Special equipment: If the use of hand tools is deemed infeasible by P&D, P&D may authorize work with rubber-tired construction equipment weighing five 	<p>Applicant and County of Santa Barbara Planning and Development</p>	<p>The Applicant shall (1) submit the TPRP; (2) include the components of the plan in Landscape and Irrigation Plans if these are required; and (3) include as notes or depictions all plan components listed above, graphically depicting all those related to earth movement, construction, and temporarily and/or permanently installed protection measures. Plans shall be submitted to Planning and Development for review prior to Zoning Clearance issuance for each applicable phase of development. The Applicant shall post a performance security prior to issuance of applicable Zoning Clearances to ensure installation prior to Final Building Inspection Clearance and maintenance for five years. Plan components shall be included on all plans prior to the issuance of grading/building permits. The Applicant shall install tree protection measures onsite prior to issuance of grading/building</p>	<p>The Applicant shall demonstrate to Planning and Development compliance monitoring staff that trees identified for protection were not damaged or removed or, if damage or removal occurred, that correction is completed and all required components of the approved plan(s) are in place as required prior to Final Inspection Clearance and maintained throughout the maintenance period. Planning and Development compliance monitoring staff signature is required to release the installation security upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of this plan.</p>

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<p>tons or less. If significant large rocks are present, or if spoil placement will impact surrounding trees, then a small tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by P&D staff and under the direction of a P&D approved biologist.</p> <p>g. Grading shall be designed to avoid ponding and ensure proper drainage within driplines of oak trees.</p> <p>Replacement Component: The Owner Applicant shall comply with and specify the following as notes on the TPRP and Grading and Building Plans:</p> <p>h. To compensate for the loss of individual Coast live oak trees within woodland areas, trees that are removed or significantly impacted shall be replanted at a 10:1 ratio in appropriate locations around the Project site.</p> <p>i. The replacement trees shall be 1-gallon size trees obtained from locally occurring saplings or seed stock. Show replanting location on plans.</p> <p>i. To compensate for the loss of individual Coast live oak trees within landscaped areas, trees that are removed or significantly impacted shall be replanted at a 3:1 ratio in appropriate locations around the Project site.</p> <p>i. The replacement trees shall be 1-gallon size (or larger) trees obtained from locally occurring saplings or seed stock. Show replanting location on plans.</p> <p>j. To compensate for the loss of individual Sycamore trees, trees that are removed or significantly impacted shall be replanted at a minimum 3:1 ratio in appropriate locations around the Project site.</p> <p>i. The replacement trees shall be 1-gallon size (or larger) trees obtained from locally occurring saplings or seed stock. Show replanting location on plans.</p> <p>k. The trees shall be gopher fenced.</p> <p>l. The trees shall be irrigated with drip irrigation on a timer until established (a period to be established by the Planning and Development approved arborist).</p>		<p>permits and pre-construction meeting.</p>	

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<p>n. The trees shall be weaned off of irrigation over a period of two to three years.</p> <p>n. No permanent irrigation shall occur within the dripline of any protected tree unless recommended by a certified arborist and approved by Planning and Development.</p> <p>o. If replacement trees cannot all be accommodated on site, the Applicant shall submit a plan for Planning and development approval for replacement of trees to be planted off site.</p>			
<p>MM BIO-1c. Disturbance Limits. <i>To avoid damage during construction, all sensitive vegetation types within 25 feet of proposed disturbance areas or along existing construction access roads shall be temporarily fenced with chain-link or other material satisfactory to Planning and Development, and staked to prevent any collapse. The Carpinteria Creek buffer area in the area of the proposed western detention basin and stormwater collection system shall be fenced during construction and staked a minimum of every six feet or as necessary to keep fencing from collapsing. Protective fencing/staking/barriers shall be maintained throughout all grading and construction activities.</i></p>	<p>Applicant and County of Santa Barbara Planning and Development</p>	<p>The limits of all disturbance areas shall be indicated on Project plans submitted to Planning and Development for Zoning Clearances and Grading/Building Permits for each phase of development. A note indicating this requirement shall be printed on all grading and building plans.</p>	<p>Compliance monitoring staff shall ensure that the fencing is in place prior to initial grading or ground disturbance and shall spot check in the field to ensure that the fencing is maintained throughout the period of construction.</p>
<p>MM BIO-1d. Preconstruction Surveys. <i>Reconnaissance level botanical and wildlife pre-construction surveys shall be conducted within 4 weeks prior to initial site work such as clearing, grubbing, staging or grading to ensure that all sensitive resources within the disturbance areas are identified and appropriately protected and flagged/fenced where applicable.</i></p>	<p>Applicant and County of Santa Barbara Planning and Development</p>	<p>The Applicant shall hire a County-qualified biologist to conduct the preconstruction surveys. A copy of the survey report and any recommended measures to take to protect sensitive species identified shall be submitted to Planning and Development for review and approval prior to Grading and/or Building Permit issuance. Any protection measures shall be maintained in good condition throughout grading and construction.</p>	<p>Compliance monitoring staff shall confirm that the surveys have taken place and any protection measures are installed prior to the pre-construction meeting. Compliance monitoring staff shall ensure through periodic site inspections that any protection measures are maintained in good condition throughout grading and construction.</p>

APPENDIX O. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Implementation Responsibility	Plan Requirements and Timing	Monitoring Division
<p>MM BIO-2a. Raptor, Special Status Species, and Nesting Bird Protection. To avoid disturbance of nesting and special status birds including raptorial species protected by the MBTA and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, proposed Project activities, including, but not limited to, vegetation removal, ground disturbance, and construction shall occur outside of the bird breeding season (February 1 through August 15). If these activities must begin within the breeding season, then pre-construction surveys shall be conducted. The nesting bird pre-construction survey shall be conducted within the disturbance footprint and a 500-foot buffer as allowable without trespassing on private lands. The survey shall be conducted by a County-qualified biologist familiar with the identification of raptors and special status species known to occur in Santa Barbara County using typical methods. If nests are found, a buffer ranging in size from 100 for nesting passerine species to 500 feet for nesting raptors shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the County-qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting birds surveys are not required for construction activities occurring between August 16 and February 1.</p>		<p>If construction must begin within the breeding season, then the pre-construction survey shall be conducted no more than two weeks prior to commencing vegetation removal, grading, or construction activities. Active nests shall be monitored at a minimum of once per week until it has been determined that the nest is no longer being used by either the young or adults. Bird survey results shall be submitted to County Planning and Development for review and approval prior to commencing grading or construction activities.</p>	<p>Planning and Development shall be given the name and contact information for the biologist prior to initiation of the pre-construction survey. Permit Compliance and Planning and Development staff shall verify compliance in the field and perform site inspections throughout the grading and construction phase(s). Planning and Development staff shall review the survey report(s).</p>
<p>MM BIO-2b. Construction Near Creeks: Construction activities potentially affecting Carpinteria and Gobernador Creeks shall be timed to avoid the rainy season if possible to avoid construction during rainy weather when amphibian species are more likely to be encountered during dispersal near aquatic habitats and when runoff could affect southern steelhead. Installation of storm water improvements or other similar infrastructure affecting the creeks shall occur outside of the rainy season to minimize the likelihood of silt run-off impacting southern steelhead, western pond turtle, and other species dependent upon the aquatic environment. In the event</p>	<p>Applicant and County of Santa Barbara Planning and Development</p>	<p>This note shall be printed on all plans submitted to Planning and Development for Zoning Clearance for any development near Carpinteria and Gobernador Creeks, as well as on plans submitted for Grading/Building permits. Stormwater BMPs shall be depicted on all plans related</p>	<p>Compliance monitoring staff shall ensure that the storm water BMPs are in place prior to initial grading or ground disturbance and shall spot check in the field to ensure that they are maintained throughout the period of construction. If work occurs during the rainy season and there is standing or flowing water, compliance</p>

APPENDIX O. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Implementation Responsibility	Plan Requirements and Timing	Monitoring Division
<p><i>construction cannot be scheduled to avoid the rainy season, appropriate stormwater best management practices shall be installed prior to construction to minimize erosion and sedimentation affecting the creeks. If Project activities in or near the drainages are required during the rainy season and there is flowing or standing water, a qualified biologist shall monitor soil disturbance and vegetation removal adjacent to riparian habitat.</i></p>		<p>to construction affecting Carpinteria and Gobernador Creeks. If construction is scheduled to occur during the rainy season, the Applicant shall provide documentation to Planning and Development that a County-qualified biologist has been contracted to perform required monitoring duties and give the name and contact information to Planning and Development prior to Zoning Clearance issuance. The biologist shall submit a monitoring report to Planning and Development within one week following monitoring activities documenting the results of the monitoring and any measures required to avoid impacts to aquatic species, including potential stop work orders.</p>	<p>monitoring staff shall confirm that the biological consultant is present to monitor construction activities in or near the drainages.</p>
<p>MM BIO-2c. Equipment Washout-Construction. <i>The Applicant shall designate one or more washout areas for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, or surrounding creeks. Note that polluted water and materials shall be contained in these areas and removed from the site as often as necessary to avoid spills. The areas shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.</i></p>	<p>Applicant and County of Santa Barbara Planning and Development</p>	<p>The Applicant shall designate the Planning and Development approved location on all Land Use, Grading, and Building Permits. The Applicant shall install the area prior to commencement of construction.</p>	<p>Planning and Development compliance monitoring staff shall ensure compliance prior to and throughout construction.</p>
<p>MM BIO-2d. Equipment Storage-Construction. <i>The Applicant shall designate one or more construction equipment filling and storage areas within the Project construction site to contain spills, facilitate clean-up and</i></p>	<p>Applicant and County of Santa Barbara Planning and Development</p>	<p>The Applicant shall designate the Planning and Development approved location on all Land Use,</p>	<p>Planning and Development compliance monitoring staff shall ensure compliance prior to and throughout construction.</p>

APPENDIX O. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Implementation Responsibility	Plan Requirements and Timing	Monitoring Division
<p><i>proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, or surrounding creeks. The areas shall be no larger than 50 x 50 foot unless otherwise approved by Planning and Development and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.</i></p>		<p>Grading, and Building Permits. The Applicant shall install the area prior to commencement of construction.</p>	
<p>MM BIO-2e. Onsite Arborist/Biologist. <i>The Applicant shall designate a Planning and Development-approved arborist/biologist to be onsite throughout all grading and construction activities which may impact native trees. Duties include the responsibility to ensure all aspects of the approved Tree Protection and Tree Replacement Plans are carried out.</i></p>	<p>Applicant and County of Santa Barbara Planning and Development</p>		<p>The Applicant shall submit to Planning and Development compliance monitoring staff the name and contact information for the approved arborist/biologist prior to commencement of construction / pre-construction meeting. Planning and Development compliance monitoring staff shall site inspect as appropriate.</p>
<p>MM BIO-3. Native Plants. <i>New landscaping near native habitat buffer areas shall be with native plants and, where feasible, seed stock from locally obtained sources. Invasive weeds as listed in the California Invasive Plant Inventory shall be removed from construction areas to avoid being spread into adjacent native habitat areas.</i></p>	<p>County of Santa Barbara Planning and Development and SBAR</p>	<p>The Applicant shall incorporate this requirement into a landscape plan to be prepared by a Planning and Development approved landscape architect or arborist. Performance securities shall be submitted for installation and five-year maintenance. The Landscape Plan shall be submitted to Planning and Development and SBAR for review and approval prior to Zoning Clearance issuance. Landscaping shall be installed prior to Final Building Inspection Clearance.</p>	<p>The landscape architect or arborist shall verify to Planning and Development compliance monitoring staff, in writing, using receipts, etc., the use of native seed stock on the property prior to final building inspection clearance. Sign-off from Planning and Development compliance monitoring staff is required prior to the release of performance securities.</p>

APPENDIX O. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Implementation Responsibility	Plan Requirements and Timing	Monitoring Division
Cultural Resources			
<p>MM CULT-1, Stop Work at Encounter. <i>The Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Applicant shall retain a Planning and Development approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Applicant.</i></p>	<p>County of Santa Barbara Planning and Development</p>	<p>This condition shall be printed on all building and grading plans.</p>	<p>Santa Barbara County Planning and Development shall check plans prior to Zoning Clearance issuance for each phase of development and shall spot check in the field.</p>
Energy			
<p>None required.</p>			
Geologic Process			
<p>MM WAT-3b, Sediment and Contamination Containment would apply (see Section 4.13, Water Resources/Flooding)</p>			
<p>MM WAT-3c, Erosion and Sediment Control Revegetation would apply (see Section 4.13, Water Resources/Flooding)</p>			
<p>MM GEO-1. Geotechnical Study. <i>The Applicant shall follow the recommendations outlined in the Geotechnical Study prepared by Padre Associates (January 2013 Appendix K) and the Geologic Hazards Evaluation prepared by Campbell Geo (April 2012 Appendix L) related to the dormitory buildings to ensure appropriate foundational design and other structural design criteria.</i></p>	<p>Applicant and County of Santa Barbara Planning and Development</p>	<p>Elements of the reports shall be reflected on grading and building plans as required. Plans shall reflect required structural design criteria prior to Zoning Clearance issuance for each applicable phase of development.</p>	<p>The Applicant shall demonstrate that submitted plans conform to required study components. Grading and building inspectors shall ensure compliance in the field.</p>
<p>MM GEO-2. Erosion and Sediment Control Plan. <i>Where required by the latest edition of the California Green Code and/or Chapter 14 of the County of Santa Barbara Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the Project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent</i></p>	<p>Applicant and County of Santa Barbara Planning and Development</p>	<p>The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by Planning and Development prior to approval of zoning clearances. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until</p>	<p>Planning and Development staff shall perform site inspections throughout the construction phase.</p>

APPENDIX O. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Implementation Responsibility	Plan Requirements and Timing	Monitoring Division
<p><i>landscaping. The Applicant shall submit the SWPPP, SWMP or ESCP using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP or ESCP shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by Planning and Development.</i></p>		<p>all disturbed areas are permanently stabilized. The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year round.</p>	
<p>Hazardous Materials/Risk of Upset</p>			
<p>None required.</p>			
<p>Historic Resources</p>			
<p>MM HIST-1a. Photo-documentation. <i>The Applicant shall photo-document the High House Dormitory, Parsonage House Dormitory and Infirmary Building prior to their alteration/demolition with photographs using large-format negatives (4" x 5", 5" x 7", or 8" x 10" size). These photographs shall preserve a visual record of the historic buildings and their setting. The photographs, as well as a copy of the Phase I/II Historical Resources Management Report for Cate School (Post/Hazeltine 2012), shall be archived at the Santa Barbara Historical Society's Gledhill Library and the Carpinteria Valley Historical Museum for the future use of researchers and members of the community.</i></p>	<p>Applicant and County of Santa Barbara Planning and Development</p>	<p>This requirement shall be noted on all demolition and building plans covering the affected buildings. A copy of the photo-documentation report shall be submitted to Santa Barbara County Planning and Development for review and approval prior to commencing demolition and/or construction activities affecting these buildings and their settings.</p>	<p>Santa Barbara County Planning and Development staff shall confirm that the photo-documentation has occurred prior to issuance of Zoning Clearance for each phase of development. Compliance monitoring staff shall confirm that the alterations to the historic buildings are consistent with approved plans prior to Final Building Inspection Clearance.</p>
<p>MM HIST-1b. Historian Review. <i>The Applicant shall hire a County-approved historian to review final building and landscaping plans to ensure the plans meet the Secretary of the Interior's Standards and County's preservation guidelines.</i></p>	<p>Applicant, County of Santa Barbara Planning and Development, and SBAR</p>	<p>The Applicant shall submit a letter report prepared by the County-approved historian that confirms the Project's consistency with required standards prior to final approval of the Project by the SBAR and Zoning Clearance issuance.</p>	<p>Santa Barbara County Planning and Development shall confirm receipt of letter report prior to follow-up Zoning Clearance issuance. Compliance monitoring staff shall ensure that the Project is built consistent with approved building and landscape plans</p>

APPENDIX O. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Implementation Responsibility	Plan Requirements and Timing	Monitoring Division
			prior to Final Building Inspection Clearance.
Land Use			
None required.			
Public Facilities			
<p>MM PF-2a. Construction Waste Management <i>Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite.</i></p>	Applicant and County of Santa Barbara Planning and Development	This requirement shall be printed on the grading and construction plan. Permittee shall provide Planning and Development with receipts for recycled materials or for separate bins. Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance.	Planning and Development shall review receipts prior to occupancy clearance.
<p>MM PF-2b. Solid Waste-SRSWMP. <i>The Applicant shall develop and implement a Source Reduction and Solid Waste Management Plan (SRSWMP) describing proposals to reduce the amount of waste generated during construction and demolition activities by a minimum of 75 percent and throughout the life of the Project and enumerating the estimated reduction in solid waste disposed at each phase of Project development and operation.</i></p>	Applicant and County of Santa Barbara Planning and Development	<p>The plan shall include but not be limited to:</p> <ol style="list-style-type: none"> 1. Construction Source Reduction: <ol style="list-style-type: none"> a. A description of how fill will be used on the construction site, instead of landfilling, b. Alternatives to landfilling: A list of each material proposed to be salvaged, reused, or recycled during the course of the Project. c. A program to purchase materials that have recycled content for Project construction. 2. Construction Solid Waste Reduction: 	During operation, the Applicant shall demonstrate to Planning and Development compliance staff as required that solid waste management components are established and implemented. The Applicant shall demonstrate to Planning and Development compliance staff that all required components of the approved SRSWMP are in place as required prior to Final Building Clearance.

APPENDIX O. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Implementation Responsibility	Plan Requirements and Timing	Monitoring Division
		<ul style="list-style-type: none"> a. Manager: The Applicant shall designate an onsite party (or parties) responsible for instructing workers and overseeing and documenting results of the Plan for the Project site Foreman. b. Distribution: The Contractor shall distribute copies of the Plan to the Job Site Foremen, impacted subcontractors, and the Architect. c. Recycling and composting programs including separating excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). Provide separate onsite bins as needed for recycling; d. Waste assessment: A brief description of the proposed Project wastes to be generated, including types and estimated quantities during the construction phases of the Project. 	

APPENDIX O. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Implementation Responsibility	Plan Requirements and Timing	Monitoring Division
		<p>e. Transportation and processing: A description of the means of transportation of recyclable materials and waste, and destination of materials (whether materials will be site-separated and self-hauled to designated centers, or whether mixed materials will be collected by a waste hauler and removed from the site to be processed at a mixed waste sorting facility).</p> <p>f. Instruction: The Applicant shall provide onsite instruction of appropriate separation, handling, and recycling, salvage, reuse, and return methods to be used by all parties at the appropriate stages of Project development.</p> <p>g. Documentation: The Applicant shall submit prior to Final Building/Zoning Inspection Clearance a Summary of Waste Generated by the Project. The Summary</p>	

APPENDIX O. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Implementation Responsibility	Plan Requirements and Timing	Monitoring Division
		<p>shall be submitted on a form acceptable to Planning & Development or Public Works and shall contain the following information:</p> <ol style="list-style-type: none"> 1) Disposal information: <ol style="list-style-type: none"> i. amount (in tons or cy) of material landfilled ii. identity of the landfill iii. total amount of tipping fees paid at the landfill iv. weight tickets, manifests, receipts, and invoices (attach copies) 2) Recycling information: <ol style="list-style-type: none"> i. amount and type of material (in tons or cy) ii. receiving party iii. manifests, weight tickets, receipts, and invoices (attach copies) 	

APPENDIX O. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Implementation Responsibility	Plan Requirements and Timing	Monitoring Division
		<ul style="list-style-type: none"> 3) Reuse and salvage information: <ul style="list-style-type: none"> i. list of items salvaged for reuse on Project or campus (if any) ii. amount (in tons or cy) iii. receiving party or storage location 3. Operation Source Reduction: <ul style="list-style-type: none"> a. A detailed set of office procedures such as use of duplex copy machines and purchase of office supplies with recycled content. b. A program to purchase materials that have recycled content for operation (e.g., office supplies, etc.). 4. Operation Solid Waste Reduction Examples: <ul style="list-style-type: none"> a. Provision of space and/or bins for the storage of recyclable materials within the campus; b. Implementation of a curbside recycling program to serve the 	

APPENDIX O. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Implementation Responsibility	Plan Requirements and Timing	Monitoring Division
		<p>faculty residences if not already established;</p> <p>c. A green waste source reduction program, including the creation of composting areas, and the use of mulching mowers where possible;</p> <p>d. Implement a composting yard waste reduction program.</p> <p>The Applicant shall (1) submit a Source Reduction and Solid Waste Management Plan to Planning and Development permit processing staff for review and approval prior to Zoning Clearance issuance for the first phase of development, and (2) include the recycling and composting areas on building plans. Program components shall be implemented prior to Final Building Clearance and maintained throughout the life of the Project.</p>	
Recreation			
<p><i>MM REC-1. Enforcement of Student Trespassing Reduction. As part of orientation activities at the beginning of each new school year, students should be informed that entry onto the Vedder Ranch is strictly prohibited except as allowed by the existing easement. Access to the upper backcountry trail may only be achieved via the dedicated easement for this purpose. In addition, students should be</i></p>	<p>Applicant and County of Santa Barbara Planning and Development</p>	<p>Prior to Zoning Clearance issuance for the first phase of development, Cate School shall provide a copy of the orientation materials provided to incoming</p>	<p>Santa Barbara County Planning and Development shall confirm submittal of the required documentation prior to Zoning Clearance issuance for the first phase of development.</p>

APPENDIX O. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Implementation Responsibility	Plan Requirements and Timing	Monitoring Division
<i>informed that Franklin Trail has no connection to the upper backcountry parcel, and the forging of new informal paths through the Vedder Ranch to access Franklin Trail is prohibited.</i>		students documenting inclusion of these advisories.	
Transportation and Traffic			
MM TRANS-5. Prepare Construction Traffic Control Plan. <i>Cate School shall prepare a Construction Traffic Control Plan detailing access routes as well as signage and other mechanisms to ensure the effective and safe operation of the roadway network, bicycle lanes, and pedestrian facilities in the Project area during construction.</i>	Applicant, County of Santa Barbara Roads Division, and County of Santa Barbara Planning and Development	The Plan shall be submitted and reviewed and approved by the County's Roads Division and Planning and Development prior to approval of the first Zoning Clearance for the Project.	Permit Compliance shall spot check in the field to ensure that the approved Plan is being implemented during all phases of construction.
MM TRANS-6. Additional Signage. <i>Additional signage shall be installed at the exit (egress) point of the driveway to ensure drivers come to a complete stop and to alert drivers exiting the Project site of crossing pedestrians and cyclists along Lillingston Canyon Road. Additional signage to notify drivers to yield to those crossing the driveway would enhance pedestrian/bicycle safety and reduce potential conflicts between such users.</i>	Applicant, County of Santa Barbara Roads Division, and County of Santa Barbara Planning and Development	The Applicant shall include all recommended signage on plans submitted for review and approval by the County's Roads Division and Planning and Development prior to issuance of the first Zoning Clearance for the Project.	Permit Compliance shall spot check in the field to ensure that the approved signs are installed prior to occupancy clearance for the first phase of development.
Water Resources/Flooding			
<i>MM BIO-2c, Equipment Washout-Construction would apply (see Section 4.3, Biological Resources).</i>			
<i>MM BIO-2d, Equipment Storage-Construction would apply (see Section 4.3, Biological Resources).</i>			
<i>MM GEO-2, Erosion and Sediment Control Plan would apply (see Section 4.6, Geologic Processes).</i>			
MM WAT-1. Storm Water Control Plan Approval. <i>The Applicant shall prevent storm water and flood risks through submittal, review and approval of all drainage and storm water control plans by the County Flood Control District prior to Zoning Clearance issuance:</i>	Applicant, County of Santa Barbara Public Works Flood Control District, and County of Santa Barbara Planning and Development	The Applicant shall ensure all drainage and storm water management plans are reviewed and approved by the County Flood Control District. County Flood Control District staff shall approve all applicable plans prior to Zoning Clearance issuance.	The Applicant shall demonstrate compliance with these measures to Planning and Development compliance monitoring staff as requested during construction and upon Project completion.

APPENDIX O. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Implementation Responsibility	Plan Requirements and Timing	Monitoring Division
		Modifications to the plans shall be approved and be in place prior to commencement of construction.	
<p>MM WAT-2. Stormwater Control Plan – Project Operation. <i>The Applicant shall submit and implement a Stormwater Control Plan designed to prevent the entry of pollutants from the Project site into the storm drain system after development. The Stormwater Control Plan shall identify:</i></p> <ul style="list-style-type: none"> a. A combination of structural and non-structural Best Management Practices (BMPs) from the Santa Barbara County Stormwater Technical Guide or other approved methods to retain storm water runoff and prevent potential pollutants that may affect the quality of the storm water discharges; b. Design and placement of structural and non-structural BMPs to address identified pollutants consistent with the Stormwater Technical Guide; c. Inspection and maintenance program for projects > 5,000 sf new or replaced impervious; d. Method for ensuring ongoing maintenance of all BMPs over the life of the project for projects > 5,000 sf new / replaced impervious. 	Applicant, County of Santa Barbara Public Works Water Resources Division, and County of Santa Barbara Planning and Development	The Applicant shall (1) submit the Stormwater Control Plan to Planning and Development and Public Works, Water Resources Division for review and approval prior to Zoning Clearance issuance; (2) include design and field components on land use, grading, building, and landscape plans as applicable; (3) post performance securities prior to Zoning Clearance issuance to ensure installation and maintenance. Stormwater Control Plan measures shall be constructed and operational prior to Final Building Inspection Clearance. The Applicant shall maintain the SCP components for the life of the Project and keep a record of maintenance and submit the maintenance record to Planning and Development compliance monitoring staff annually between October 1 and 31. The Applicant shall record a buyer notification prior to Zoning Clearance issuance that states: "IMPORTANT: BUYER	The Applicant shall demonstrate to Public Works, Water Resources Division that the SCP components are in place prior to Final Building Inspection Clearance. The installation security shall be released upon satisfactory installation of all items in approved plans and the maintenance security shall be released after five consecutive years of satisfactory maintenance and maintenance reporting. Planning and Development compliance monitoring staff and Public Works-Water Resources Division staff will review required maintenance records.

APPENDIX O. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Implementation Responsibility	Plan Requirements and Timing	Monitoring Division
		NOTIFICATION” and contains the maintenance requirement language above.	
<p>MM WAT-3a. SWPPP. <i>The Applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board.</i></p>	<p>Applicant and County of Santa Barbara Planning and Development</p>	<p>Prior to issuance of Zoning Clearance the Applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to Planning and Development. The Applicant shall keep a copy of the SWPPP on the Project site during grading and construction activities.</p>	<p>Planning and Development permit processing planner shall review the documentation prior to Zoning Clearance issuance. Planning and Development compliance monitoring staff shall site inspect during construction for compliance with the SWPPP.</p>
<p>MM WAT-3b. Sediment and Contamination Containment. <i>The Applicant shall prevent water contamination during construction by implementing the following construction site measures:</i></p> <ul style="list-style-type: none"> a. <i>All entrances/exits to the construction site shall be stabilized using methods designed to reduce transport of sediment off site. Stabilizing measures may include but are not limited to use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. Entrances/exits shall be maintained until graded areas have been stabilized by structures, long-term erosion control measures or landscaping.</i> b. <i>Apply concrete, asphalt, and seal coat only during dry weather.</i> c. <i>Cover storm drains and manholes within the construction area when paving or applying seal coat, slurry, fog seal, etc.</i> d. <i>Store, handle and dispose of construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. in a manner which minimizes the potential for storm water contamination.</i> 	<p>Applicant and County of Santa Barbara Planning and Development</p>	<p>The Applicant shall ensure all above construction site measures are printed as notes on plans. Planning and Development staff shall confirm that the plans reflect these notes prior to Zoning Clearance issuance. Stabilizing measures shall be in place prior to commencement of construction. Other measures shall be in place throughout construction.</p>	<p>The Applicant shall demonstrate compliance with these measures to Planning and Development compliance monitoring staff as requested during construction.</p>

APPENDIX O. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Implementation Responsibility	Plan Requirements and Timing	Monitoring Division
<p>MM WAT-3c. Erosion and Sediment Control Revegetation. <i>The Applicant shall re-vegetate graded areas upon completion of grading activities with deep rooted, native, drought tolerant species to minimize slope failure and erosion potential. Use hydroseed, straw blankets, other geotextile binding fabrics or other Planning and Development approved methods as necessary to hold slope soils until vegetation is established. Planning and Development may require the reseeding of surfaces graded for the placement of structures if construction does not commence within 30 days of grading.</i></p>	<p>Applicant</p>	<p>Include this measure as a note on all grading and building plans submitted for review and approval prior to Zoning Clearance issuance. The Applicant shall re-vegetate graded areas within 30 days.</p>	<p>The Applicant shall demonstrate compliance to grading and building inspectors and compliance monitoring staff in the field.</p>