

ARCHITECTURAL BOARD OF REVIEW
CONDITIONS OF APPROVAL

336 N. MILPAS
NEW COMMERCIAL BUILDING
JUNE, 5, 2006

Cultural Resources: Standard Construction "Discovery" Measure

- CR-1 Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such cultural resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and a City-approved archaeologist shall be consulted to evaluate the find, and mitigation measures shall be undertaken as necessary to avoid significant impacts. If the discovery consists of potentially human remains, the Santa Barbara County Coroner and the California Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Environmental Analyst.
- C-2 Extended Phase 1 (See MEA Guidelines)
- C-2 Monitoring (See MEA Guidelines)

Hazardous Materials

- HZ-2 In the event that potentially hazardous materials are uncovered during grading or construction processes, the applicant shall take appropriate measures to assure worker and public safety and provide for assessment and remediation in accordance with State, County, and City regulations.

Noise: Construction Noise Mitigation Measures

- N-1. Noise generating construction activity should be prohibited Saturdays, Sundays, and holidays and between the hours of 5 p.m. to 8 a.m. Holidays are defined as those days which are observed by the City of Santa Barbara as official holidays by City employees.
- N-2 All construction equipment, including trucks, should be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
- N-3 Staging and equipment areas shall be sited to minimize noise effects to residential and other noise-sensitive land uses. Temporary noise barriers shall be provided around the construction site as necessary to avoid extended disturbance to neighbors from construction noise.
- N-4 Within 10 days of commencement of construction, the applicant shall provide notice of construction schedule to surrounding neighborhood and post information on the site in a location visible to the public, including the hours of operation and contact person with telephone number.

Solid Waste: Construction Source Reduction/ Recycling Measures

- SW-1 Recycling bins shall be placed on the site throughout the construction process, and the applicant shall maximize resource recovery, reuse and recycling of demolition and construction waste as feasible.

Traffic: Construction Traffic/ Parking Mitigation Measures

- TC-1 The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods and shall be approved by the Transportation Operations Manager..
- TC-2 Construction parking shall be provided as follows:
- A. During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Transportation Operations Manager.
 - B. On-site or off-site storage shall be provided for construction materials and equipment. Storage of construction materials within the public right-of-way is prohibited.

Grading: Erosion/ Siltation/ Water Quality Mitigation Measures

- W-1 An Erosion Control Plan for construction activities to maintain all sediment on site and out of the drainage system shall be submitted to the Building Division for approval prior to Building Permit issuance and shall be implemented by the applicant on site. The plan shall include, at a minimum, the following:
1. Minimize the area of bare soil exposed at one time (phased grading).
 2. Install silt fence, sand bag, hay bale or silt devices where necessary around the project site to prevent offsite transport of sediment.
 3. Bare soils shall be protected from erosion by applying heavy seeding, within five days of clearing or inactivity in construction.
 4. Construction entrances should be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
 5. Establish fuel and vehicle maintenance staging areas located away from all drainage courses, and design these areas to control runoff.
 6. Maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinners or solvents should not be discharged into sanitary or storm sewer systems. Washout from concrete trucks should be disposed of at a location not subject to runoff and more than 50 feet away from a storm drain, open ditch or surface water.
- G-2 A detailed grading and erosion-control plan shall be submitted for review and approval prior to issuance of grading permit. The plan shall be coordinated with drainage and landscaping plans, and shall incorporate Best Management Practices in accordance with Regional Water Quality Control Board regulations:
- Grading shall incorporate any applicable measures recommended in soils and geology reports. Detailed plans and geologic report shall be submitted for any permanent erosion-control structures.
 - Grading shall be designed to minimize erosion and control drainage.

- Graded areas shall be revegetated within four weeks of grading activities with deep-rooted, native, drought-tolerant species to minimize slope failure and erosion. Planted areas shall be irrigated if necessary, and maintained to ensure that plants are established. Geotextile binding fabrics shall be used as necessary to hold slopes until vegetation is established.
- Excavation and grading shall be limited to the dry season of the year (i.e., April 15-November 1) unless otherwise approved by the Building Division based on identified erosion-control measures.