

## **APPENDIX D**

# **MITIGATION MONITORING AND REPORTING PROGRAM FROM THE ADDENDUM NO. 2 TO SCHWAN SELF STORAGE PROJECT MITIGATED NEGATIVE DECLARATION AND 2017 ADDENDUM NO. 1 DATED AUGUST 2017**

### **Case No. 19-032-DPAM**

The Addendum No. 2 To Schwan Self Storage Project Mitigated Negative Declaration And 2017 Addendum No. 1 for the Kellogg Crossing Self-Storage Project identifies mitigation measures that will be implemented to reduce the environmental impacts associated with the project. The California Environmental Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in Section 21081.6 of the Public Resources Code:

*... the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.*

Section 21081.6 also provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined as part of adopting a mitigated negative declaration.

The mitigation monitoring table lists those mitigation measures that may be included as conditions of approval for the project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The project applicant will have the responsibility for implementing the measures, and the various City Goleta departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.



**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<b>AESTHETICS – IMPACTS</b>					
<b>AES- 1</b> The Applicant/Permittee must secure Design Review Board (DRB) approval of the site plan, architectural style, colors and materials of the project that ensure compatibility of massing, heights, landscaping, lighting, and architectural consistency with the existing neighborhood character.	Permittee	The review shall include site plan, floor plan, elevations, grading plan, landscape plan, and lighting plan consistent with the DRB submittal requirements. Particular attention shall be paid to compatibility with the area and surroundings, views from Highway 101 and the surrounding neighborhood, color palette, and landscape plantings used for screening buildings. Additional materials shall be provided as required by the DRB to complete their review. Design Review approval shall be granted prior to issuance of an LUP.	City staff shall verify compliance prior to issuance of an LUP, during field inspection, and prior to final inspection.		
<b>AES - 2</b> The height of structural development shown on final plans shall not exceed the mean height and peak height shown on approved project exhibit maps. Finished grade shall be consistent with the approved final grading plan. Height limitations shown on issued-LUP plan sets shall be adhered to during construction.	Permittee	Before foundation inspection by the Building Department the Applicant/Permittee must submit pad certification from a licensed surveyor demonstrating that the pad height conforms to approved plan set. During the framing state of construction and prior to commencement of roofing, the permittee shall submit verification from a licensed surveyor demonstrating that	City staff shall verify compliance prior to issuance of an LUP, during field inspection, and prior to grading, and commencement of roofing.		



**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
		the mean height and peak height conform to those shown on issued-LUP plan sets.			
<b>AES - 3</b> Project landscaping shall consist of approximately seventy-five percent (75%) drought-tolerant native and/or Mediterranean type species which adequately complement the project design and integrate the site with surrounding land uses.	Permittee	The final landscape plan shall identify the following:  a. type of irrigation; b. all existing and new trees, shrubs, and groundcovers by species; c. size of all plantings; and d. location of all plantings.  The final landscape plan shall be reviewed and approved by the DRB and City staff prior to LUP issuance.	Prior to final inspection, City staff shall site inspect to ensure that landscaping has been installed consistent with the final landscape plan.		
<b>AES – 4</b> The permittee shall enter into an agreement to install required landscaping and water-conserving irrigation systems as well as maintain required landscaping for the life of the project.	Permittee	The permittee shall sign the landscape installation and maintenance agreement, including at least a 3-year maintenance period, prior to LUP issuance. Performance securities for installation and maintenance shall be reviewed and approved by City staff prior to LUP issuance.	Prior to final inspection, City staff shall site inspect to ensure installation according to approved plan. City staff shall check maintenance as needed. Release of any performance security requires appropriate documentation and City staff signature.		
<b>AES – 5</b> The permittee shall submit a composite utility plan for City staff and DRB Design Review approval. All external/roof-mounted mechanical equipment (including HVAC condensers, switch boxes, etc.) shall be included on all building plans and shall be	Permittee	Detailed plans showing all external/roof-mounted mechanical equipment shall be submitted for review by City staff and the DRB prior to LUP	Prior to final inspection, City staff shall verify installation of all external/roof mounted mechanical equipment per the approved		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
designed to be integrated into the structure and/or screened in their entirety from public view.		issuance.	plans.		
<b>AES – 6</b> All new utility service connections and above-ground mounted equipment such as backflow devices, etc, shall be screened from public view and/or painted in a soft earth-tone color(s) (red is prohibited) so as to blend in with the project. Screening may include a combination of landscaping and/or fencing/walls. Whenever possible, utility transformers shall be placed in underground vaults. All gas and electrical meters shall be concealed and/or painted to match the building. All gas, electrical, backflow prevention devices and communications equipment shall be completely concealed in an enclosed portion of the building, on top of the building, or within a screened utility area. All transformers and vaults that must be located within the right-of-way shall be installed below grade unless otherwise approved by the City, and then must be completely screened from view.	Permittee	The plans submitted for City staff and DRB Design Review approval shall identify the type, location, size, and number of utility connections and above-ground mounted equipment as well as how such equipment would be screened from public view and the color(s) that it would be painted so as to blend in with the project and surrounding area.	Prior to final inspection, City staff shall verify that all above-ground utility connections and equipment is installed, screened, and painted per the approved plans.		
<b>AES – 7</b> Any exterior night lighting installed on the project site shall be of low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Exterior lighting fixtures shall be kept to the minimum number and intensity needed to ensure public safety. These lights shall be dimmed after 11 p.m. to the maximum extent practical without compromising public safety. Upward directed exterior lighting is prohibited. All exterior lighting fixtures shall be appropriate for the architectural style of the proposed structure and surrounding area.	Permittee	The locations of all exterior lighting fixtures, complete cut-sheets of all exterior lighting fixtures, and a photometric plan prepared by a registered professional engineer showing the extent of all light and glare emitted by all exterior lighting fixtures shall be reviewed and approved by the DRB and City staff prior to LUP issuance.	Prior to final inspection, City staff shall inspect to ensure that exterior lighting fixtures have been installed consistent with approved plans.		
<b>AES – 8</b> Trash/recycling enclosure(s) shall be provided.	Permittee	The enclosure shall be compatible with the	Prior to final inspection, City staff shall site inspect to ensure		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
		architectural design of the project, shall be of adequate size for trash and recycling containers (at least 50 SF and a minimum of 50% of the total area shall be dedicated to recyclables), shall be accessible by users and for removal. The trash/recycling area shall be enclosed with a solid wall of sufficient height to screen the area, shall include a solid gate and a roof, and shall be maintained in good repair in perpetuity. The enclosure(s) shall be shown on project plans and shall be reviewed and approved by City staff and the DRB prior to LUP issuance.	installation according to approved plan.		
<b>AES – 9</b> No signs of any type are approved with this action unless otherwise specified. All signs require a separate sign permit and Design Review Board (DRB) approval and shall comply with the City of Goleta sign regulations (Article I, Chapter 35 of the Municipal Code).	Permittee	Future signage shall comply with the requirements of Article I, Chapter 35 of the Municipal Code prior to issuance of any Sign Certificate of Conformance.	City staff shall verify compliance with this requirement.		
<b>AES - 10</b> Any new utility lines within the project site shall be placed underground.	Permittee	Construction plans for these improvements shall be reviewed and approved the City prior to LUP issuance. Improvements shall be implanted prior to occupancy.	City staff shall verify completion of the improvements in the field.		
<b>AIR QUALITY – IMPACTS</b>					

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<b>AQ-1</b> Ventilation systems that are rated at Minimum Efficiency Reporting Value of “MERV13” or better for enhanced particulate removal efficiency shall be provided for the office area. Air intakes must be located on the side of the building facing away from U.S. 101 and windows facing U.S. 101 cannot be capable of opening unless warranted to comply with the California Building Code requirements for emergency egress. All new employees shall be provided information regarding filter maintenance/replacement for the life of the project.	Permittee	This requirement shall be shown on applicable plans submitted for approval of any Land Use and Building permits. The brochure and the specifications for the filter screens must also be submitted to the Planning and Environmental Review Director for review before City approval of any Land Use and Building permits for the Project.	City of Goleta staff shall verify compliance onsite prior to final inspection.		
<b>AQ-3</b> Dust generated by construction and/or demolition activities shall be kept to a minimum.	Permittee	The following dust control measures shall be shown on all building and grading plans and the permittee shall ensure that these measures are implemented by the contractor/builder:  a. During clearing, grading, earth moving, excavation, and/or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day’s activities.  b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent	City staff shall ensure measures are printed on plans and shall periodically site inspect to ensure compliance. APCD inspectors will respond to nuisance complaints.		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
		dust from leaving the site. At a minimum, this would include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall occur whenever wind exceeds 15 miles per hour. If wind speeds increase to the point at which such measures cannot prevent dust from leaving the site, construction activities shall be suspended. c. Minimize amount of disturbed area and reduce onsite vehicle speeds to 15 miles per hour or less. d. Gravel pads, knock-off plates, or similar BMPs, shall be installed at all access points to the project site to prevent tracking of mud onto roadways. e. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting soil material to and from the site shall be tarped from the point of origin.			

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
		<p>f. All gravel, dirt, and construction material shall be cleaned from the right-of-way at a minimum of once a day at the end of the work day.</p> <p>g. After clearing, grading, earth moving, and/or excavation is complete, the disturbed area shall be treated by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed in a manner that prevents dust generation.</p> <p>The permittee shall ensure that the contractor or builder designates a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to City staff and the APCD and shall be posted in three locations along the project site's perimeter for the</p>			



**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
		duration of grading and construction activities. All requirements shall be noted on all clearance plans and shall be reviewed and approved by City staff prior to LUP issuance. Requirements shall be adhered to throughout all grading and construction periods.			
<p><b>AQ - 4</b> Grading and construction contracts must specify that contractors shall adhere to requirements that reduce emissions of ozone precursors and particulate emissions from diesel exhaust.</p> <p>The following shall apply:</p> <ul style="list-style-type: none"> <li>a. All portable diesel-powered construction equipment shall be registered with the state’s portable equipment registration program OR shall obtain an APCD permit.</li> <li>b. Fleet owners of mobile construction equipment are subject to the California Air Resources Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13, California Code of Regulations, Chapter 9, Section 2449).</li> <li>c. All commercial diesel vehicles are subject to limitations on idling time (Title 13, California Code of Regulations, Chapter 9, Section 2485). Idling of heavy- duty diesel construction equipment and trucks during loading and unloading shall be limited to five (5) minutes.</li> </ul>	Permittee	All requirements shall be noted on all clearance plans and shall be reviewed and approved by City staff prior to LUP issuance. Requirements shall be adhered to throughout all grading and construction periods.	City staff shall ensure measures are printed on plans and shall periodically site inspect to ensure compliance. APCD inspectors will respond to nuisance complaints.		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<p>Electric auxiliary power units should be used whenever possible.</p> <p>d. Diesel construction equipment meeting the CARB Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 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 CARB or the Environmental Protection Agency (EPA).</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>					

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<p>k. Construction worker trips should be minimized by requiring carpooling and by providing lunch onsite.</p>					
<p><b>AQ - 5</b> If the construction site is graded and left undeveloped for over four weeks, the permittee shall employ the following methods immediately to inhibit dust generation:</p> <ul style="list-style-type: none"> <li>a. seeding and watering to revegetate graded areas; and/or</li> <li>b. spreading of soil binders; and/or</li> <li>c. any other methods deemed appropriate by City staff.</li> </ul>	Permittee	These requirements shall be noted on all plans submitted for issuance of any LUP for the project.	City staff shall perform periodic site inspections to verify compliance.		
<p><b>AQ - 6</b> Diesel fuel emissions shall be limited.</p> <p>The following limitations on diesel-fueled vehicles in excess of 10,000 pounds shall apply during all construction and subsequent operational activities:</p> <ul style="list-style-type: none"> <li>a. Diesel-fueled vehicles in excess of 10,000 pounds shall not idle in one location for more than five (5) minutes at a time.</li> <li>b. Diesel-fueled vehicles in excess of 10,000 pounds shall not use diesel-fueled auxiliary power units for more than five (5) minutes to</li> </ul>	Permittee	All requirements shall be noted on all clearance plans and shall be reviewed and approved by City staff prior to LUP issuance. Requirements shall be adhered to throughout all grading and construction periods. The location and information provided on the sign(s) shall be reviewed and approved by City staff prior to LUP issuance.	City staff shall ensure measures are printed on plans and shall periodically site inspect to ensure compliance. APCD inspectors will respond to nuisance complaints.		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<p>power heater, air conditioner, or other ancillary equipment on any such vehicle.</p> <p>c. The permittee shall designate one or more locations as deemed appropriate, for the permanent posting of a notice(s) to all drivers of diesel-fueled vehicles in excess of 10,000 pounds of these limitations on vehicle idling in all areas of the property that may be frequented by such vehicles. Such signs will be maintained in their approved location(s) as long as diesel-fueled vehicles in excess of 10,000 pounds are being used.</p>					
<p><b>AQ - 7</b> The permittee shall submit to the APCD a completed <i>Asbestos Demolition/Renovation Notification</i> form and comply with the <i>National Emission Standards for Hazardous Air Pollutants—Asbestos</i> during all demolition activities for the removal or remodeling of any structure on site constructed before 1979.</p>	Permittee	The permittee shall provide written verification that a completed <i>Asbestos Demolition/Renovation Notification</i> form has been submitted to the APCD. In addition, all plans submitted for a demolition permit shall include a note that all demolition activities shall comply with the <i>National Emission Standards for Hazardous Air Pollutants—Asbestos</i> . These requirements shall be met prior to issuance of the demolition permit.	City staff shall monitor in the field for compliance.		
<b>BIOLOGICAL RESOURCES – IMPACTS</b>					

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<p><b>BIO-1</b> A final grading and erosion control plan shall be designed to minimize erosion and shall include the following:</p> <ul style="list-style-type: none"> <li>a) Methods such as retention basins, drainage diversion structures and spot grading shall be used to reduce siltation into adjacent streams during all grading and construction activities.</li> <li>b) Graded areas within the banks of San Jose Creek shall be revegetated within three (3) days of grading activities with deep-rooted, native, drought-tolerant species in accordance with the project landscape plan to minimize slope failure and erosion potential. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established.</li> <li>c) Temporary storage of construction equipment shall be prohibited within 50-feet of the top-of-bank/riparian corridor of San Jose Creek at all times.</li> <li>d) All runoff water from impervious areas shall be conveyed by impervious conduits to San Jose Creek in a non-erosive manner.</li> <li>e) Erosion control structures shall be installed per the approved final grading/drainage plan.</li> </ul>	Permittee	The grading and erosion control plan(s) shall be submitted for review and approved by City staff prior to issuance of any LUP for the project. The permittee shall notify Planning and Environmental Review prior to commencement of grading. All components of the approved final grading/erosion control plan shall be implemented prior to final inspection.	Planning and Environmental Review staff shall photo-document revegetation and ensure compliance with the approved final grading/drainage plan. City staff shall verify installation of all temporary erosion and drainage control measures prior to the beginning of any structural construction. City staff shall verify installation of all permanent drainage and erosion control facilities prior to final inspection.		
<p><b>BIO-2</b> The permittee shall limit excavation and grading to the dry season of the year (i.e. April 15<sup>th</sup> to November 1<sup>st</sup>) unless a City-approved erosion control plan is in place and all measures therein are in effect. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion.</p>	Permittee	This requirement shall be noted on all grading and building plans. Graded surfaces shall be reseeded within four (4) weeks of grading completion, with the exception of surfaces graded for the placement of structures. These surfaces shall be reseeded if construction of structures does	City staff shall site inspect during grading to monitor dust generation and four (4) weeks after grading to verify reseeded and to verify the construction has commenced in areas graded for placement of structures.		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
		not commence within four (4) weeks of grading completion.			
<b>BIO-3</b> The fence and gate currently proposed within the required 75-foot Streamside Protection Area (SPA) of San Jose Creek shall be relocated so that it does not encroach into said SPA.	Permittee	The updated plan set reflecting this change shall be submitted to City staff for review and approval prior to issuance of any LUP for the project.	City staff shall verify compliance prior to issuance of any LUP for the project.		
<b>BIO-4</b> The alignment and location of all drainage control facilities constructed within the SPA of San Jose Creek shall be in substantial conformance with the Preliminary Grading and Drainage Plan for the project prepared by Coast Engineering & Survey, Inc. dated March 14, 2019. However, minor adjustments to the location and alignment of the drainage control facilities shall be allowed to avoid disturbance to any native riparian trees and/or shrubs to the maximum extent feasible.	Permittee	Any minor adjustments to the proposed alignment and location of the drainage control facilities within the SPA of the creek shall be reviewed and noted on the final grading/drainage plans and approved by City staff prior to issuance of any LUP for the project.	City staff shall verify that the installation of all drainage improvements within the SPA of San Jose Creek is done pursuant to the approved final drainage plan prior to Final Building Inspection.		
<b>BIO-5</b> The permittee shall prepare and implement a plan for the removal of invasive non-native weedy species within San Jose Creek and its associated ESHA and SPA as shown on the Revised Biological and Revegetation Study and Tree Protection Plan prepared by Watershed Environmental, Inc dated July 11, 2008, including, but not limited to, pampas grass, fennel, tamarisk, cape-ivy, English ivy, and Giant reed.	Permittee	The plan for removal of non-native, invasive weedy species shall be prepared by the project biologist and submitted to City staff for review and approval prior to issuance of any LUP for the project. All non-native invasive weedy species shall be removed from the SPA of the creek prior to any final inspection.	City staff shall verify compliance prior to issuance of any LUP for the project and prior to final inspection.		
<b>BIO-6</b> A riparian corridor restoration plan shall be prepared for the Old San Jose Creek ESHA and SPA within the project boundary. The plan shall also include the tributary swale along the northern property boundary. The plan shall be prepared by a	Permittee	The plan shall be reviewed and approved by City staff prior to issuance of an LUP. Implementation shall be completed prior to occupancy	City staff shall site inspect during installation and shall ensure completion prior to issuance of occupancy clearance.		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion		
				Initial	Date	
<p>City-approved biologist and shall include specific goals for habitat restoration. Elements of the plan shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>a. Author, date, project description, and project implementation.</li> <li>b. A description of existing biological resources.</li> <li>c. Goals and objectives for the restoration plan.</li> <li>d. Site preparation methods and measures for protection of resources during construction.</li> <li>e. Weeding requirements and a list of non-native species to be removed and methods for removal.</li> <li>f. A planting plan for the riparian corridor and swale area with appropriate treatment of ESHA and SPA locations.</li> <li>g. Use of only local genetic stock for all seeds and plantings and seed collection schedule.</li> <li>h. Performance criteria by which restoration success is measured.</li> <li>i. Methods to protect plantings until established, including short-term and long-term maintenance.</li> <li>j. Actions necessary in the event performance criteria are not met.</li> <li>k. Irrigation requirements.</li> <li>l. Detailed mapping of ESHA and SPA boundaries and illustration of restoration areas.</li> <li>m. Cost estimate to implement the restoration plan, including installation as well as maintenance and monitoring requirements.</li> </ul>		clearance.				
<b>BIO-7</b>	The permittee shall provide performance securities and enter into agreements for installation and	Permittee	The performance securities shall be provided and	Prior to occupancy clearance, City staff shall site inspect to ensure		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<p>maintenance of the riparian corridor restoration plan. The maintenance period shall be a minimum of five (5) years.</p>		<p>agreements signed, prior to issuance of an LUP.</p>	<p>installation according to the riparian corridor restoration plan. City staff shall check maintenance as needed. Release of any performance security requires appropriate documentation and City staff signature.</p>		
<p><b>BIO-8</b> The permittee shall prepare a tree protection and replacement plan for the project. The tree protection plan shall include, but not be limited to, the following tree protection measures:</p> <ul style="list-style-type: none"> <li>a. An exhibit showing the location, diameter and tree canopy of all oaks and any other specimen trees located onsite. Other trees that are to be protected shall also be included on the exhibit.</li> <li>b. Only trees designated for removal on the approved tree protection and replacement plan shall be removed. The Plan shall be consistent with the analysis in the environmental document and shall ensure that direct impacts to any additional oak trees shall be avoided and/or minimized.</li> <li>c. Any Oak trees that will not be removed on site shall be flagged and protected with the use of a tree guard or fencing. Fencing shall be located no closer than six feet outside of the dripline of each tree and be at least four (4) feet in height consisting of a chain link or other material acceptable to City staff and shall be staked every six (6) feet.</li> <li>d. Workers shall be instructed to stay outside of the fenced areas.</li> </ul>	<p>Permittee</p>	<p>The Tree Protection and Replacement Plan shall be reviewed and approved by City staff prior to issuance of any LUP for the project. The Plan shall be in effect and fully implemented throughout all project grading and construction.</p>	<p>City staff shall monitor in the field to ensure compliance during all construction/demolition activities.</p>		



**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<p>e. No activities or storage of construction materials shall be allowed within the fenced areas unless approved by the project arborist.</p> <p>f. Any encroachment within the critical root zone of native trees shall adhere to the following standards:</p> <p>i. Walls and/or fencing with continuous footings shall be prohibited. Any walls/fencing shall be installed without continuous impacts on specimen trees along the wall/fence line. Impacts shall be limited to single postholes for support structures at intervals that minimize impacts on oak trees.</p> <p>ii. Any paving shall be of pervious material (i.e. gravel, brick without mortar or turf block).</p> <p>iii. Any trenching required within the protected area of specimen trees shall be done by hand.</p> <p>iv. Any roots one inch in diameter or greater encountered during any grading, construction, or similar activities shall be cleanly cut with a sharp saw to allow for new root regeneration, backfilled immediately or kept moist to prevent drying out and dying.</p> <p>g. All specimen trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.</p> <p>h. Any areas where grading, trenching, construction, landscaping or other similar activities would encroach within 6 feet of any protected tree dripline shall be identified in the</p>					

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<p>plan. All encroachment is subject to review and approval by City staff.</p> <p>i. All proposed driveways, utility corridors, walls/fencing, irrigation lines, and similar infrastructure shall be shown on the tree protection exhibit. New utilities shall be located within roadways, driveways, or a designated utility corridor such that impacts to trees are avoided or minimized.</p> <p>j. No ground disturbance, including grading for utility installation, access, buildings, and other similar activities, shall occur within 25 feet of any oak tree canopy, unless specifically authorized by the approved Tree Protection and Replacement Plan.</p> <p>k. Any approved root disturbance to any of the protected trees shall be done by hand and under the supervision of the project arborist.</p> <p>l. Any tree affected by the construction process shall be deep-root fertilized to promote better health and vigor.</p> <p>m. Compaction of the root zone shall be avoided by spreading 3-4" of mulch. If necessary, plywood or equivalent shall be placed on top.</p> <p>n. During hot, dry periods, the project arborist shall be consulted to determine if the foliage needs to be washed with high pressure water to remove construction dust. The project arborist shall supervise any such washing.</p> <p>o. Any emergency activities necessary to be performed within six feet of the dripline of any protected tree shall be first the project arborist. If any such activities are approved,</p>					

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<p>they shall be completed under the supervision of the project arborist.</p> <p>p. Native or specimen trees shall be mitigated at a 10 to 1 ratio. The Plan shall identify appropriate onsite, and offsite if necessary, mitigation for any specimen tree that is removed, unsuccessfully relocated, and/or damaged. Mitigation locations, replacement sizes and replacement ratios shall be identified.</p> <p>q. Any unanticipated damage that occurs to a specimen tree resulting from grading, construction or similar activities shall be mitigated in a manner approved by City staff. A mitigation plan shall be funded by the permittee under the direction of the City and include location of replacement, installation, maintenance and performance criteria.</p>					
<p><b>BIO-9</b> The permittee shall obtain all applicable California Department of Fish &amp; Game (CDF&amp;G) permits or a project waiver for installation of the overflow stormdrain into the creek channel of San Jose Creek.</p>	Permittee	Such permits or waiver shall be submitted to the City prior to the issuance of any LUP for the project.	City staff shall verify compliance prior to issuance of any LUP for the project.		
<p><b>BIO-10</b> The permittee shall obtain a permit for the discharge of fill in federally protected waters pursuant to Section 404 of the Clean Water Act from the U. S. Army Corps of Engineers for all work and/or site disturbance within the riparian corridor of San Jose Creek, or a written waiver from the Corp from such permitting requirements.</p>	Permittee	A Section 404 permit or written waiver from the U. S. Army Corps of Engineers for all proposed work/site disturbance within the riparian corridor of San Jose Creek shall be submitted to the City prior to the issuance of any LUP for project construction.	City staff shall verify compliance prior to the issuance of any LUP for the project.		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<b>BIO-11</b> The permittee shall obtain any applicable Santa Barbara County Flood Control District permits or a project waiver for installation of the overflow stormdrain into the creek channel of San Jose Creek.	Permittee	Such permits or waiver shall be submitted to the City prior to the issuance of any LUP for the project.	City staff shall verify compliance prior to issuance of any LUP for the project.		
<b>BIO-12</b> The permittee shall revise the exterior lighting plan to ensure that all lighting does not spillover into San Jose Creek or its associated ESHA and SPA upland buffer. All exterior lighting along the eastern extent of the project site shall not be on any kind of motion sensor.	Permittee	Final approval of the exterior lighting plan shall be approved by staff and the DRB prior to issuance of any LUP for the project.	Installation of all exterior lighting shall be inspected by City staff for compliance with the approved final lighting plan prior to final inspection.		
<b>BIO-13</b> A pre-construction survey for nesting birds, particularly nesting raptors, shall be prepared by the project biologist or other, City-approved biologist, not more than two (2) weeks prior to commencement of construction activities to identify and avoid active nests. If an active raptor nest or other protected bird species nest is found and work is proposed while the nest is active, a construction buffer of 500 feet for raptors, and a buffer to be determined by the City-approved biologist and City staff for other sensitive bird species, shall be maintained until August 15th or until the young have fledged, whichever occurs later. The size of the buffer may be adjusted by a qualified ornithologist with approval of the City Biologist based on the proposed activity, the species nesting, and the status of the nest, but shall be large enough to prevent disturbance.	Permittee	The permittee shall provide the name and qualifications of the biologist to be used for avian survey purposes for City approval. The survey shall be submitted to the City, CDFG, and any other applicable agencies within 30 days of completion and prior to construction activities. Pre-construction nesting bird and raptor surveys must be conducted during the time of day when bird species are active and be of sufficient duration to reliably conclude presence/absence of nesting birds and raptors within the 300-foot buffer. A report of the nesting bird and raptor survey results, if applicable, must be submitted to the Planning and Environmental	City staff shall verify compliance prior to commencement of construction as well as during all construction activities.		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
		Review Director, for review and approval not more than one week before commencing ground disturbances			
<b>BIO-14</b> A pre-construction survey for protected botanical and wildlife species, in particular the Southern California Steelhead Trout, shall be conducted no more than two (2) weeks prior to commencement of construction to identify any protected biological resources within the demolition/construction area to ensure that such resources are identified and protected to the maximum extent feasible. If a protected species is found and work is proposed while near the species, or within the spawning season, a construction buffer to be determined by the City approved biologist and City staff in accordance with City and the California Department of Fish and Game regulations.	Permittee	The permittee shall provide the name and qualifications of the biologist to conduct the required pre-construction surveys for review and approval by City staff. The project biologist shall prepare and submit a written report of the findings of the pre-construction survey and to City staff for review and approval. All identified protective measures approved by City staff shall be implemented prior to commencement of construction/demolition.	City staff shall verify compliance prior to commencement of construction/demolition activities as well as field-inspect to ensure compliance during such work.		
<b>BIO-15</b> Temporary, protective chain-link fencing along with erosion control measures such as wattles, straw bales, and sedimentation fencing along the bottom of the fence shall be erected at the edge of the SPA measured 75-feet from the top-of-bank as represented on the prepared by Coast Engineering & Survey, INC. dated March 14, 2019 to identify the limits of construction and prevent intrusions and release of sediment laden stormwater into the creek and its riparian corridor.	Permittee	Such protective fencing shall be a minimum of six (6) feet high and staked every six (6) feet. Plans for the required temporary chain link fencing and construction stormwater management measures shall be reviewed and approved by City staff prior to issuance of any LUP for the project. All approved protective chain-link fencing and construction stormwater management measures shall be	City staff shall monitor in the field to ensure compliance during all construction/demolition activities.		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
		implemented prior to commencement of construction/demolition and maintained through the entirety of construction activities per the approved plans.			
<b>BIO-16</b> All construction/demolition staging and stockpiling shall be limited to paved and/or disturbed surfaces within the protective fenced area noted above at all times. Absolutely no staging and/or stockpiling of any materials shall be allowed within San Jose Creek and its associated ESHA and SPA at any time.	Permittee	These requirements and prohibitions shall be included on all plans submitted for issuance of any LUP, building permit, or grading permit.	City staff shall monitor in the field to ensure compliance during all construction/demolition activities.		
<b>BIO-17</b> During construction, washing of concrete, paint, or equipment shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. The washing area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources unless permitted by PER Director due to site constraints.	Permittee	A designated wash-out area shall be identified on all plans submitted for any LUP, grading permit, or building permit and shall be reviewed and approved by City staff prior to issuance of any LUP for the project. The approved wash-out area shall be maintained in good condition throughout all construction activities.	City staff shall verify compliance, during periodic field inspections during project construction.		
<b>BIO-18</b> The permittee shall submit drainage and grading plans with a Storm Water Management Plan for review and approval by Public Works and Building staff and the Regional Water Quality Control Board.	Permittee	The plan shall incorporate appropriate Best Management Practices to minimize storm water impacts in accordance with the City's Storm Water Management Plan and the City's General Plan. The plans shall also include an erosion control plan for review and approval by Public Works staff	City staff shall verify construction of all stormwater water quality/control facilities per the City-approved final grading and erosion control plans prior to issuance of any certificate of occupancy.		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion		
				Initial	Date	
		prior to the issuance of any LUP for the project.				
<b>CULTURAL RESOURCES – IMPACTS</b>						
<b>CR-1</b>	In the event archaeological resources are encountered during grading, work shall be stopped immediately or redirected until the City-approved archaeologist and Native American representative can evaluate the significance of the find pursuant to Phase 2 investigation standards set forth in the City Archaeological Guidelines. The Phase 2 shall be funded by the permittee. If resources are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines. The Phase 3 shall be funded by the permittee.	Permittee	This requirement shall be printed on all plans submitted for any LUP, building, grading, or demolition permits.	City staff shall conduct periodic field inspections to verify compliance during ground disturbing activities and shall ensure preparation of any necessary Phase 2 and/or Phase 3.		
<b>CR-2</b>	All site preparation (pavement and vegetation removal) and subsurface ground-disturbing activities (e.g., grading, trenching) must be monitored by a City-approved archaeologist and Chumash Native American observer (with selection to be reviewed and approved by the City). Before construction, a brief archaeological monitoring plan will be prepared and approved by the Planning and Environmental Review Director (or designee) to ensure that any unexpected discoveries of cultural resources are treated adequately and efficiently. The plan must include, without limitation, the following requirements: a. The monitors must be on site on a full-time basis during any site preparation, ground disturbing, and/or grading activities (whether within or outside of the assumed intact soil areas). The monitors must remain on site until it is determined through consultation with the	Permittee	The archaeological monitoring plan will be submitted for review and approval to the Planning and Environmental Review Director (or designee) before construction. The plan will include the names and resumes for both the qualified archaeologist and Chumash Native American observer. In addition, the following note will be placed on all grading plans: a. “If cultural materials are discovered during construction, all earth-moving activity within and around the immediate discovery	A final written monitoring report will be prepared by the archaeological monitors and submitted to the Planning and Environmental Review Director (or designee) prior to Certificate of Occupancy.		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<p>permittee, City staff, archaeological consultants, and Chumash consultant that full-time monitoring is no longer warranted.</p> <p>b. If cultural materials are discovered during construction, all earth-moving activity within and around the immediate discovery area will be diverted until a qualified archaeologist can assess the nature and significance of the find. The City of Goleta will be immediately notified. If resources are discovered that are considered potentially eligible for listing in the California Register of Historic Resources, then they must be addressed under the procedures set forth in CEQA Guidelines §15064.5. If significant resources are encountered and impacts are unavoidable, then data recovery through excavation will be conducted. If the cultural materials are of Native American origin, the Planning and Environmental Review Director (or designee) will confer with the Chumash Native American observer, and a data recovery plan will be prepared and implemented.</p> <p>c. Provisions for the curation of recovered artifacts, per CEQA Guidelines § 15126.4, in consultation with culturally affiliated Native Americans.</p> <p>If human remains are discovered, Health and Safety Code § 7050.5 requires that further disturbances and activities must cease in any area or nearby area suspected to overlie remains, and the County Coroner must be contacted. Pursuant to PRC § 5097.98, if the remains are thought to be Native American, the coroner must notify the Native</p>		<p>area must be stopped until a qualified archaeologist can assess the nature and significance of the find. The City of Goleta will be immediately notified.”</p> <p>b. “If human remains are discovered, Health and Safety Code § 7050.5 requires that further disturbances and activities must cease in any area or nearby area suspected to overlie remains, and the County Coroner must be contacted. Pursuant to Public Resources Code § 5097.98, if the remains are thought to be Native American, the coroner will notify the Native American Heritage Commission who will then notify the Most Likely Descendent. At this time, the person who discovered the remains will contact the Planning and Environmental Review Director (or designee) so that they may work with</p>			



**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
American Heritage Commission, who must then notify the Most Likely Descendent. At this time, the project archaeologist must contact the Planning and Environmental Review Director (or designee) so that the agencies may work with the Most Likely Descendent on the respectful treatment and disposition of the remains. Further provisions of PRC § 5097.98 are to be followed as applicable.		the Most Likely Descendent on the respectful treatment and disposition of the remains. Further provisions of Public Resources Code § 5097.98 are to be followed as applicable.”			
<b>GEOLOGY AND SOILS – IMPACTS</b>					
<p><b>GEO-1</b> The final grading and erosion control plan shall be designed to minimize erosion. The plan shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>a. Best management practices (BMPs), such as temporary berms and sedimentation traps (such as silt fencing, straw bales, and sand bags), shall be installed in association with project grading. The BMPs shall be placed at the base of all cut/fill slopes and soil stockpile areas where potential erosion may occur and shall be maintained to ensure effectiveness. The sedimentation basins and traps shall be cleaned periodically and the silt shall be removed and disposed of in a location approved by the City.</li> <li>b. Non-paved areas shall be revegetated or restored (i.e. geotextile binding fabrics) immediately after grading and installation of utilities, to minimize erosion and to re-establish soil structure and fertility. Revegetation shall include drought-resistant,</li> </ul>	Permittee	Final grading, drainage, and erosion control plans shall be reviewed and approved by the City prior to LUP issuance. BMPs and erosion control measures shall remain in place/shall be implemented for the duration of grading and construction.	City staff shall verify compliance during grading and construction activities.		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<p>fast-growing vegetation that would quickly stabilize exposed ground surfaces. Alternative materials rather than reseeding (e.g., gravel) may be used, subject to review and approval by Planning and Environmental Review and Public Works.</p> <p>c. Runoff shall not be directed across exposed slopes. All surface runoff shall be conveyed in accordance with the approved drainage plans.</p> <p>d. Energy dissipators or similar devices shall be installed at the end of drainpipe outlets to minimize erosion during storm events.</p> <p>e. Grading shall occur during the dry season (April 15<sup>th</sup> to November 1<sup>st</sup>) unless a City approved erosion control plan is in place and all erosion control measures are in effect. Erosion control measures shall be identified on an erosion control plan and shall prevent runoff, erosion, and siltation. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion. Graded surfaces shall be reseeded within four (4) weeks of grading completion, with the exception of surfaces graded for the placement of structures. These surfaces shall be reseeded if construction of structures does not commence within four (4) weeks of grading completion.</p> <p>f. Site grading shall be completed such that permanent drainage away from foundations and slabs is provided and so that water shall not pond near proposed structures or pavements.</p>					

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<b>GEO -2</b> The project shall comply with the City adopted California Building Code.		Said plan must be reviewed and approved by Planning and Environmental Review Department prior to issuance of any Land Use Permit for the project.	City staff shall perform periodic site inspections to verify compliance.		
<b>HYDROLOGY AND WATER QUALITY – IMPACTS</b>					
<b>HWQ-1</b> The permittee shall provide of a National Pollutant Discharge Elimination System (NPDES) Storm Water Permit from the California Regional Water Quality Control Board, or provide proof of exemption from a NPDES permit.	Permittee	The permittee shall submit proof and City staff shall review and approve documentation prior to LUP issuance.	City staff shall review the documentation prior to LUP issuance.		
<b>HWQ-2</b> The permittee shall submit a Storm Water Pollution Prevention Plan (SWPPP) to control off-site discharge of sediments and non-stormwater pollutants during the construction phase, to be reviewed and approved by the Public Works Department. The SWPPP shall be prepared in compliance with California’s Construction General Permit using the CASQA SWPPP template. The SWPPP shall be developed, amended, or revised by a Qualified SWPPP Developer (QSD). The plan may include, but is not limited to, the following BMPs:  a. temporary berms and sedimentation traps (such as silt fencing, straw bales, and sand bags); the BMPs shall be placed at the base of all cut/fill slopes and soil stockpile areas where potential erosion may occur and shall be maintained to ensure effectiveness; the sedimentation basins and traps shall be cleaned periodically and the silt shall be	Permittee	The final drainage/stormwater quality protection plan shall be submitted to City staff for review and approval prior to LUP issuance.	City staff shall verify that the SWPPP has been implemented per the approved final plan prior to commencement of grading.		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<p>removed and disposed of in a location approved by the City;</p> <p>b. non-paved areas shall be revegetated or restored (i.e. geotextile binding fabrics) immediately after grading and installation of utilities, to minimize erosion and to re-establish soil structure and fertility; revegetation shall include drought-resistant, fast-growing vegetation that would quickly stabilize exposed ground surfaces; alternative materials rather than reseeding (e.g., gravel) may be used, subject to review and approval by Planning and Environmental Review and Public Works;</p> <p>c. runoff shall not be directed across exposed slopes; all surface runoff shall be conveyed in accordance with the approved drainage plans;</p> <p>d. energy dissipaters or similar devices shall be installed at the end of drainpipe outlets to minimize erosion during storm events;</p> <p>e. grading shall occur during the dry season (April 15<sup>th</sup> to November 1<sup>st</sup>) unless a City approved erosion control plan is in place and all erosion control measures are in effect; erosion control measures shall be identified on an erosion control plan and shall prevent runoff, erosion, and siltation; all exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion; graded surfaces shall be reseeded within four (4) weeks of grading completion, with the exception of surfaces graded for the placement of structures; these surfaces shall be reseeded if construction of structures does</p>					

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
not commence within four (4) weeks of grading completion.					
<p><b>HWQ-3</b> The permittee shall submit a Final Drainage Study and Storm Water Control Plan for review and approval by Public Works. The Final Drainage Study shall incorporate appropriate Best Management Practices (BMPs) to minimize storm water impacts in accordance with the City’s Storm Water Management Plan and the City’s General Plan. The Study shall include but not be limited to:</p> <ol style="list-style-type: none"> <li>1. Existing watershed map. Clearly identify all on-site drainage features and full limits of drainage area draining to San Jose Creek, and small drainage area draining to the south and east. Include all off-site drainage and potential run-on from properties to the north and south and clearly indicate all associated drainage patterns.</li> <li>2. Using the Santa Barbara Unit Hydrograph or approved equivalent, provide Hydrologic calculations for the 2, 5, 10, 25, 50, and 100-year storm events for both pre- and post-construction.</li> <li>3. Mitigate any increase in peak flow for the 2, 5, 10, 25, 50, and 100-year storm events over existing conditions.</li> <li>4. Location of existing drainage infrastructure.</li> </ol>	Permittee	The final drainage and Storm Water Control Plan shall be submitted to City staff for review and approval prior to LUP issuance.	City staff shall verify that drainage/stormwater quality protection plan has been constructed/installed per the approved final plan prior to final inspection.		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<p>5. Location of all proposed drainage infrastructure and full limits of proposed drainage area draining to San Jose Creek, and small drainage area draining to the south and west. Include any drainage infrastructure necessary for conveyance of existing Caltrans ROW drainage to San Jose Creek and for conveyance of Railroad ROW drainage not accepted by property due to new permanent features.</p> <p>6. Clearly identify all off-site improvements required to protect San Jose Creek from erosion, sedimentation, and/or hydromodification at the new outfall location.</p> <p>7. Applicant shall submit written approval of final Construction Plans from all Regulatory Agencies, as deemed appropriate by Public Works, for proposed work within, adjacent to, and/or contributing runoff to San Jose Creek.</p> <p>8. Trash/recycle area(s) shall provide for Best Management Practices to ensure that organics and other materials are appropriately filtered prior to entering a public storm drain system or natural waterway.</p> <p>9. Documentation and information that provides for clear correlation and continuity with the Project's Storm Water Control Plan. The Stormwater Control Plan may be inclusive</p>					

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<p>within the Final Project Drainage Study/Report.</p> <p>The Storm Water Control Plan (SWCP) shall treat and control off-site discharge of stormwater following construction of the project, to be reviewed and approved by the Public Works Department. The SWCP shall be prepared in compliance with the Central Coast Regional Water Board’s Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region, Resolution No. R3-2013-0032, and shall use the Stormwater Technical Guide for Low Impact Development: Compliance with Stormwater Post-Construction Requirements in Santa Barbara County. The SWCP shall be prepared in clear correlation and continuity with the Project’s Final Drainage Study/Report</p>					
<p><b>HWQ-4</b> The permittee shall prepare a Stormwater and Drainage Operations and Maintenance Plan to be submitted to the Public Works Department for review and approval. The Stormwater and Drainage Operations and Maintenance Plan shall:</p> <ol style="list-style-type: none"> <li>1. Identify all stormwater control measures incorporated into the project’s design, including, but not limited to vegetated swales, permeable pavers, permeable pavement, bioretention facilities, detention basins, retention basins, in-line inlet filters, and catch basin filters.</li> <li>2. Identify staff/contractor responsible for maintenance of these facilities.</li> </ol>	Permittee	The permittee shall submit the required maintenance agreement to City staff for review, approval, and execution prior to Certificate of Occupancy.	City staff shall periodically verify compliance with the provision of the agreement and respond to instances of non-compliance with the agreement.		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<p>3. Document how staff/contractor will be trained in maintenance procedures.</p> <p>4. Require inspections and maintenance in advance of the first rain of the year (typically by October 30). Annual maintenance reports may be required to be submitted to the City for a period of up to 5 years. Annual maintenance reports may be required to be retained on site and made available to City staff upon request after the 5-year period.</p> <p>5. Provide an estimated budget to cover the cost of two years of operations and maintenance of all stormwater control measures incorporated into the Project.</p> <p>The Permittee shall enter into a Stormwater Facility Maintenance Agreement with the City. The City shall develop and provide to the applicant a draft Maintenance Agreement, subject to recordation with the County, and requiring project owners, and their successors in interest to regularly inspect, maintain, and when necessary repair or replace stormwater treatment, retention and detention Stormwater Control Measures and Best Management Practices that are incorporated into the project, in perpetuity. Stormwater Facility Maintenance Agreements shall include a legal description of the project’s location, a vicinity map, and the project’s approved Stormwater Operations and Maintenance Plan. Applicant shall also post a Bond in a form acceptable to the City and in an amount of 110% of the estimated costs of maintaining Stormwater Control Measures and Best Management Practices incorporated into the Project for an initial period of 2-years.</p>					



**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<b>NOISE - IMPACTS</b>					
<b>N-1</b> All noise-generating project construction activities shall be limited to Monday thru Friday, 8:00 a.m. to 5:00 p.m. Exceptions to these restrictions may be made for good cause at the sole discretion of the Planning and Environmental Review Director, for onsite work. Exceptions to these restrictions may be made for good cause at the sole discretion of the Public Works Director or designee, for work in the City Right-of-Way only. Any subsequent amendment to the General Plan noise standard upon which these construction hours are based shall supersede the hours stated herein. No construction can occur on State holidays (e.g., Thanksgiving, Labor Day). Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels), are not subject to these restrictions.	Permittee	Three (3) signs stating these restrictions shall be provided by the permittee and posted on site. Such signs shall be a minimum size of 24" x 48". All such signs shall be in place prior to beginning commencement of any grading/demolition and maintained through to occupancy clearance. Violations may result in suspension of permits.	City staff shall monitor compliance with restrictions on construction hours and shall promptly investigate and respond to all complaints.		
<b>N-2</b> Stationary construction equipment that generates noise which exceeds 65 dB(A) measured 50-feet from the source in an unattenuated condition shall be shielded to reduce such noise levels to no more than 65 dB(A) at project boundaries.	Permittee	The permittee shall submit a list of all stationary equipment to be used in project construction which includes manufactures specifications on equipment noise levels as well as recommendations from the project acoustical engineer to shielding such stationary equipment so that it complies with this requirement for review and approval by City staff. This information shall be reviewed and approved by City staff prior to LUP issuance. All	City staff shall periodically inspect the site to ensure compliance with all noise attenuation requirements.		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
		City-approved noise attenuation measures for stationary equipment used in any construction and/or demolition activities shall be implemented and maintained for the duration of the period when such equipment is onsite.			
<p><b>N-3</b> The following measures shall be incorporated into grading and building plan specifications to reduce the impact of construction noise:</p> <ul style="list-style-type: none"> <li>a. All construction equipment shall have properly maintained sound-control devices, and no equipment shall have an unmuffled exhaust system.</li> <li>b. Contractors shall implement appropriate additional noise mitigation measures including but not limited to changing the location of stationary construction equipment, shutting off idling equipment, and installing acoustic barriers around significant sources of stationary construction noise.</li> </ul>	Permittee	These requirements shall be printed all plans prior to LUP issuance. Requirements shall also be printed on grading and building permits.	City staff shall periodically inspect the site to ensure compliance with all noise attenuation requirements.		
<p><b>N-6</b> Any windows installed must be double paned to reduce vibration effects resulting from adjacent Union Pacific Railroad operations.</p>	Permittee	The above measure shall be incorporated into building plan specifications.	Planning and Environmental Review staff shall review the building plans prior to Building Permit issuance to verify compliance. Planning and Environmental Review staff shall verify installation prior to final Building inspection.		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<b>N-7</b> New and existing heating, ventilation, and air conditioning equipment and other commercial/industrial equipment shall be adequately maintained in proper working order for the life of the project so that noise levels emitted by such equipment remain minimal. Noise shielding or insulation for such equipment will be required if such equipment results in objectionable noise levels at adjacent properties. To be considered effective, such shielding should provide a 5-dBA-CNEL noise reduction.	Permittee	The above measures shall be incorporated into grading and building plan specifications.	Planning and Environmental Review staff shall review building plans prior to Building Permit issuance to verify compliance and verify installation prior to final Building inspection.		
<b>N-8</b> The permittee shall provide all lessees of the facility a notice of the pre-existing and predictably occurring vibration resulting from Union Pacific Railroad operations immediately south of the site.	Permittee	Said notice shall be recorded with the Santa Barbara County Clerk-Recorder and proof of recordation shall be provided to the City prior to LUP issuance. The notice shall also be posted on site for the entirety of the project life.	Planning and Environmental Review staff shall ensure recordation prior to LUP issuance and via periodic site visits.		
<b>N-9</b> The permittee shall implement the following measures to minimize noise exposure to nearby sensitive receptors: a. Hours of operation/access to the public shall be limited to 7:00 a.m. to 7:00 p.m. daily. b. All vehicle engines used on site shall not be left idling longer than five (5) minutes. c. Musical bands shall not play on site. d. The use of horns, whistles or other loud devices is restricted.	Permittee	This requirement shall be noted on any plans submitted for LUP issuance. A notice stating these requirements shall be presented to all lessees of the project upon acceptance of any lease. Signs stating these requirements shall be posted at the front gate and at the main entrance to each building. Front gate sign shall be a minimum of 18"x24".	Planning and Environmental Review staff shall review plans for this requirement prior to LUP issuance and shall verify compliance via site inspections during the life of the project.		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
e. The use of radios, electronic music systems and similar noise generating devices shall not be permissible in outdoor areas on site.  f. Audible truck backup alarms will be disabled between the hours of 10:00 p.m. and 8:00 a.m.					
<b>PUBLIC SERVICES - IMPACTS</b>					
<b>PS-1</b> All access ways (public or private) shall be made serviceable.	Permittee	The site plan shall be submitted for review and approval by the Santa Barbara County Fire Department and City staff prior to LUP issuance. Access ways shall be built per approved plans.	City staff shall verify Fire Department approval of access ways prior to occupancy clearance.		
<b>PS-2</b> The composite utility plan to be prepared by the permittee shall include the installation of three fire hydrants on site to serve the project meeting all applicable Santa Barbara County Fire Department requirements.	Permittee	The composite utility plan identifying the location and specifications of the required fire hydrants shall be submitted for review and approval by the Santa Barbara County Fire Department as well as City staff and the DRB prior to LUP issuance. The required fire hydrants shall be installed and approved in the field by the Santa Barbara County Fire Department prior to any final inspection.	City staff shall verify Fire Department approval of the installed fire hydrant prior to any final inspection.		
<b>TRAFFIC AND TRANSPORTATION - IMPACTS</b>					
<b>T-1</b> Construction vehicle parking and/or staging of construction equipment or materials, including vehicles of construction personnel, is prohibited along any City right-of-way.	Permittee	The permittee shall prepare a construction vehicle parking plan, including provisions for construction personnel parking	City staff shall periodically monitor in the field to verify compliance throughout all construction activities.		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
		and construction equipment/materials staging, for both on and offsite locations in the vicinity of the project site that precludes need for any construction related parking or equipment/materials staging on any City right-of-way.			
<b>T-2</b> The permittee shall install two R8-8 “Do Not Stop on Tracks” signs and “stop lines” in accordance with Union Pacific Railroad and CPUC requirements for each approach at the Union Pacific Railroad crossing at the site’s southern border and Kellogg Avenue.	Permittee	The permittee shall include the aforementioned requirements on any plans submitted for LUP issuance.	City staff shall review the plans prior to LUP issuance.		
<b>T-3</b> Proof of any permits or approvals, or an exemption of such, that may be required by Union Pacific Railroad related to railroad/traffic safety design measures within the UPRR access easement, shall be submitted to the City.	Permittee	The permittee shall submit written verification of compliance with this requirement prior to LUP issuance.	City staff shall review the documentation prior to LUP issuance.		
<b>UTILITIES AND SERVICE SYSTEMS - IMPACTS</b>					
<b>USS - 1</b> A Connection Permit from the Goleta Sanitary District shall be obtained.	Permittee	The Connection Permit shall be provided to the City prior to LUP issuance.	The Connection Permit shall be on file with the City prior to LUP issuance.		
<b>USS – 2</b> A Can and Will Service (CAWS) letter from the Goleta Water District shall be obtained.	Permittee	The CAWS letter shall be provided to the City prior to LUP issuance.	The CAWS letter shall be on file with the City prior to LUP issuance.		
<b>USS – 3</b> The final landscape plan shall include measures to minimize outdoor water use.  The following measures shall be implemented in the final landscape plan:	Permittee	The final landscape plan shall include these requirements and shall be reviewed and approved by City staff and DRB. The permittee shall implement all elements of the final	Prior to final inspection, City staff shall verify installation according to plan.		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<ul style="list-style-type: none"> <li>a. the final landscaping shall use native and/or drought tolerant species;</li> <li>b. drip irrigation or other water-conserving irrigation shall be installed;</li> <li>c. plant material shall be grouped by water needs;</li> <li>d. turf shall constitute less than 20% of the total landscaped area if proposed under the final landscape plan;</li> <li>e. no turf shall be allowed on slopes of over 4%;</li> <li>f. extensive mulching (2" minimum) shall be used in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction; and</li> <li>g. soil moisture sensing devices shall be installed to prevent unnecessary irrigation.</li> </ul>		landscape plan prior to final inspection.			
<p><b>USS – 4</b> Building plans shall include measures to minimize indoor water use.</p> <p>The following measures shall be implemented in project building plans:</p> <ul style="list-style-type: none"> <li>a. all hot water lines shall be insulated;</li> <li>b. re-circulating, point-of-use, or on-demand water heaters shall be installed;</li> <li>c. self regenerating water softening shall be prohibited in all structures; and</li> <li>d. public lavatories and drinking fountains shall be equipped with self-closing valves.</li> </ul>	Permittee	Project building plans shall include these requirements. Indoor water conserving measures shall be implemented prior to occupancy clearance.	Prior to final inspection, City staff shall inspect to verify installation according to plan.		
<p><b>USS – 5</b> Reclaimed/non-potable water, if available, shall be used for all dust suppression activities during grading and construction.</p>	Permittee	This measure shall be included as a note on all plans submitted for any LUP, grading,	City staff shall site inspect to ensure that reclaimed/non-potable		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
		and/or building permit. Evidence of availability, or lack thereof, shall be provided to the City.	water is being used for dust suppression.		
<p><b>USS – 6</b> Provide a copy of the signed Certificate of Implementation of State Law: Construction and Demolition (C&amp;D) Debris Recycling Program ensuring compliance with the Green Building Code. This form indicates who will haul all material and an account number for the C&amp;D project from the hauler. This will facilitate the recycling of all construction recoverable/recyclable materials. The project will be required to meet the CalGreen minimum diversion requirement of 65% of the project’s solid waste to be diverted from the landfill. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete and asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. Recoverable construction material shall include but not be limited to asphalt, lumber, concrete, glass, metals, and drywall. At the end of the project, permittee shall submit a Post- Construction Waste Reduction and Recycling Summary (WRRS) Report to the Public Works Department for review and approval. The Report shall substantiate how a minimum 65% diversion goal was met by the project during construction, provides the actual amounts of material generated and what the final diversion rate was, along with either scale house receipts or a summary from the diversion facility used</p>	Permittee	The signed Certificate of Implementation of State Law: Construction and Demolition (C&D) Debris Recycling Program shall be submitted prior to any permit issuance. This requirement shall be printed on the grading and construction plans. Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to Certificate of Occupancy.	City staff shall site inspect during construction and prior to permit compliance sign-off to ensure waste reduction and recycling components are established and implemented.		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
substantiating each load brought to the facility, the tonnage, and the diversion achieved.					
<p><b>USS – 7</b> The permittee shall develop and implement a Solid Waste Management Program. The program shall identify the amount of waste generation estimated during processing of the project.</p> <p>The program shall include, but is not limited to, the following measures:</p> <ul style="list-style-type: none"> <li>a. Trash, recycling, and organics containers shall indicate that 50% of the total volume of material generated is to be recycled/mulched/composted thus diverted from landfill disposal. Trash/recycling/organic areas shall be easily accessed by the employees, renters, and the trash hauler. Trash hauler shall review the plans and provide concurrence to the City approving the location and accessibility of proposed trash enclosure/s.</li> <li>b. For commercial projects organics includes food waste and green waste and must be included in the amount of recycling. Green waste i.e.: landscaping debris, is a part of the 50% recycling calculation. Provide adequate area for green waste within trash/recycle/organic area(s) or provide statement if intent is to have a maintenance company haul off green waste to a certified composting/mulching facility.</li> <li>c. Development of a Source Reduction Plan (SRP), describing the recommended program(s) and the estimated reduction of</li> </ul>	Permittee	The permittee shall submit a Solid Waste Management Program to the City for review and approval prior to LUP issuance. All program components shall be implemented prior to occupancy clearance and shall be maintained in perpetuity.	Prior to final inspection, City staff shall ensure compliance with the Solid Waste Management Plan.		



**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
<p>the solid waste disposed by the project. For example, the SRP may include a description of how fill will be used on the construction site, instead of landfilling, or a detailed set of office procedures such as use of duplex copy machines and purchase of office supplies with recycled content.</p> <p>d. Implementation of a program to purchase materials that have recycled content for project construction and/or operation (i.e., plastic lumber, office supplies, etc.). The program could include requesting suppliers to show recycled materials content. To ensure compliance, the permittee shall develop an integrated solid waste management program, including recommended source reduction, recycling, composting programs, and/or a combination of such programs.</p>					
<p><b>USS – 8</b> To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by City staff.</p>	Permittee	Prior to issuance of any LUP for the project, the permittee shall designate and provide to Planning and Environmental Review staff the name and phone number of a contact person(s) to monitor trash/waste and organize a clean-up crew. Additional covered receptacles shall be provided as determined necessary by City staff. This requirement shall be noted on all plans. Trash control shall	City staff shall inspect periodically throughout grading and construction activities to verify compliance.		

**Kellogg Crossing Self Storage Project Addendum No. 2 to the Schwan Self Storage Final MND and Addendum No. 1  
 Mitigation Monitoring and Reporting Plan**

Mitigation Measure	Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
				Initial	Date
		occur throughout all grading and construction activities.			