

## **Ortega Park Master Plan (PLN2019-00425)**

### **MITIGATION MONITORING AND REPORTING PROGRAM**

#### **PROJECT LOCATION**

**604 East Ortega Street**

#### **PROJECT DESCRIPTION**

**The project consists of the Ortega Park Master Plan, including demolition of existing facilities and construction of a new swimming pool, wading pool, water slide, skate park, splash pad, sports courts, shade sails, sports field with synthetic turf, ping pong tables, cornhole, and buildings for restrooms and maintenance. On-site improvements such as fencing, parking, landscaping, dumpsters and related enclosures, and internal walkways are also proposed. Public art would remain a part of the project, as documentation of all existing murals would occur prior to any on-site grading or demolition. Five (5) existing murals are proposed for relocation on-site, three (3) existing murals would be recreated, and four (4) of the existing murals would be re-envisioned. Additional blank space for new murals is also proposed. All new murals would be consistent with a Mural Implementation Plan to ensure thematic consistency. Right-of-way improvements including street parking, parking medians, and sidewalk installation are proposed. Front setback modifications to allow parking within the front setbacks along both Ortega Street and Salsipuedes Street are required. Planning Commission review of select amenities for consistency with the “Community Buildings” and “Sports Facilities” park designations is required. The park is considered a Community Park (except the ballfields and related facilities), a Sports Facility (for the ballfields and related facilities only), and a Community Building (the Welcome House and pool) per City Council Resolution 17-074. The parcel is zoned P-R, with a General Plan designation of Parks and Open Space.**

#### **PURPOSE**

The purpose of the **Ortega Park Master Plan** Mitigation Monitoring and Reporting Program (MMRP) is to ensure compliance with all mitigation measures identified in the Initial Study to mitigate or avoid potentially significant adverse environmental impacts resulting from the proposed project. The implementation of this MMRP shall be accomplished by City staff and the project developer's consultants and representatives. The program shall apply to the following phases of the project:

- Plan and specification preparation
- Pre-construction conference
- Construction of the site improvements
- Post Construction

#### **I. RESPONSIBILITIES AND DUTIES**

A qualified representative of the developer, approved by the City Planning Division and paid for by the developer, shall be designated as the Project Environmental Coordinator (PEC). The PEC shall be responsible for assuring full compliance with the provisions of this mitigation monitoring and reporting program to the City. The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those

actions that relate to the items listed in this program.

It is the responsibility of the contractor to comply with all mitigation measures listed in the attached MMRP matrix. Any problems or concerns between monitors and construction personnel shall be addressed by the PEC and the contractor. The contractor shall prepare a construction schedule subject to the review and approval of the PEC. The contractor shall inform the PEC of any major revisions to the construction schedule at least 48 hours in advance. The PEC and contractor shall meet on a weekly basis in order to assess compliance and review future construction activities.

#### A. PRE-CONSTRUCTION BRIEFING

The PEC shall prepare a pre-construction project briefing report. The report shall include a list of all mitigation measures and a plot plan delineating all sensitive areas to be avoided. This report shall be provided to all construction personnel.

The pre-construction briefing shall be conducted by the PEC. The briefing shall be attended by the PEC, construction manager, necessary consultants, Planning Division Case Planner, Public Works representative and all contractors and subcontractors associated with the project. Multiple pre-construction briefings shall be conducted as the work progresses and a change in contractor occurs.

The MMRP shall be presented to those in attendance. The briefing presentation shall include project background, the purpose of the MMRP, duties and responsibilities of each participant, communication procedures, monitoring criteria, compliance criteria, filling out of reports, and duties and responsibilities of the PEC and project consultants.

It shall be emphasized at this briefing that the PEC and project consultants have the authority to stop construction and redirect construction equipment in order to comply with all mitigation measures.

Once construction commences, field meetings between the PEC and project consultants, and contractors shall be held on an as-needed basis in order to create feasible mitigation measures for unanticipated impacts, assess potential effects, and resolve conflicts.

## II. IMPLEMENTATION PROCEDURES

There are three types of activities which require monitoring. The first type pertains to the review of the Conditions of Approval and Construction Plans and Specifications. The second type relates to construction activities and the third to ongoing monitoring activities during operation of the project.

#### A. MONITORING PROCEDURES

The PEC and required consultant(s) shall monitor all field activities. The authority and responsibilities of the PEC and consultant(s) are described in the previous section.

B. REPORTING PROCEDURES

The following three (3) types of reports shall be prepared:

1. Schedule

The PEC and contractor shall prepare a monthly construction schedule to be submitted to the City prior to or at the pre-construction briefing.

2. General Progress Reports

The PEC shall be responsible for preparing written progress reports submitted to the City. These reports would be expected on a weekly basis during grading and excavation activities, and on a monthly basis thereafter. The reports would document field activities and compliance with project mitigation measures, such as dust control and sound reduction construction.

3. Final Report

A final report shall be submitted to the Planning Division when all monitoring (other than long term operational) has been completed and shall include the following:

- a. A brief summary of all monitoring activities.
- b. The date(s) the monitoring occurred.
- c. An identification of any violations and the manner in which they were dealt with.
- d. Any technical reports required, such as noise measurements.
- e. A list of all project mitigation monitors.

C. MMRP MATRIX

The following MMRP Matrix describes each initial study mitigation measure, monitoring activities and the responsibilities of the various parties, along with the timing and frequency of monitoring and reporting activities. For complete language of each condition, the matrix should be used in conjunction with the mitigation measures described in full in the Initial Study.

The MMRP Matrix is intended to be used by all parties involved in monitoring the project mitigation measures, as well as project contractors and others working in the field. The Matrix should be used as a compliance checklist to aid in compliance verification and monitoring requirements. A copy of the MMRP matrix shall be kept in the project file as verification that compliance with all mitigation measures has occurred.

**ORTEGA PARK MASTER PLAN (PLN2019-00425)  
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

| MITIGATION MEASURE  | PARTY RESPONSIBLE FOR IMPLEMENTATION | VERIFICATION |              |          |
|---|--------------------------------------|--------------|--------------|----------|
|   |                                      | DATE         | ACCOMPLISHED | COMMENTS |
| <p><b>BIO-1</b> Removal of vegetation shall be avoided during the bird nesting season (February 15 to September 15) where feasible. If any tree or vegetation removal is scheduled to occur from February 15 to September 15, a qualified biologist shall conduct a nesting bird survey prior to removal. If nesting is found, the trees/vegetation shall not be removed until after the young have fledged and the biologist should establish a protective buffer around the nest as needed.</p>   |                                      |              |              |          |
| <p><b>CR-1</b> Prior to the issuance of any building permit, the applicant shall develop a Mural Implementation Plan for the Project with involvement from the Mural Advisory Group made up of local mural stakeholders, local mural artists and youth, and arts and culture organization representatives to ensure each placement is consistent with the artists' message and theme as well as to ensure that the art remains centered in the identity of Ortega Park. A copy of the Mural Implementation Plan shall be submitted to the Environmental Analyst for review and the Arts Advisory Committee to make recommendations to the Parks and</p> |                                      |              |              |          |

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| <p>Recreation Commission for review and approval. The Plan shall include the following:</p> <p>a. The addition of a minimum of 20 mural locations within the new park plan. The mural themes will be consistent with Chicano, Colonial Latin America, Mexican, pre-Colonial, and/or Chumash culture.</p> <p>b. Preserve or relocate <i>Campeños</i>, <i>Niños del Maiz</i>, and <i>Deportes</i> within Ortega Park using the method of separating the paint from the wall and re-adhering it to a new substrate.</p> <p>c. Relocate <i>Coatlícue</i> and <i>Cosmic Unity</i> within Ortega Park using the technique of saw-cutting the wall.</p> |                                      |              |              |          |

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| <p>d. Recreate <i>Blue Whale, Dolphins, and Underwater Atlantes/Toltecas</i>. Recreation is defined as repainting the entirety of the mural with paint on a similar surface by the original artist or a local artist familiar with the work of art. When possible, recreated murals with aquatic themes should be located close to the pool facility.</p> <p>e. Re-envision <i>Rainbow Quetzal, Codex Cospi, Aztec Chumash Solstice, and La Playa</i> by local artists. Re-envisioning is defined as painting a new mural with a similar theme or message. The original artist of record will have first right of refusal to re-envision the new mural.</p> |                                      |              |              |          |

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|   |                                      | DATE         | ACCOMPLISHED | COMMENTS |
| <p>f. The Mural Implementation Plan shall specify correct preparation of surfaces, quality of paint, and protective coating to be used to increase the lifespan of each mural and include mural maintenance recommendations. For each mural, the Mural Implementation Plan shall define: mural concept, themes, location, timeline, budget, materials needed, techniques and methodology (for relocation), artist(s), stakeholders, community engagement process, and maintenance requirements.</p> <p>g. The Mural Implementation Plan shall include a new mural with a theme recognizing the history of Santa Barbara as a significant Chumash settlement and its historical geography and land uses of the former Estero. This mural shall be created under the guidance of Chumash artists.</p> |                                      |              |              |          |

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| <p>h. Through the Parks and Recreation Department and its Arts Alliance program, the mural painting tradition will continue by having mentor artists oversee community youth artists to repair or re-envision murals at Ortega Park and continue to develop the next generation of stewards for art in the park.</p> <p>i. The Mural Implementation Plan and Ortega Park mural repair program shall continue to be paid for through dedicated funding in the annual operating budget of the Parks and Recreation Department.</p> |                                      |              |              |          |



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| <p>j. A Mural Implementation Plan status report shall be submitted to the Environmental Analyst to ensure that installation of the relocated, recreated, and re-envisioned murals substantially conforms with the Mural Implementation Plan. These reports will be submitted annually until all relocated, recreated, and re-envisioned murals are installed. Once all murals have been installed, a final status report shall be provided to the Parks and Recreation Commission.</p>   |                                      |              |              |          |
| <p><b>CR-2</b> The murals <i>Coatlicue</i>, <i>Cosmic Unity</i>, <i>Campesinos</i>, <i>Niños del Maiz</i>, and <i>Deportes</i> shall be relocated within the park consistent with the Mural Implementation Plan. Prior to issuance of any building permit the Parks and Recreation Department shall retain a qualified professional art conservator, overseen by Parks and Recreation Project Management Team, to review and comment on construction design drawings and monitor relocation of the murals during construction. A Mural Protection Plan shall be submitted to the</p> |                                      |              |              |          |

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|   |                                      | DATE         | ACCOMPLISHED | COMMENTS |
| environmental analyst prior to the issuance of any building permit outlining timing of removal and relocation of murals and detailed requirements for removal, storage, and re-installation.  |                                      |              |              |          |
| <b>CR-3</b> In order to preserve the history and cultural heritage of the current murals in Ortega Park, all existing murals shall be professionally documented prior to the commencement of any construction work and issuance of any building permit. Close-range photogrammetry shall be used to capture high-resolution digital photographs (orthomosaics) to provide archival .TIF images true to color and without distortion. Prior to issuance of a certificate of occupancy, the digital images of the existing murals, as well as the existing documentation of murals no longer in existence, shall be distributed to 1) City of Santa Barbara Architectural Historian; 2) Santa Barbara Public Library; 3) Gledhill Library; and 4) University of California Santa Barbara Special Collections. This will support the development of a report to preserve and share Ortega Park’s art and cultural history as well as the muralists and their |                                      |              |              |          |

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| importance to the community.  |                                      |              |              |          |
| <b>CR-4</b> Prior to issuance of a certificate of occupancy for the Park Project, the applicant shall install on-site interpretive signage documenting the history and evolution of art in Ortega Park.   |                                      |              |              |          |
| <b>HAZ-1</b> All recommendations outlined in the Corrective Action Plan/Soil Management Plan, dated July 10, 2020 and prepared by Rincon Consultants, Inc., will be implemented throughout the construction of the project per the County Environmental Health Services (EHS) approvals. The monthly mitigation monitoring reports shall include confirmation from EHS that the Corrective Action Plan/Soil Management Plan is being implemented correctly. |                                      |              |              |          |
| <b>N-1 Construction Equipment Sound Control.</b> All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.  |                                      |              |              |          |
| <b>N-2 Sound Barriers.</b> The project shall employ sound control devices and   |                                      |              |              |          |

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| <p>techniques such as noise shields and blankets during the construction period to reduce the level of noise to surrounding residents. Proposed measures shall be submitted to the Planning Division for approval and shall result in noise attenuation of 5-10 dB at the property lines. Noise levels shall be monitored for compliance.</p>  |                                      |              |              |          |
| <p><b>N-3 Construction Management Plan.</b> A Construction Management Plan shall be prepared to address noise and traffic during all phases of construction. The Construction Management Plan shall be developed with input from the Santa Barbara Junior High School Principal, or designee, and/or school district representative(s) to coordinate construction activities prior to the start of construction, with the intent to reduce construction impacts to the school. The plan shall include measures to reduce construction noise effects on sensitive receptors, ensure safety measures are in place, and minimize disruption to the surrounding roadway network. The Construction Management Plan shall be reviewed and approved by the Public Works Department prior to issuance of</p> |                                      |              |              |          |

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|                           |                                      | DATE         | ACCOMPLISHED | COMMENTS |
| any construction permits. |                                      |              |              |          |