

TANNERY ARTS CENTER Mitigation Monitoring and Reporting Program
From the Final Environmental Impact Report, Tannery Arts Center, Strelow Consulting, April 2005

| Mitigation Measure | Implementation Actions | Monitoring/ Reporting Responsibility | Monitoring, Reporting, and/or Timing Requirements | Applicability to the Performance and Dance Building |
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| BIOLOGICAL RESOURCES | | | | |
| MITIGATION MEASURE 2-1: If demolition or renovation activities commence during the breeding season of native bat species (April 1 through August 31); require that a field survey be conducted by a qualified biologist to determine if active roosts of special-status bats, such as pallid bat, are present in the buildings. The field survey shall be conducted in late April or early May, when bats are establishing maternity roosts, but before pregnant females give birth. If no roosting bats were found, no further mitigation would be required. If roosting bats are found, bats should be excluded from establishing maternity roosts in the buildings by installing exclosures. If these actions do not result in exclusion, a qualified biologist in possession of an applicable Department of Fish and Game Memorandum of Understanding should remove and relocate the roosting bats. | <ul style="list-style-type: none"> ▪ Include measure as Condition of Approval. ▪ Conduct bat surveys, consult with California Department of Fish and Game, as necessary, and implement appropriate exclusion measures if needed. ▪ Submit survey results to Planning & Community Development Dept. for review. ▪ Submit proof of installation of exclusion measures and/or bat relocation measures, if needed, to Planning & Community Development Department. | <ul style="list-style-type: none"> ▪ Redevelopment Agency and/or ground lessee is responsible for conducting surveys and submitting to the Planning & Community Development Department. ▪ California Department of Fish and Game responsible for consulting with the Redevelopment Agency, as necessary. ▪ City Planning & Community Development Dept. is responsible for reviewing surveys prior to issuance of permits. | Conduct bat surveys of existing buildings prior to initiation of construction activities, if such activities would occur during the breeding season of native bat species (April 1 through August 31) and <i>prior to any ground disturbance and issuance of heritage tree removal and grading permits.</i> | <p>Not applicable.</p> <p>No demolition or renovation of existing buildings involved.</p> |
| FLOOD HAZARDS | | | | |
| MITIGATION MEASURE 3-1: Notify all tenants and residents of potential flood hazards, and advise that flood-tolerant contents be located on the first floor and that sensitive equipment and materials are located above the site flood elevations. | <ul style="list-style-type: none"> ▪ Include measure as Condition of Approval. ▪ Prepare notification materials to be included with tenant lease and submit to Planning & Community Development Department for review. | <ul style="list-style-type: none"> ▪ Redevelopment Agency and/or ground lessee is responsible for preparation and distribution of notification materials as part of lease. ▪ Planning & Community Development Dept. and City Attorney are responsible for review of notification materials. | Prepare notification materials and submit to City departments for review and approval <i>prior to final building inspection and/or issuance of occupancy permits.</i> | <p>Applicable.</p> <p>Notification will be included in all leases for the Dance Building.</p> |
| MITIGATION MEASURE 3-3: Require that all storage of chemicals and wastes be situated in contained, flood-proofed areas. | <ul style="list-style-type: none"> ▪ Include measure as Condition of Approval. ▪ Include measure in final building plans. | <ul style="list-style-type: none"> ▪ Redevelopment Agency and/or ground lessee is responsible for including design in final site plans. ▪ Community, Public Works and Fire Dept. staff are responsible for review of plans. | Review of building plans <i>prior to issuance of building permits.</i> | <p>Not Applicable.</p> <p>Mitigation measure complied with during prior development of the initial Tannery Arts Center project.</p> |
| MITIGATION MEASURE 3-4: Develop and implement an emergency response and evacuation plan to warn site tenants, users, and residents in advance of need to evacuate the property in the event of a flood. | <ul style="list-style-type: none"> ▪ Include measure as Condition of Approval. ▪ Prepare emergency response and evacuation plan and submit to Planning & Community Development, Fire and Police Depts. for review. | <ul style="list-style-type: none"> ▪ Redevelopment Agency and/or ground lessee is responsible for preparation of evacuation plan. ▪ Planning & Community Development, Fire and Police Dept. staff are responsible for review of plan. | Prepare plan and submit to City departments for review and approval <i>prior to final building inspection and/or issuance of occupancy permits.</i> | <p>Applicable.</p> <p>Plan developed as part of the initial Tannery Arts Center project. The Plan will be referenced in leases for the Dance Building.</p> |

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| GEOLOGY AND SOILS | | | | |
| MITIGATION MEASURE IS-1: Conduct a final structural analysis of the existing buildings and planned uses and occupancy to confirm structural and seismic upgrades necessary to meet State Historic Building Code requirements, and include those recommendations in building plans. | <ul style="list-style-type: none"> ▪ Include measure as Condition of Approval. ▪ Conduct structural analysis and include recommendations in final building designs and plans. ▪ Coordinate this measure with Mitigation Measures IS-2 and 5-1. | <ul style="list-style-type: none"> ▪ Redevelopment Agency and/or ground lessee is responsible for conducting structural analysis and for incorporating recommendations in building plans. ▪ Building Dept. staff are responsible for reviewing building plans. | Review of building plans <i>prior to issuance of building permits.</i> | <p>Not applicable.</p> <p>Mitigation measure applies to use, occupancy, and upgrades to existing buildings, not the construction of a new building.</p> |
| MITIGATION MEASURE IS-2: Conduct site-specific geotechnical investigation in areas of new proposed structures and design and construct new buildings in accordance with the recommendations contained in the geotechnical report with regards to potential liquefaction, settlement, and other geotechnical constraints or hazards. Areas subject to liquefaction (or other sources of instability identified in the soils and geology reports) would be mitigated by appropriate means such as densification, and removal of the liquefiable soil layer; or by utilizing special foundation designs, as identified in the site-specific geotechnical reports. | <ul style="list-style-type: none"> ▪ Include measure as Condition of Approval. ▪ Conduct site-specific geotechnical investigation and include recommendations in final building designs and plans. ▪ Submit geotechnical investigation to Planning & Community Development Department for review. | <ul style="list-style-type: none"> ▪ Redevelopment Agency and/or ground lessee is responsible for conducting site-specific geotechnical investigation, for incorporating recommendations into final building plans, and submitting to the Planning & Community Development Department. ▪ Planning & Community Development Department staff are responsible for review of investigation and building plans. | Complete geotechnical investigation and building plans prior to issuance of <i>grading and building permits.</i> | <p>Applicable.</p> <p>Design and construction of the Dance Building will conform with the geotechnical report and be reflected in the Construction Drawings.</p> |
| HAZARDOUS MATERIALS | | | | |
| MITIGATION MEASURE 4-1: Implement site remediation actions or require proof that such remediation actions have been implanted in accordance with the Remedial Action Plan, prepared under the direction of, and approved by, the California Department of Toxic Substances Control to remediate soil and groundwater contamination on the site. For some areas, no action will be recommended. The remediation plan will include, but not be limited to: soil excavation and offsite disposal, source area soil excavation and capping and/or capping alone for contaminated soils. The plan will also provide for groundwater remediation that could include monitoring the natural biodegradation already occurring at the site, and/or other more active technologies, including, but not limited to, soil vapor extraction or in-situ chemical oxidation. Additionally, the use of engineering controls (e.g., venting and/or use of geomembrane barriers beneath building foundations) will be recommended to minimize risks of methane-related explosion hazards. | <ul style="list-style-type: none"> ▪ Include measure as Condition of Approval. ▪ Specific actions are specified in the measure. | <ul style="list-style-type: none"> ▪ Property Owner is responsible for preparation and implementation of RAP and for conducting on-going monitoring, if required by RAP. ▪ DTSC is responsible for reviewing and approving RAP, and for overseeing and/or reviewing results of on-going monitoring, if required by RAP. | <ul style="list-style-type: none"> ▪ Implement final approved RAP prior to initiation of project construction, or as specified in the RAP. ▪ Property Owner to provide proof of completion of remediation and agency sign-off <i>prior to issuance of grading permit.</i> | <p>Not applicable.</p> <p>The entire Tannery campus was remediated under a CA DTSC-approved plan. Soil remediation measures were taken and soil caps and monitoring wells put in place where required.</p> <p>A Remedial Action Plan is not required for the site of the Dance Building. All foundations and ground-disturbing activities for the Dance Building are located outside of any of the Land Use Covenant designated caps and monitoring well network.</p> |

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| <p>MITIGATION MEASURE 4-2: Prepare and implement a Site-Specific Health and Safety Plan (HSP) to notify and ensure that construction and utility workers use safe work practices during ground-disturbing activities on the project site, including, but not limited to, the use of personal protective equipment (such as dust masks, gloves, coveralls, etc.). On-going monitoring, inspections, and training during construction shall be conducted to ensure that the HSP is fully implemented. Measures will also be implemented to inform future utility workers of these safe practices. Alternately, utility lines could be installed in clean utility corridors.</p> | <ul style="list-style-type: none"> ▪ Include measure as Condition of Approval. ▪ Prepare HSP for inclusion in all construction specifications ▪ Submit HSP to Planning & Community Development Dept. and other regulatory agencies, as may be required, for review. ▪ Conduct monitoring and inspections during construction and submit findings and proof of compliance to Planning & Community Development Dept. | <ul style="list-style-type: none"> ▪ Redevelopment Agency and/or ground lessee is responsible for preparation of HSP and conducting or contracting to conduct monitoring and inspections during construction. ▪ Planning & Community Development Dept. staff are responsible for review of plan and construction specifications. | <ul style="list-style-type: none"> ▪ Prepare HSP and construction specifications and submit to City departments for review and approval <i>prior to issuance of grading and building permits.</i> ▪ Conduct on-going monitoring, inspections, and training during construction and provide proof of compliance to Planning & Community Development Dept. <i>during construction at intervals specified by the City.</i> | <p>Applicable.</p> <p>The Site-Specific HSP will be included in the Project Specifications.</p> |
| <p>MITIGATION MEASURE 4-3: Install vapor barriers in existing tannery buildings that will be renovated and reused as part of the project. Barriers should be installed during renovations and prior to occupation of the reused buildings.</p> | <ul style="list-style-type: none"> ▪ Include measure as Condition of Approval. ▪ Include measure on building plans for renovation of existing buildings. | <ul style="list-style-type: none"> ▪ Redevelopment Agency and/or ground lessee is responsible for inclusion of measure in building plans. ▪ Planning & Community Development Dept. staff is responsible for review of building plans. | <ul style="list-style-type: none"> ▪ Review of building plans prior to issuance of building permits. ▪ Site inspection during construction. | <p>Not applicable.</p> <p>No renovation of existing buildings involved.</p> |
| <p>MITIGATION MEASURE 4-4: Utilize deconstruction processes rather than demolition, wherever feasible, to minimize disturbance to hazardous substances. Remove all potentially friable asbestos prior to building demolition or any renovation and reuse that could disturb asbestos. Removal of such materials shall occur in accordance with the National Emissions Standard for Hazardous Air Pollutants (NESHAP) guidelines.</p> | <ul style="list-style-type: none"> ▪ Include measure as Condition of Approval. ▪ Obtain permit for removal of asbestos from existing buildings from the MBUAPCD. ▪ Include measure and other conditions of approval in MBUAPCD permit in construction specifications for demolition. ▪ Provide MBUAPCD permit to Planning & Community Development Dept. | <ul style="list-style-type: none"> ▪ Redevelopment Agency and/or ground lessee is responsible for obtaining MBUAPCD permit and including measures in construction specifications. ▪ Planning & Community Development Dept. staff are responsible for review of building plans and construction specifications. | <ul style="list-style-type: none"> ▪ Obtain MBUAPCD permit and review of building plans and construction specifications <i>prior to issuance of demolition and building permits.</i> ▪ Conduct monitoring of asbestos removal activities, if required by MBUAPCD permits, and provide reporting to MBUAPCD and City Planning & Community Development Dept. <i>during construction at intervals specified by the City.</i> | <p>Not applicable.</p> <p>No deconstruction, demolition, or asbestos abatement involved.</p> |
| <p>MITIGATION MEASURE 4-5: Prior to demolition of structures constructed prior to 1978, remove all peeling and flaking paint and dispose of separately from other building debris, in accordance with current DTSC requirements. Any debris containing lead paint or coating must be disposed of at landfills that have the appropriate acceptance criteria. If such structures are to be renovated and reused they should be repainted with non-lead based paints.</p> | <ul style="list-style-type: none"> ▪ Include measure as Condition of Approval. ▪ Include measure in construction specifications for renovation or demolition of existing tannery buildings. | <ul style="list-style-type: none"> ▪ Redevelopment Agency and/or ground lessee is responsible for inclusion of measure in construction specifications. ▪ Planning & Community Development Dept. staff are responsible for review of building plans and construction specifications. | <p>Review of building plans and construction specifications <i>prior to issuance of demolition and building permits.</i></p> | <p>Not applicable.</p> <p>No demolition of pre-1978 structures involved.</p> |

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| <p>MITIGATION MEASURE 4-6: During demolition of structures constructed prior to 1978, follow the Cal/OSHA Lead in Construction Standard, Title 8 California Code of Regulations (CCR) 1532.1 requirements, which include using training, air monitoring, and dust control.</p> | <ul style="list-style-type: none"> ▪ Include measure as Condition of Approval. ▪ Include measure in construction contracts for demolition of existing tannery buildings. ▪ Conduct monitoring during construction and provide results to Planning & Community Development Dept. | <ul style="list-style-type: none"> ▪ Redevelopment Agency and/or ground lessee is responsible for inclusion of measure in construction contracts and construction monitoring. ▪ Planning & Community Development Dept. staff are responsible for review of building plans and specifications. | <ul style="list-style-type: none"> ▪ Review of building plans and construction specifications <i>prior to issuance of demolition and building permits.</i> ▪ Conduct monitoring during building demolition to ensure air monitoring and dust control per Cal/OSHA requirements, and provide reporting to MBUAPCD and City Planning & Community Development Dept. <i>during construction at intervals specified by the City.</i> | <p>Not applicable.</p> <p>No demolition of pre-1978 structures involved.</p> |
| <p>MITIGATION MEASURE 4-7: Prior to demolition of structures constructed prior to 1978, remove all fluorescent light ballasts and tubes and dispose of in accordance with USEPA requirements.</p> | <ul style="list-style-type: none"> ▪ Include measure as Condition of Approval. ▪ Include measure in construction specifications for demolition of existing tannery buildings. | <ul style="list-style-type: none"> ▪ Redevelopment Agency and/or ground lessee is responsible for inclusion of measure in construction specifications and construction monitoring. ▪ Planning & Community Development Dept. staff are responsible for review of building plans and specifications. | <p>Review of building plans and construction specifications <i>prior to issuance of demolition and building permits.</i></p> | <p>Not applicable.</p> <p>No demolition of pre-1978 structures involved.</p> |
| <p>MITIGATION MEASURE 4-8: Dispose of all hazardous materials on the project site in accordance with local, state, and federal hazardous materials regulations.</p> | <ul style="list-style-type: none"> ▪ Include measure as Condition of Approval. ▪ Include measure in remediation and construction specifications. ▪ Provide proof of proper disposal to State (DTSC), County (Environmental Health) and City Planning & Community Development Dept. | <ul style="list-style-type: none"> ▪ Property Owner is responsible for preparation and implementation of Remediation Action Plan, including proper disposal as specified by regulatory agencies. ▪ DTSC is responsible for reviewing and approving RAP, and for overseeing and/or reviewing results of on-going monitoring, if required by RAP. ▪ Redevelopment Agency is responsible for inclusion of measure in construction specifications for building demolitions and renovations. | <p>Property Owner to provide proof of completion of remediation and agency sign-off <i>prior to issuance of grading permit.</i></p> | <p>Not applicable.</p> <p>No demolition or renovation involved.</p> <p>See also response to Mitigation Measure 4-1 above.</p> |
| <p>MITIGATION MEASURE 4-9: Require the project to include a central community disposal area where hazardous artist materials can be properly collected and stored prior to disposal. These materials would be picked up by the City or licensed contractor on a regular basis and ultimately disposed of in accordance with all applicable environmental regulations.</p> | <ul style="list-style-type: none"> ▪ Include measure as Condition of Approval. ▪ Include measure in final building plans. ▪ Prepare educational materials to be included with tenant lease, and submit to Planning & Community Development, Fire and Public Works Depts. staff for review. | <ul style="list-style-type: none"> ▪ Redevelopment Agency and/or ground lessee is responsible for inclusion of measure in building plans and preparation and distribution of educational materials as part of lease. ▪ Planning & Community Development, Fire and Public Works Dept. staff are responsible for review of materials. | <ul style="list-style-type: none"> ▪ Review of building plans prior to issuance of building permits. Prepare educational materials and submit to Planning & Community Development, Fire and Public Works Depts. prior to final building inspection and/or issuance of occupancy permits. | |

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| <p>MITIGATION MEASURE 4-10: Develop and implement an educational program for the Tannery Arts Center that would inform artists that use hazardous materials about the proper storage and disposal of such materials as well as non-hazardous materials alternatives.</p> | <ul style="list-style-type: none"> ▪ Include measure as Condition of Approval. ▪ Include measure in final building plans. Prepare educational materials to be included with tenant lease, and submit to Planning & Community Development, Fire and Public Works Depts. staff for review. | <ul style="list-style-type: none"> ▪ Redevelopment Agency and/or ground lessee is responsible for inclusion of measure in building plans and preparation and distribution of educational materials as part of lease. ▪ Planning & Community Development, Fire and Public Works Dept. staff are responsible for review of materials. | <ul style="list-style-type: none"> ▪ Review of building plans prior to issuance of building permits. Prepare educational materials and submit to Planning & Community Development, Fire and Public Works Depts. prior to final building inspection and/or issuance of occupancy permits. | <p>Not applicable.</p> <p>Dance Building usage not germane to the mitigation measure.</p> <p>Dance Building lease will include provisions against using or storing hazardous materials.</p> |
| <p>MITIGATION MEASURE 4-11: Develop and implement a preventative maintenance program which sets forth appropriate procedures for handling LCNG on the site. This program shall include measures such as training personnel on LCNG characteristics and safety procedures, use of protective personnel equipment, removal of ignition sources, and use of explosion-proof electrical equipment in areas that may leak LCNG (in accordance with the National Electric Code 70 recommendations).</p> | <ul style="list-style-type: none"> ▪ Actions specified in mitigation measure. | <ul style="list-style-type: none"> ▪ Santa Cruz Metropolitan Transit District | <p>Prior to project occupancy, Redevelopment Agency to obtain written document from Transit District indicating that mitigation has been implemented.</p> | <p>Not applicable.</p> <p>Dance Building usage not germane to the mitigation measure.</p> |
| <p>MITIGATION MEASURE 4-12: Develop an emergency response plan for LCNG. Install and maintain an emergency shutdown (ESD) system with remote shutdown capabilities. The ESD should be readily accessible to personnel that access areas where LCNG pools or clouds could develop. Make emergency clothing available in the event of an emergency.</p> | <ul style="list-style-type: none"> ▪ Actions specified in mitigation measure. | <p>Santa Cruz Metropolitan Transit District</p> | <p>Prior to project occupancy, Redevelopment Agency to obtain written document from Transit District indicating that mitigation has been implemented.</p> <ul style="list-style-type: none"> ▪ | <p>Not applicable.</p> <p>Dance Building usage not germane to the mitigation measure.</p> |
| <p>MITIGATION MEASURE 4-13 Install and maintain a facility hazard detection system and train operators to make necessary equipment adjustments. Design the gas detection system to activate an alarm when a maximum of 20% of the lower flammability limit is reached, in accordance with Draft NFPA 57 standards.</p> | <ul style="list-style-type: none"> ▪ Actions specified in mitigation measure. | <p>Santa Cruz Metropolitan Transit District</p> | <p>Prior to project occupancy, Redevelopment Agency to obtain written document from Transit District indicating that mitigation has been implemented.</p> | <p>Not applicable.</p> <p>Dance Building usage not germane to the mitigation measure.</p> |
| <p>MITIGATION MEASURE 4-14: Develop and implement a preventative maintenance program that sets forth appropriate procedures for handling diesel on the site. This program shall include measures such as training personnel on safety procedures, use of protective equipment, and removal of ignition sources.</p> | <ul style="list-style-type: none"> ▪ Actions specified in mitigation measure. | <p>Santa Cruz Metropolitan Transit District</p> | <p>Prior to project occupancy, Redevelopment Agency to obtain written document from Transit District indicating that mitigation has been implemented.</p> | <p>Not applicable.</p> <p>Dance Building usage not germane to the mitigation measure.</p> |

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| MITIGATION MEASURE 4-15: Install and maintain a leak detection mechanism and conduct regular monitoring of leaks. | Actions specified in mitigation measure. | Santa Cruz Metropolitan Transit District | Prior to project occupancy, Redevelopment Agency to obtain written document from Transit District indicating that mitigation has been implemented. | Not applicable. Dance Building usage not germane to the mitigation measure. |
| MITIGATION MEASURE 4-16: If material is spilled, steps shall be taken to contain liquid and avoid discharges of untreated materials to streams or sewer systems. For small spills, non-combustible materials such as cat litter, dirt, sand, or petroleum absorbent pad/pillows may be used. For large spills, spill areas should be diked with sand or dirt to contain material and cover sewer/drains. Liquid should be removed using grounded suction pumps. Spills or releases should be reported, as required, to the appropriate local, state, and federal regulatory agencies. | Actions specified in mitigation measure. | Santa Cruz Metropolitan Transit District | Prior to project occupancy, Redevelopment Agency to obtain written document from Transit District indicating that mitigation has been implemented. | Not applicable. Dance Building usage not germane to the mitigation measure. |
| MITIGATION MEASURE 4-17: The final diesel tank shall be subject to the review of the City of Santa Cruz Fire Department. | Actions specified in mitigation measure. | Santa Cruz Metropolitan Transit District | Prior to project occupancy, Redevelopment Agency to obtain written document from Transit District indicating that mitigation has been implemented. | Not applicable. Dance Building usage not germane to the mitigation measure. |
| HISTORICAL RESOURCES | | | | |
| MITIGATION MEASURE 5-1: Implement the recommendations identified by Architectural Resources Group in its March 2004, December 2004, and subsequent future planned reviews, in rehabilitating the five historic tannery buildings, including, but not limited to the following, which would ensure that rehabilitation meets the Secretary of Interior's <i>Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings</i> (Weeks and Grimmer, 1995). (See EIR text for details.) | <ul style="list-style-type: none"> ▪ Include measure as Condition of Approval. ▪ Review final designs (both new construction and planned renovations) by a qualified architectural historian to ensure they meet the Secretary of Interior's Standards and submit to Planning & Community Development Department for review. ▪ Include recommendations into building plans. ▪ Coordinate this measure with Mitigation Measures IS-1 and IS-2. | <ul style="list-style-type: none"> ▪ Redevelopment Agency and/or ground lessee is responsible for conducting architectural historian review, incorporating measures into final building plans, and submitting review and plans to Planning & Community Development Dept. ▪ Planning & Community Development Dept. staff are responsible for review of the historical review and building plans. | Complete review by architectural historian and building plans <i>prior to issuance of building permits.</i> | Not applicable. No rehabilitation of historic buildings involved. |
| MITIGATION MEASURE 5-2: Implement the recommendations as defined in the defined by Architectural Resources Group in its March 2004 and December 2004 reviews to retain historic Building 4 in its original location with possible incorporation into the proposed new Ballet Building. | <ul style="list-style-type: none"> ▪ Include measure as Condition of Approval. ▪ Include measure in final building plans, if feasible. | <ul style="list-style-type: none"> ▪ Redevelopment Agency and/or ground lessee is responsible for incorporating measure into final site plans and building plans. ▪ Planning & Community Development Dept. staff are responsible for review of building plans. | Review of building plans <i>prior to issuance of building permits.</i> | Not applicable. No rehabilitation of historic buildings involved. |

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| MITIGATION MEASURE 5-3: Reduce building heights of proposed new buildings #9, 11 and 12 in order to ensure that new development is on a more compatible scale with that of the existing historical buildings. | <ul style="list-style-type: none"> Include measure as Condition of Approval. Include measure in final building plans, if feasible. | <ul style="list-style-type: none"> Redevelopment Agency and/or ground lessee is responsible for incorporating measure into final building designs and building plans. Planning & Community Development Dept. staff are responsible for review of building plans. | Review of building plans <i>prior to issuance of building permits.</i> | <p>Not applicable.</p> <p>Dance Building not among buildings listed in mitigation measure. However, design of the Dance building shall be limited to one story in height and shall utilize an industrial style and color scheme to complement the restored historic buildings.</p> |
| HYDROLOGY | | | | |
| MITIGATION MEASURE IS-3: Require installation of oil/grease traps, and implement regular maintenance activities (i.e., sweeping, cleaning storm water inlets, litter control) to prevent soil, grease, and litter from accumulating on the project site and contaminating surface runoff. and regular sweeping of parking lots. Incorporate bioswales and other Best Management Practices within the planned parking lot landscaped areas, which consist of plantings that filter oils and debris out of runoff, in accordance with the City's Stormwater and Urban Runoff Pollution Control Ordinance. | <ul style="list-style-type: none"> Include measure as Condition of Approval. Include measures in final building plans and construction specifications and submit to Planning & Community Development and Public Works Depts. for review. | <ul style="list-style-type: none"> Redevelopment Agency and/or ground lessee is responsible for incorporating measure into final building plans and construction specifications. Public Works Department is responsible for reviewing final plans to ensure conformance with the City's Stormwater and Urban Runoff Pollution Control Ordinance. | Review of building plans <i>prior to issuance of building permits.</i> | <p>Not applicable.</p> <p>This mitigation measure previously complied with during the development of the initial Tannery project.</p> |
| NOISE | | | | |
| MITIGATION MEASURE IS-4: Require preparation of an acoustical study and design buildings in accordance with recommendations in order to minimize interior noise impacts to planned residential structures. | <ul style="list-style-type: none"> Include measure as Condition of Approval. Conduct acoustical study, include recommendations in final building plans and submit to Planning & Community Development Dept. for review. | <ul style="list-style-type: none"> Redevelopment Agency and/or ground lessee is responsible for conducting acoustical study and incorporating recommendations of acoustical study into final building plans. Planning & Community Development Dept. staff are responsible for reviewing acoustical study and building plans. | Review of acoustical study and building plans <i>prior to issuance of building permits.</i> | <p>Applicable.</p> <p>The Dance Building will be designed in compliance with the mitigation measure.</p> |
| TRAFFIC AND CIRCULATION | | | | |
| MITIGATION MEASURE 6-1: Require project applicant to pay fair share traffic impact fees being developed to help fund the Highway 1/Highway 9 intersection improvement, which includes: <ul style="list-style-type: none"> Restripe eastbound Highway 1 as two left turn lanes, two through lanes, and one through/right turn lane. Widen northbound River Street to two lanes north of Highway 1. | <ul style="list-style-type: none"> Include measure as Condition of Approval. | <ul style="list-style-type: none"> City Public Works Department and Caltrans are responsible for determining traffic impact fees and the project's fair share contribution. Redevelopment Agency and/or ground lessee responsible for paying traffic impact fees. | Pay fair share traffic impact fees as <i>part of issuance of building permits.</i> | <p>Applicable.</p> <p>Dance Building will, if required by City, comply with the mitigation measure.</p> |

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| <p>MITIGATION MEASURE 6-2: Require project applicant to pay fair share contribution toward future improvements to the Chestnut/Mission intersection as determined by City studies and Caltrans.</p> | <ul style="list-style-type: none"> ▪ Include measure as Condition of Approval. | <ul style="list-style-type: none"> ▪ City Public Works Department and Caltrans are responsible for determining traffic impact fees and the project's fair share contribution. ▪ Redevelopment Agency and/or ground lessee is responsible for paying traffic impact fees. | <p>Pay fair share traffic impact fees as <i>part of issuance of building permits.</i></p> | <p>Applicable.</p> <p>Dance Building will, if required by City, comply with the mitigation measure.</p> |
| <p>MITIGATION MEASURE 6-3: Prepare and implement Transportation Demand Management measures to achieve vehicle occupancy goals established in the City's Trip Reduction Program ordinance (Chapter 10.46 of the Municipal Code), including but not limited to: provision of secure, covered bicycle parking; provision of transit access; coordination of ride-sharing; provision of transit information; provision of preferential parking for carpoolers; and provision of employee showers and lunch areas in buildings with more than 50 people.</p> | <ul style="list-style-type: none"> ▪ Include measure as Condition of Approval. ▪ Prepare Transportation Demand Management measures and submit to Planning & Community Development and Public Works Depts. for review. | <ul style="list-style-type: none"> ▪ Redevelopment Agency and/or ground lessee is responsible for preparation and implementation of Transportation Demand Management measures. ▪ Planning & Community Development and Public Works Dept. staff responsible for review of materials. | <p>Prepare plan and submit to Planning & Community Development and Fire Depts. <i>prior to final building inspection and/or issuance of occupancy permits.</i></p> | <p>Applicable.</p> <p>Dance Building will, if required by City, comply with the mitigation measure.</p> |

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2021 Tannery Performance and Dance Building Environmental Assessment

D. MITIGATION

Describe methods to be employed to reduce impacts to any and all adverse impacts identified in Section C. List all mitigation measures that would be implemented to minimize impacts to environmental resources from project implementation.

The Performance and Dance Building is a portion of the Tannery Arts Center analyzed in the Project EIR, as an individual element does not rise to significance in this context, however since the building is included as part of the project the overall all Tannery Arts Center project's impacts and mitigation measures are discussed in this narrative. Where appropriate specific mitigation measures for the Performance and Dance building will be written in *italics*.

The City Council in its certification of the Tannery Arts Center adopted a Mitigation Monitoring Plan, this plan is attached to the Environmental Narrative and details measure to mitigate the impacts of the Tannery Arts Center.

Mitigation Measure 3-1: Notify all tenants and residents of potential flood hazards, and advise that flood-tolerant contents be located on the first floor and that sensitive equipment and materials are located above the site flood elevations.

Mitigation Measure 3-3: Require that all storage of chemicals and wastes be situated in contained, flood proofed areas.

Mitigation Measure 3-4: Develop and implement an emergency response and evacuation plan to warn site tenants, users, and residents in advance of need to evacuate the property in the event of a flood.

Mitigation Measure – Performance and Dance Building – The building will be designed so that it is flood proofed one foot above the regulated flood elevation. See Preliminary Plans Sheet 3-1 to 3-3.

Mitigation Measure 5-2: Implement the recommendations as defined in the defined by Architectural Resources Group in its March 2004 and December 2004 reviews to retain historic Building 4 in its original location with possible incorporation into the proposed new Ballet Building.

Implementation of Mitigation Measure 5-2 will reduce the impact to a less-than-significant level. However, it is not known whether it is feasible to retain the building in its original location, and thus the impact remains significant and unavoidable.

Mitigation Measure 5-3: Reduce building heights of proposed new buildings #9, 11 and 12 in order to ensure that new development is on a more compatible scale with that of the existing historical buildings.

Mitigation Measure – Performance and Dance Building – The building has been designed as a one story building with an industrial style and color scheme to complement the restored historic buildings. It is located between to building higher in elevation.

Implementation of Mitigation Measures 5-1 (above) and 5-3 will reduce impact to a less-than significant level. However, it is not known whether it is feasible to reduce building heights and implement other recommendations for retention of significant site features. Thus, the impact remains significant and unavoidable.

Mitigation Measure 6-1: Require project applicant to pay fair share traffic impact fees being developed to help fund the Highway 1/Highway 9 intersection improvement, which includes: a. Restripe eastbound Highway 1 as two left turn lanes, two through lanes, and one through/right turn lane. b. Widen northbound River Street to two lanes north of Highway 1.

Mitigation Measure – Performance and Dance Building – Proposed improvements start of construction June 2021.

Mitigation Measure 6-2: Require project applicant to pay fair share contribution toward future improvements to the Chestnut/Mission intersection as determined by City studies and Caltrans.

Mitigation Measure – Performance and Dance Building – Proposed Performance and Dance building will pay any required transportation fee, which not included in the Master Plan approval.

Mitigation Measure 6-3: Prepare and implement Transportation Demand Management measures to achieve vehicle occupancy goals established in the City's Trip Reduction Program ordinance (Chapter 10.46 of the Municipal Code), including but not limited to: provision of secure, covered bicycle parking; provision of transit access; coordination of ridesharing; provision of transit information; provision of preferential parking for carpoolers; and provision of employee showers and lunch areas in buildings with more than 50 people.

Mitigation Measure – Performance and Dance Building – Ride share and bicycle transportation measures will be included in lease agreements for all tenants.

Implementation of Mitigation Measure 6-3 will help reduce project trips, but will not reduce impact to a less-than-significant level.

Implementation of Mitigation Measures 6-1 and 6-2 will reduce the project share of traffic to impacted intersections. However, until improvements at regional intersections are funded and implemented, impacts to the Highway 1/Highway 9 and Chestnut/Mission intersections will remain temporarily significant and unavoidable.