

**BELLA RIVIERA WORKFORCE HOMES**  
601 East Micheltorena Street  
**Santa Barbara Cottage Hospital Foundation**  
**SL Residential, Inc.**

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**NOISE AND AIR QUALITY CONDITIONS**

**Noise Conditions**

H-6 Construction Related Traffic Routes. Truck traffic related to the construction and related traffic controls will be limited to the routes specified by the City of Santa Barbara and agreed upon during the contractor's detailed noise mitigation plan. The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods. Temporary traffic control measures, such as but not limited to appropriate signage, flag-persons, barriers, etc shall also used to minimize construction related traffic conflicts. Truck traffic through residential neighborhoods shall be as limited as possible, subject to approval by the Public Works Director. Prior to start of construction, the contractor or owner shall place a notice in major local publications providing the public with information regarding haul routes and construction timing. (N-5d & T-I) (N-I n & TRF-7a)

H-10 Construction Hours. Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., with a noise restriction between 7:00 a.m. and 8:00 a.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

New Year's Day	January 1
Martin Luther King Day	3rd Monday of January
President's Day	3rd Monday of February
Cesar Chavez Day	March 31
Memorial Day	Last Monday in May
Independence Day	July 4
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Thanksgiving Friday	Day After Thanksgiving
Christmas	December 25

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code 99.16.015 Construction Work at Night. Contractor shall notify all residents within 1,000 feet of the parcel of intent to carry out

night construction a minimum of 48 hours prior to the said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number. (NI & N-5b) (N-I a)

- H-11 Construction Activity Scheduling. Demolition, grading and construction activities in each proposed project site development area shall be scheduled to minimize the occurrence of simultaneous construction operations that have the potential to result in excessive noise generation. For example, concrete breaking demolition activities should not occur in more than one development area at a time. (N-I I)
- H-12 Minimize Equipment Use. Equipment use for demolition, grading and construction activities shall be minimized, and the simultaneous operation of equipment within a proposed project development area shall be limited to the extent possible. (N-I m)
- H-13 Delivery and Storage of Materials and Equipment. All deliveries of material and equipment will occur on-site within the gates located within the construction barricades and only during the hours specified by the City on weekdays, unless otherwise authorized under Condition H.10 above. The queuing of construction vehicles outside the site specified hours will be strictly prohibited. Queuing of construction vehicles may be allowed in an off-site location outside of residential neighborhoods acceptable to the Transportation Operations Engineer. Vehicles delivering materials and equipment to the site shall be operated in strict conformance with regulations established by the United States Department of Transportation and all State and Local requirements. The vehicles shall all utilize mufflers and other devices to minimize noise levels. All materials and equipment will be stored on-site and within the confines of the construction barricades, unless otherwise authorized. (N-5c)
- H-14 Construction Equipment Mufflers and Shields. All construction equipment used on the site, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices. Sound control devices and techniques, such as noise shields and blankets, shall be employed as needed to reduce the level of noise to surrounding residents. (N-3) (N-I d)
- H-15 Construction Staging Areas. Only designated and City-approved construction equipment and material staging areas shall be used. All staging areas shall be located a minimum of 50 feet from the perimeter of the project site.(N-4)(N-1 e)
- H-22 Construction Noise and Vibration Complaints. The site development contractor shall provide a phone line that can be used by project area

residents to register complaints about noise and vibration at the project site. The phone line shall be answered between the hours of 8 a.m. and 5 p.m., Monday through Friday, and recorded by an answering machine at other times. The voice mail message during non-construction hours shall include an alternative phone number to be used in emergencies. The phone number and an explanation of what the phone number is for shall be posted at construction site entrances located on Arrellaga, Salsipuedes, Micheltorena, and California Streets. The contractor shall be responsible for implementing noise and vibration control measures in a timely manner in response to complaints that are received. A log shall be kept at the project site to document complaints that are received and actions implemented in response to individual complaints. A construction team member responsible party shall return all complaint phone calls within one business day. (N-5a) (N-I f)

- H-23 Noise Complaint Resolution. In response to verified complaints regarding excessive construction-related noise, the City may require the applicant and project developer to implement a noise monitoring program. The noise monitoring program shall be designed and conducted to ensure that appropriate noise reduction and control measures are identified and implemented so that construction-related noise levels at sensitive receptors (residences) adjacent to the project site do not exceed the following levels.
- a. Noise exceeding 70 dBA shall not occur for more than five minutes at a time, and not for more than 15 minutes per hour.
  - b. Noise exceeding 75 dBA shall not occur for more than one minute at a time, and not for more than five minutes per hour.
  - c. Noise exceeding 85 dBA shall not occur for more than 1 minute per hour. The results of all required noise monitoring, along with a description of actions implemented to conform with the above noise standards, shall be provided to the City Planning Department. Noise monitoring at receptor locations may be required until it has been demonstrated to the satisfaction of the Planning Department that effective noise abatement and control measures have been implemented and the noise standards described above have been achieved. (N-Ig)
- H-24 Delivery and Storage of Materials and Equipment. All deliveries of material and equipment will occur on-site within the construction site barricades and only on weekdays during the hours specified by the City. Construction vehicles shall not be allowed to queue outside the project site before the specified hours. Queuing of construction vehicles may be allowed in an off-site location outside the residential neighborhoods acceptable to the Transportation Operations Engineer. Vehicles delivering materials and equipment to the site shall be operated in strict conformance with regulations established by the United States Department of Transportation and all State and Local requirements. The vehicles shall all use mufflers

and other devices to minimize noise levels. All materials and equipment shall be stored on-site and within the confines of the construction barricades.(N-5c)(N-1 h)

- H-25 No Worker Access to the Neighborhood. All workers will be required to park on-site (i.e. behind the construction barricades or in designated off-site parking areas that are outside of the entire residential area surrounding the site. Workers will also be required to remain in designated on-site areas during all breaks and workers will not be permitted to gather off-site during the course of proposed demolition and construction. (N-5e)
- H-26 Radios and Alarms. No radios, music playback equipment, musical instruments, or automobile or truck alarms shall be permitted on the project site. (N-50 (N-I.i)
- H-27 Vehicle Noise. Except as otherwise required by law for backing up or emergencies, all vehicle horns shall remain silent. (N-5g) (N-I 0)
- H-28 Limitations on Catering Trucks. Catering trucks providing service to workers at the site will be required to park within the site at all times. Catering trucks shall not be permitted to park on the street nor are they to sound their horns near or within the site. (N-5h) (N-I.j)
- H-29 Loitering. Loitering of any kind will not be permitted at any gate, on the jobsite or any street, whether before, during or after work hours, on weekdays or on weekends. (N-5i)
- H-30 Limited Site Access. Access to the site shall be limited to areas approved by the City of Santa Barbara. The gate(s) shall incorporate the same method of noise shielding as the required site perimeter barriers and shall be kept closed except for vehicle passage. (N-5j) (N-I p)
- H-31 Portable and Stationary Equipment. When portable or stationary equipment, such as but not limited to generators, air compressors and wood sawing stations are required on the project site, the equipment shall be located as far from the project boundaries as possible. If it is necessary to locate portable stationary equipment within 200 feet of the project perimeter, methods to provide noise shielding for that equipment shall be implemented. This may include but is not limited to: providing a three or four sided enclosure which is lined with a sound absorbing material between the equipment and the property line, or locating the equipment so that noise shielding is provided by existing or new structures located on the project site. (N-5k) (N-I k)

## **Air Quality Conditions**

- H-2 Construction Notification to Neighbors. At least twenty (20) days prior to commencement of construction, the contractor or owner shall provide written notification to property owners and residents within 1,000 feet of the project area, to surrounding area homeowners associations, and posted at the access to construction site. The notice shall provide a construction schedule, required noise and dust control conditions applied to the project, and the name and telephone number of the Project Environmental Coordinator and Construction Site Monitor who can address questions and problems that may arise during construction. Said notice shall be consistent with the requirements outlined in Condition F.3. (N-2) (AQ-1 k)
- H-3 Construction Dust Complaints. The site development contractor shall provide a phone line that can be used by project area residents to register dust-related complaints at the project site. The phone line shall be answered between the hours of 8 a.m. and 5 p.m., and recorded by an answering machine at other times. The phone number and an explanation of what the phone number is for shall be posted at construction site entrances located on Arrellaga, Salsipuedes, Micheltorena, and California Streets. The phone number of the Santa Barbara APCD shall also be posted. The contractor shall be responsible for implementing dust control measures in a timely manner in response to complaints that are received. A log shall be kept at the project site to document complaints that are received and actions implemented in response to individual complaints. A construction team member and responsible party shall return all complaint phone calls within one business day. (AQ-11)
- H-7 Construction Equipment Air Quality Controls. The following measures shall be carried out to reduce diesel particulate and ozone precursor emissions:
- a. Diesel Engines. Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be utilized to the maximum extent feasible, as determined by the Community Development Director. (AQ-2a)
  - b. Engine Size. The engine size of construction equipment shall be the minimum practical size. (AQ-2b)
  - c. Equipment Use Management. The number of pieces of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at anyone time. (AQ-2c)
  - d. Equipment Maintenance. Construction equipment shall be properly maintained per the manufacturer's specifications. (AQ-2d)
  - e. Engine Timing. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or . pre-combustion chamber engines. (AQ-2e)
  - f. Catalytic Converters. Catalytic converters shall be installed on gasoline powered equipment. (AQ-2f)

- g. Diesel Emission Reduction. Diesel catalytic converters, diesel oxidation catalysts, and diesel particulate filters as certified and/or verified by the EPA or California shall be installed, if available, as determined by the Community Development Director. (AQ-2g)
- h. Diesel Equipment Replacement. Diesel powered equipment shall be replaced by electric equipment to the maximum extent feasible, as determined by the Community Development Director. (AQ-2h)
- i. Minimize Employee Trips. Construction worker trips shall be minimized by requiring carpooling and by providing for lunch opportunities on-site. (AQ-2i)
- j. Low VOC Coatings. Low volatile organic compound (VOC) architectural coatings shall be used to the maximum extent feasible, as determined by the Community Development Director. (AQ-2j)
- k. Low Sulfur Fuel. All diesel-powered equipment shall use ultra-low sulfur diesel fuel when available, as determined by the Public Works Director. (AQ-2k)
- l. Bio-diesel. During the demolition and grading phases, all diesel-powered construction equipment and vehicles manufactured in 1992 or later and used onsite shall be fueled using bio-diesel fuels if such fuels are available on the South Coast of Santa Barbara County. Bio-diesel fuels shall be used to the maximum extent feasible for all other construction phases. Availability and feasibility shall be determined by the Public Works Director. (AQ-21)

H-9 On-Site Vehicle Speed Control. On-site vehicle speeds shall be limited to 15 miles per hour or less. (AQ-Id)

H-17 Water Sprinkling During Grading. During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving, or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. At a minimum, this shall include wetting down disturbed areas in the late morning and after work is completed for the day. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust. Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph. Increased watering frequency shall be required whenever necessary to prevent visible dust emissions from leaving the project site. Disturbed areas must also be kept moist during weekends and days when no construction activities are occurring. (AQ-Ia & I b)

- H-18 Stockpiled Material. Stockpiles of soil and demolition material shall be located as far from the perimeter of the projects site as possible. Stockpiles shall be kept covered, moist, or treated with soil binders to prevent dust emissions from leaving the project site. (AQ-1 C)
- H-19 Dust Emissions from Loading. Stockpiled soil and demolition material shall be sprayed with water prior to and during loading into transport vehicles or containers. The amount of water applied shall be sufficient to prevent visible dust emissions from leaving the project site. (AQ-I e)
- H-20 Wind Erosion Control. After clearing, grading, earth moving or excavation is completed; the entire area of disturbed soil shall be treated to prevent wind erosion of soil. This may be accomplished by:
- a. Seeding and watering until grass cover is grown;
  - b. Spreading soil binders;
  - c. Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pick-up by the wind;
  - d. Other methods approved in advance by the Air Pollution Control District. (AQIi)
- H-21 Covered Truck Loads. Trucks transporting fill material to and from the site shall be covered from the point of origin. (AQ-If)
- H-32 Expeditious Paving. All roadways, driveways, sidewalks, etc., shall be paved as soon as possible to minimize areas exposed to wind erosion. Additionally, building pads shall be installed as soon as possible after grading unless seeding or soil binders are used, as directed by the Building Inspector. (AQ-I j)
- H-33 Gravel Pads. Gravel pads shall be installed at all vehicle access points to the project site to minimize tracking of dirt or mud onto public roads. (AQ-I g)
- H-34 Street Sweeping. Arrellaga, Micheltorena, Salsipuedes, and California Streets shall be inspected daily throughout the project development period to determine if there are project-related accumulations of mud, dirt or silt on the roads. Affected road segments shall be cleaned of such mud, dirt, or silt by the use of a street sweeper. (AQ-I h)

### **Sensitive Receptors Preventive Measures**

Sensitive Receptors include residences, schools, daycare centers, playgrounds or medical facilities. The Air Quality Conditions included as part of this project are designed to protect that segment of the public most susceptible to respiratory distress, such as children under the age of 14;

the elderly over the age of 65; persons engaged in strenuous work or exercise; and people with cardiovascular and chronic respiratory diseases. The following preventive measures are provided to assist those members of the public to minimize any potential effects from the project's planned demolition and construction activities.

**Preventive Measures**

1. Stay indoors while demolition and construction activities are occurring.
2. Close all doors and windows during demolition and construction activities.
3. Operate in-house air filters/purifiers, if available.
4. If possible, leave area during demolition and construction activities.