

NEIGHBORHOOD NOTICE

St. Francis Hospital Demolition City of Santa Barbara

NOTICE IS HEREBY GIVEN that the City of Santa Barbara has issued a Demolition Permit for the Santa Barbara Cottage Health Systems Workforce Housing Project

PROJECT LOCATION: The Santa Barbara Cottage Health Systems Workforce Housing Project is located at 601 E. Micheltorena Street on approximately 7.39 acres of land bound by Grand Avenue on the north, Micheltorena Street on the south, California Street on the east and Arrellaga Street on the west (see Figure 1).

PROJECT DESCRIPTION: The Santa Barbara Cottage Health Systems Workforce Housing project consists of the demolition of the buildings and structures that have been developed as part of the Saint Francis Medical Center, including the Main Hospital Building, Convent Building, Engineering/Maintenance Building and other accessory structures. After the hospital-related structures have been removed, 5.94 acres of the 7.39-acre project site would be used to develop 115 residential condominium units.

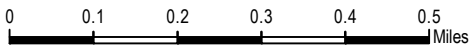
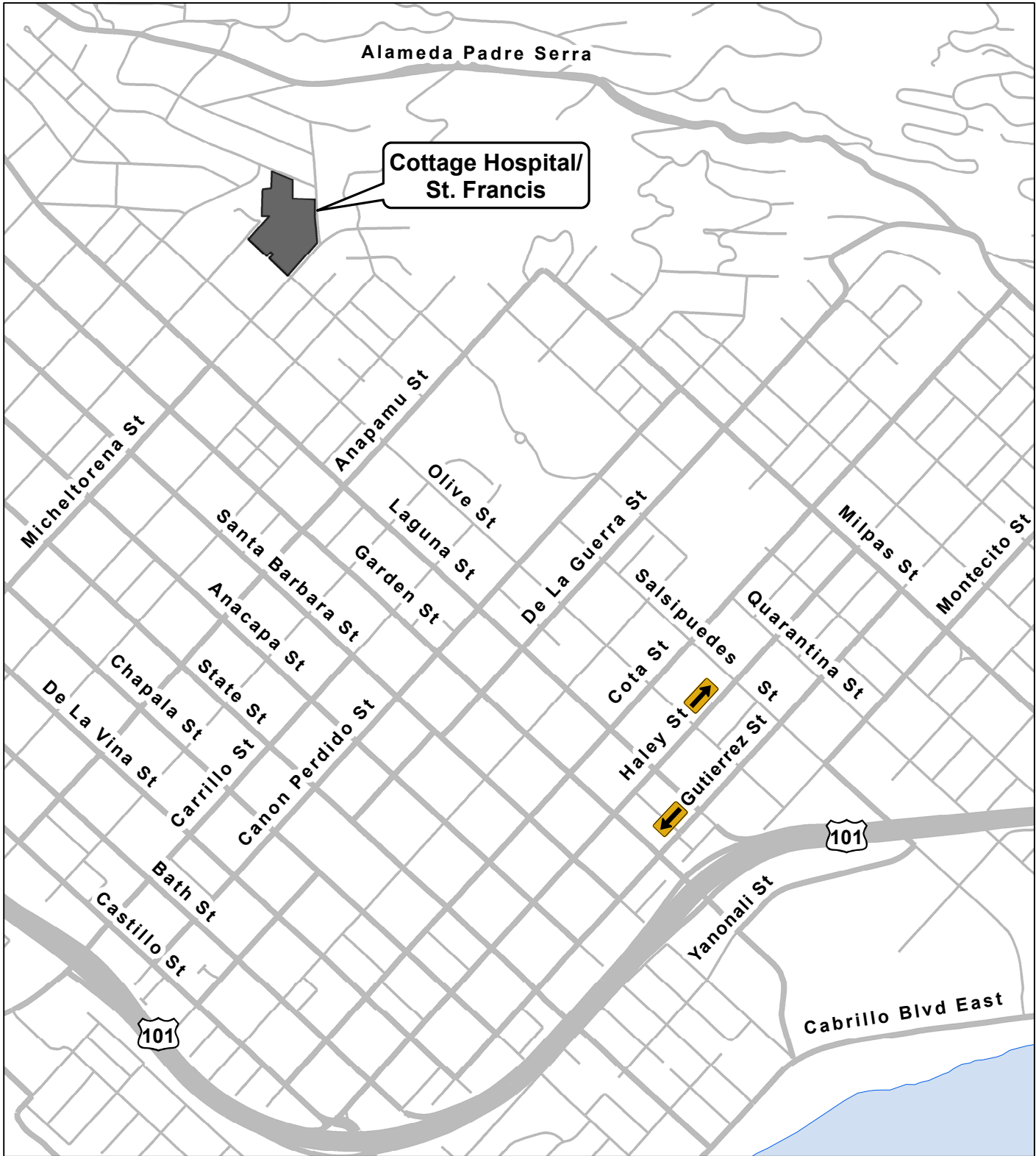
The northern 1.45 acres of the project site contain the Villa Riviera elderly care facility, a single-family residence and duplex, and vacant areas. The Villa Riviera facility is to be retained on a newly created legal parcel, as well as the two single-family residences.

Structures to be demolished total approximately 189,000 square feet in floor area. Removal of hazardous materials (i.e., asbestos and lead) and underground storage tanks have already been accomplished. A total of 18,500 tons of demolition materials would be generated. Of the 18,500 tons of demolition materials, 90% (16,650 tons) would be recycled. Total demolition would require approximately 1,435 truck trips and take approximately eighteen (18) weeks to complete.

NEIGHBORHOOD MEETING: You are invited to attend a neighborhood meeting to be held on **March 17, 2010** located at Reeves Library, 2nd Floor, Cottage Hospital (Bath & West Pueblo). The meeting is intended to provide an overview of demolition activities/schedule and address any questions, comments, or concerns. For more information: contact John Cuykendall, Project Environmental Coordinator (PEC) at (805) 963-0651 x3533.

Follow-up newsletters shall be published and neighborhood meetings shall be held every six months following the initial neighborhood meeting, until Certificates of Occupancy are issued for the development.

In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Project Environmental Coordinator at 963-0651 ext. 3533. If possible, notification at least 48 hours prior to the meeting will allow adequate time for making reasonable arrangements in most cases.



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DUDEK

Cottage Hospital / St. Francis

Project Vicinity

ANTICIPATED DEMOLITION TIMEFRAME

- **Phase II Asbestos Containing Materials Removal**
 - **Second Half of March / First Part of April**
 - **Completed Prior to Commencement of Demolition**

- **Demolition**
 - **Anticipated to Commence Approximately April 19, 2010**
 - **Single Phase of Effort**
 - **Duration Estimated at 16 weeks**
 - **Approximately first 6 weeks on inside of structures**
 - **Remaining approximately 9 weeks structure demolition**

DEMOLITION HOURS

Monday – Friday

7:00 a.m. – 5:00 p.m.

Construction/Demolition – Related Truck Trips

9:00 a.m. – 4:00 p.m.

Noise Restrictions

Monday – Friday: 7:00 a.m. – 8:00 a.m.

Saturday / Sunday / Holidays* No Activity

*** City of Santa Barbara Observed Holidays Include:**

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

CONSTRUCTION SITE RULES

Contractor is required to post the Site Rules, and all subcontractors will be required to sign an acknowledgement of those rules prior to beginning demolition and/or construction.

Failure to comply may result in fines or loss of access to the construction site.

- Construction hours are: 7:00 am - 5:00 pm, Monday through Friday.
- Noise generating construction activity is prohibited on Saturday and Sundays, on holidays, and between the hours of 5:00 p.m. to 8:00 a.m. Holidays are listed under Condition H-10 in the MMRP Checklist.
- All speed limits on residential streets surrounding the project site must be obeyed.
- On-site speed limit is 15 MPH or less.
- Construction trucks and related workers may not park on public streets adjacent to the project site.
- No radios, music playback equipment, musical instruments, or automobile or truck alarms are permitted on site.
- All vehicle horns shall remain silent, except as required by law for backing up or emergencies.
- All catering trucks are required to park onsite and shall not use their horns near or within the site.
- No loitering at the job site.
- No dogs or other animals are permitted on site.
- No alcoholic beverages shall be consumed on site.
- No worker access to the neighborhood. All workers are required to remain on-site during all breaks and no gathering off-site during the work day.
- Construction worker trips shall be minimized through use of carpooling and lunch opportunities onsite.
- Construction site must be maintained for an orderly appearance on a daily basis.
- Trash shall be contained at all times and removed from site weekly.
- All temporary toilets shall be screened with lattice and doors faced away from streets.
- Construction equipment and materials shall only be stored on-site and located a minimum 50 feet from the perimeter of the project site.
- No storage or parking of construction materials and equipment within the public right-of-way is allowed.

- Simultaneous operation of construction equipment shall be minimized to the extent possible.
- Stockpiles of demolition material shall be located as far from the perimeter of the project site and kept covered, moist, or treated with soil binders.
- Areas of the project site subject to clearing, grading, earth moving or excavation shall be kept sufficiently moist through the use of water trucks or sprinkler systems.
- All trucks transporting material from the site shall be covered.
- Stockpiled soil and demolition material shall be sprayed with water prior to and during loading into transport vehicles or containers.
- All deliveries of material and equipment shall occur on-site within the construction site barricades and only on weekdays during allowed construction hours.
- All materials and equipment shall be stored on-site and within the confines of the construction barricades.
- No queuing of construction vehicles outside the site specified hours.
- Queuing of construction vehicles is allowed at an off-site location outside of residential neighborhoods and approved by the City.
- All construction equipment used on the project site shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
- Gravel pads/beds, rumble plates or similar device shall be installed at all vehicle access points.
- Street sweeping on Arrellaga, Micheltorena, Salsipuedes, and California Streets shall occur as needed to clean affected roads of mud, dirt, or silt.
- Sound control devices, such as noise shields and blankets shall be employed as needed to reduce the level of noise.
- Heavy-duty diesel-powered construction equipment manufactured after 1996 shall be utilized.
- Engine size of construction equipment shall be the minimum practical size.
- Construction equipment shall be properly maintained per the manufacturer's specifications.
- Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines.
- Catalytic converters shall be installed on gasoline-powered equipment.
- All diesel-powered equipment shall use ultra-low sulfur diesel fuel.
- Truck traffic shall be limited to the routes specified by the City.
- Portable or stationary equipment, such as generators, air compressors and wood sawing stations shall be located as far from the project boundaries as

- possible. If located within 200 feet of project perimeter, then noise shielding shall be provided (e.g., 3 or 4 sided enclosure).
- Site perimeter boundaries shall remain closed except for vehicle passage.
 - Minimize the area of bare soil exposed at one time (phased grading) and protect from erosion by applying heavy seeding within five days of clearing or inactivity in the area.
 - Install fences, sand bags, hay bales or other silt devices where necessary around the project site to prevent off-site sediment runoff.
 - Fuel and vehicle maintenance staging areas shall be located away from all drainage courses and designed to control runoff.
 - Maintain and wash equipment and machinery in confined areas specifically designed to control runoff.
 - Thinners or solvents shall not be discharged into sanitary or storm water systems.
 - Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than 50 feet away from a storm drain, open ditch or surface water.
 - Storm drain inlets shall be protected from sediment-laden waters by use of protection devices such as gravel bag barriers, filter fabric fences or other approved materials and/or systems.
 - A copy of the Erosion Control Plan shall be kept at the project site.
 - Each General Contractor shall inform their Employees, Subcontractors and Suppliers of these Regulations.

Noise and Air Quality Conditions

Noise Conditions

H-6	<p>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-1) (N-I n & TRF-7a)</p>																				
H-10	<p>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:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">New Year's Day</td> <td>January 1</td> </tr> <tr> <td>Martin Luther King Day</td> <td>3rd Monday of January</td> </tr> <tr> <td>President's Day</td> <td>3rd Monday of February</td> </tr> <tr> <td>Cesar Chavez Day</td> <td>March 31</td> </tr> <tr> <td>Memorial Day</td> <td>Last Monday in May</td> </tr> <tr> <td>Independence Day</td> <td>July 4</td> </tr> <tr> <td>Labor Day</td> <td>1st Monday in September</td> </tr> <tr> <td>Thanksgiving Day</td> <td>4th Thursday in November</td> </tr> <tr> <td>Thanksgiving Friday</td> <td>Day After Thanksgiving</td> </tr> <tr> <td>Christmas</td> <td>December 25</td> </tr> </table> <p>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 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. (N/ & N-5b) (N-I a)</p>	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
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H-11	<p>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)</p>																				

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-I 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.

	<p>a. Noise exceeding 70 dBA shall not occur for more than five minutes at a time, nor for more than 15 minutes per hour.</p> <p>b. Noise exceeding 75 dBA shall not occur for more than one minute at a time, nor for more than five minutes per hour.</p> <p>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-1 g)</p>
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-1 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-1 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 to sound their horns near or within the site. (N-5h) (N-1j)
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-1 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)
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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)

	<p>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 any one time. (AQ-2c)</p> <p>d. Equipment Maintenance. Construction equipment shall be properly maintained per the manufacturer's specifications. (AQ-2d)</p> <p>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)</p> <p>f. Catalytic Converters. Catalytic converters shall be installed on gasoline-powered equipment. (AQ-2f)</p> <p>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)</p> <p>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)</p> <p>i. Minimize Employee Trips. Construction worker trips shall be minimized by requiring carpooling and by providing for lunch opportunities on-site. (AQ-2i)</p> <p>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)</p> <p>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)</p> <p>l. Bio-diesel. During the demolition and grading phases, all diesel-powered construction equipment and vehicles manufactured in 1992 or later and used on site 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)</p>
<p>H-9</p>	<p>On-Site Vehicle Speed Control. On-site vehicle speeds shall be limited to 15 miles per hour or less. (AQ-1d)</p>
<p>H-17</p>	<p>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</p>

	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-1a & 1 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-1 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 pickup by the wind; d. Other methods approved in advance by the Air Pollution Control District. (AQ-1 i)
H-21	Covered Truck Loads. Trucks transporting fill material to and from the site shall be covered from the point of origin. (AQ-1f)
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-1 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-1 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-1 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 activities are occurring.
2. Close all doors and windows during demolition activities.
3. Operate in-house air filters/purifiers, if available.
4. If possible, leave area during demolition activities.

Project Contacts

<p><u>Project Environmental Coordinator</u> DUDEK John Cuykendall jcuykendall@dudek.com</p>	<p>Ph: 805-963-0651 ext. 3533 Cell: 805-207-9715</p>
<p><u>Santa Barbara Cottage Hospital Foundation</u> Ron Biscaro, VP Project Management rbiscaro@sbch.org</p>	<p>Ph: (805) 569-8911</p>
<p><u>Contractors</u> Standard Industries Randy Mayes P.M. randy@standard1.com</p>	<p>Ph: 805-643-6669 Cell: 805-207-9715</p>
<p><u>Construction Manager</u> Burke Design Dave Burke dlburke@burke-design.biz</p>	<p>Ph: 805-964-8800 Ext. 202 Cell: 805-453-6464</p>
<p><u>Construction Site Monitor</u> DUDEK</p>	<p>Ph: 805-963-0651</p>
<p><u>Arborist Monitor</u> DUDEK Christopher Kallstrand ckallstrand@dudek.com</p>	<p>Ph. 805-963-0651 ext. 3310 Cell. 949-677-7675</p>
<p><u>Archaeologist Monitor</u> Western Points Larry Carbone carbone@silcom.com</p>	<p>Ph: (805) 566-0170</p>
<p><u>City of Santa Barbara Planning Division</u> Alison DeBusk ADebusk@SantaBarbaraCA.gov</p>	<p>Ph: (805) 564-5470 ext. 4552</p>
<p><u>City of Santa Barbara Building & Safety Division</u> Chris Short CShort@SantaBarbaraCA.gov</p>	<p>Ph: (805) 564-5485</p>
<p><u>City of Santa Barbara Public Works Department</u> Engineering Division</p>	<p>Ph: (805) 564-5377</p>

Demolition and Construction "Field" MMRP Checklist

This document contains the project's conditions of approval in their entirety. The specific "demolition" and "construction" conditions which the Project Environmental Coordinator (PEC) will be monitoring are contained in the following table. The table lists the original City Resolution Condition Number, Monitoring Requirement, Responsible Entity, Monitor, Action by Monitor, Timing/Frequency, and City Compliance Check staff liaison. The *Demolition and Construction "Field" MMRP Checklist* table will serve as the basis for the Demolition and Construction Activity monitoring program.

SANTA BARBARA COTTAGE HEALTH SYSTEMS WORKFORCE HOUSING PROJECT DEMOLITION AND CONSTRUCTION "FIELD" MMRP CHECKLIST

CONDITION SUMMARY / MONITORING REQUIREMENT	RESPONSIBLE ENTITY	MONITOR	ACTION BY MONITOR	TIMING / FREQUENCY	COMPLIANCE CHECK	VERIFICATION
Condition C-3 / Mitigation B-1						
<p>3. Tree Inventory and Relocation. A further inventory of existing specimen trees on the project site shall be performed by a qualified arborist, noting health of the trees and suitability for transplanting or removal. Based on the arborist's recommendations, as reviewed by the City Arborist, the City would make a final determination regarding which trees can be feasibly transplanted or need to be removed, The existing trees shall be relocated on the Real Property and shall be fenced and protected during construction.</p>	Landscape Architect / Arborist	PEC / City Arborist	<p>Ensure that required inventory is prepared</p> <p>Review inventory and recommendations for adequacy</p>	<p>Submit inventory prior to issuance of demolition permit</p> <p>Relocate identified trees prior to start of demolition activities</p> <p>Field check once prior to demolition permit approval and once prior to demolition</p>	Planning Division and Building & Safety	
Condition C-4 / Mitigation B-2						
<p>4. Tree Protection Measures. The landscape plan and grading plan shall include the following tree protection measures:</p> <p>a. Fencing. Fencing or protective barriers around all trees to be protected placed three feet outside each tree's dripline during construction.</p> <p>b. Landscaping Under Trees. Landscaping under the trees that is compatible with the preservation of the trees.</p> <p>c. Arborist's Report. Include a note on the plans that recommendations/conditions contained in the arborist's report referenced in Condition C.3 shall be implemented.</p> <p>d. Tree Protection and Replacement Plan. The applicant shall submit a tree protection and replacement plan with project landscape plans for City approval. The plan shall identify trees to be preserved, measures to be taken during grading and construction to protect trees, measures for replacement of trees in the event of inadvertent damage or loss, and irrigation and maintenance plans. Trees shall be maintained for the life of the project. The tree protection plans shall incorporate the following measures:</p> <p>1. Prior to grading, temporary protective fencing (4 feet high) shall be installed three feet outside the dripline of all trees to be preserved. Trees in close proximity may be fenced as a group. All fencing shall be maintained during the construction period.</p>	Landscape Architect / Arborist	PEC / City Arborist	<p>Ensure plan is prepared and submitted for approval</p> <p>Review plan for adequacy</p> <p>Ensure requirements are shown on grading and building plans and implemented at the project site</p> <p>Inspect project site to check for damage</p> <p>Report monthly during project development</p>	<p>Submit plan prior to issuance of demolition permit</p> <p>Approve plan prior to issuance of demolition permit</p> <p>Monitor weekly and throughout all development activities</p>	City Arborist	

**SANTA BARBARA COTTAGE HEALTH SYSTEMS WORKFORCE HOUSING PROJECT
DEMOLITION AND CONSTRUCTION "FIELD" MMRP CHECKLIST**

CONDITION SUMMARY / MONITORING REQUIREMENT	RESPONSIBLE ENTITY	MONITOR	ACTION BY MONITOR	TIMING / FREQUENCY	COMPLIANCE CHECK	VERIFICATION
<p>2. No grading shall occur under any oak or specimen tree dripline. Grading within the dripline during construction of this area shall be minimized and shall be done with light (one ton or less) rubber-tired equipment or by hand. If use of larger equipment is necessary within the dripline of any oak, it shall only be operated under the supervision and direction of a qualified Arborist.</p> <p>3. A qualified Arborist shall be present during any grading or excavation adjacent to or beneath the dripline of any oak tree. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound. Any thinning or root pruning and trimming shall be done under the direction of a qualified Arborist.</p> <p>4. Heavy equipment shall not be used or parked within three (3) feet of oak tree driplines, except where approved by a qualified arborist, and after protective fencing has been installed. Soil, rocks, or construction material shall not be stored or placed within the dripline of oak trees.</p> <p>5. Landscaping provided under the oak tree(s) shall be compatible with preservation of the trees as determined by the ABR. No irrigation system shall be installed under the dripline of any oak tree.</p> <p>6. Specimen trees slated for preservation that are inadvertently damaged (25% or more of root area) or lost due to construction processes shall be replaced prior to issuance of occupancy permits. Tree replacement shall be according to the following replacement ratios: Oak Trees – 10:1 (using 5-15 gallon saplings); other native trees at no less than ¼ diameter of the existing tree). The applicant shall submit an annual report on establishment and success of replacement trees.</p> <p>7. Oak seedlings and saplings less than four inches (4”) at four feet (4’) above the ground that are removed during construction shall be transplanted where feasible, as determined by the Arborist in consultation with the Community Development Director. If transplantation is not feasible, replacement trees shall be planted at a minimum one to one (1:1) ratio. Replacement trees shall be a minimum of one (1) gallon size derived from South Coastal Santa Barbara County stock.</p>						

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Condition C-12						
12. Stone Wall Reuse. The stone wall shall be reused to the extent possible, and the existing stone walls that will not stay in place shall be reused on the site.	Architect	PEC	Ensure requirement in shown on demolition plans	Prior to issuance of demolition permit	Planning Division	
Condition F-2 / Mitigation AQ-1k						
2. Construction Site Monitor. Construction contractors shall designate a monitor for the dust control program. The monitor's work schedule shall include holiday and weekend periods when work at the project site may not be in progress. The name and telephone number of such persons shall be provided to the Santa Barbara County APCD prior to the issuance of a grading permit.	Contractor / DUDEK	PEC	Ensure requirement is shown on grading and building plans and implemented at the project site	Daily Report weekly during project development	Planning Division & Building and Safety	
Condition F-3 / Mitigation N-1b						
<p>a. Hazardous Materials Removal Notification. At least 20 days prior to commencement of hazardous materials and the underground storage tank removal, the contractor or owner shall provide notice to all property owners, businesses, residents and homeowner associations within 1,000 feet of the project area.</p> <p>b. Notices and Meetings Prior to and During Demolition and Construction. At least 20 days prior to commencement of demolition or construction activities, the contractor shall provide written notice to all property owners, businesses, and residents within 1,000 feet of the project area. Surrounding area homeowners associations shall also be notified, and notices describing planned development activities shall be posted at the access locations to the project site. Additionally, all those receiving notice shall be invited to attend a neighborhood meeting to be held at least 20 days prior to commencement of demolition activities. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, required noise and air quality conditions applied to the project, information on what sensitive receptors (under five or over 65 years of age or suffering from respiratory, cardio-pulmonary or other similar diseases or conditions) can do to minimize any potential effects from demolition activities, the name and phone number of the Project Environmental Coordinator (PEC), Construction Site Monitor, and Contractors, site rules and Conditions of</p>	City of Santa Barbara / DUDEK	PEC	Submit draft notices and mailing list to City for approval prior to distribution	20 days prior to start of demolition activities	Planning Division & Building and Safety Division	

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CONDITION SUMMARY / MONITORING REQUIREMENT	RESPONSIBLE ENTITY	MONITOR	ACTION BY MONITOR	TIMING / FREQUENCY	COMPLIANCE CHECK	VERIFICATION
<p>Approval pertaining to construction activities (including noise and air quality conditions, and any information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division. Follow-up newsletters and neighborhood meetings shall be held every six months following the first notice and meeting until the Certificate of Occupancy are issued. (N-1b)</p>						
Condition F-4						
<p>4. Contractor and Subcontractor Notification. The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a copy of the notice to the Planning Division.</p>	SBCHF / DUDEK	PEC	Submit draft notices and mailing list to City for approval prior to distribution	Prior to start of demolition / construction activity	Planning Division	
Condition F-5 / Mitigation SW-1a						
<p>5. Solid Waste Management Plan. A solid waste management plan identifying measures for reuse, source reduction, and recycling shall be developed for construction and operation of the project, and submitted to the City's Environmental Analyst and the County's Solid Waste Division for review and approval prior to building permit issuance.</p>	SBCHF / DUDEK	PEC	<p>Ensure plan is prepared and submitted to City for approval</p> <p>Report monthly throughout all project development activities</p>	<p>Prior to issuance of a demolition permit</p> <p>Throughout all project development activities</p>	Planning Division and Building & Safety	
Condition F-6 / Mitigation C-1a, C-1c, C-1d, C-1e						
<p>6. Archaeological Monitoring Contract. Submit to the Planning Division a contract with an archaeologist from the most current City Qualified Archaeologists List for monitoring during all ground disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching vegetation or paving removal and ground clearance in the areas identified in the Phase I Archaeological Resources Report prepared for this site by Larry Wilcoxon, dated 1992. The contract shall be subject to the review and approval of the Planning Division.</p> <p>The archaeologist's monitoring contract shall include the following provisions: If cultural resources are encountered or suspected, work shall be halted or redirected by the archaeologist immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent and significance of any</p>	SBCHF / DUDEK	PEC & Approved Archaeologist	<p>Hire approved archaeologist</p> <p>Inspect project site during initial ground disturbing activities</p>	During all initial ground disturbing activities	Planning Division	

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<p>discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareno Chumash representative from the most current City Qualified Barbareno Chumash Site Monitors List, preparation of further site studies and/or mitigation.</p> <p>If the discovery consists of possible human remains, the Owner shall contact the Santa Barbara County Coroner immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. The Owner shall retain a Barbareno Chumash representative from the most current City Qualified Barbareno Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.</p>						
Condition F-8						
<p>8. Arborist's Monitoring. Submit to the Planning Division a contract with a qualified arborist for monitoring of all work subject to the approved Tree Preservation and Relocation Plan during construction. The contract shall include a schedule for the arborist's presence during demolition, grading, and construction activities, and is subject to the review and approval of the Planning Division.</p>	SBCHF / DUDEK	PEC & Approved Arborist	<p>Hire approved arborist</p> <p>Inspect project site prior to and during initial ground disturbing activities</p>	During all initial ground disturbing activities	Planning Division	
Condition F-11 / Mitigation Haz-1a						
<p>11. Building Demolition Hazardous Materials Management. The applicant shall conduct a comprehensive survey of buildings to be demolished for hazardous materials, including sampling and analytical testing of all suspect lead and asbestos-containing materials, and materials that may contain mercury and PCBs. A plan shall identify measures for materials handling to minimize exposure to workers, the public, or environment, and proper disposal/recycling recommendations. Certified removal contractor(s) shall prepare a work plan for the removal of all identified hazardous materials prior to issuance of demolition permit for City approval. At minimum, the plan shall address the following hazardous material management elements:</p> <p>a. Identification of suspect materials.</p> <p>b. Survey and assessment of the existing buildings.</p>	Contractor / SBCHF / DUDEK	PEC	Conduct required survey and remove identified hazardous materials prior to issuance of a demolition permit	Prior to issuance of demolition permit	Planning Division and Building and Safety	

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c. Scope of work development for hazardous material removal. d. Hazardous material removal and disposal. e. Quality control. f. Post remediation Sampling and Assessment.						
Condition F-12 / Mitigation Haz-1b						
12. Hazardous Material Removal Certification. Prior to the issuance of a demolition permit for the proposed project, the project applicant/contractor shall provide to the Planning Department a certification indicating that surveys of the buildings to be demolished have been conducted by appropriately licensed personnel to detect the presence of asbestos, lead-based paint, mercury and PCBs. It shall also be certified that all identified asbestos, lead-based paint, mercury, and PCB materials have been removed from the project site in accordance with applicable local, state, and federal regulations. The certification shall identify the contractor(s) that conducted the surveys and material removal work, the transporter that removed the materials from the site, and the recycling/disposal facilities that accepted the waste material.	Consultant / SBCHF / DUDEK	PEC	Provide required certification prior to issuance of a demolition permit	Prior to issuance of a demolition permit	Planning Division and Building and Safety	
Condition F-13 / Mitigation Haz-1c						
13. Potential Lead-based Paint Contamination. If areas with concentration of lead paint or dust that exceed applicable threshold standards are applied in any on-site building, soil adjacent to the building(s) shall be tested for the presence of lead. The location and number of samples shall be determined by the Santa Barbara County Fire Department – Protection Services Division. If necessary, lead-related soil contamination shall be remediated to the satisfaction of the Protection Services Division prior to issuance of a demolition permit for the proposed project.	Consultant / SBCHF / DUDEK	PEC	Review hazardous material survey results required by Condition F-11. If necessary, contact County Fire Department to initiate soil contamination evaluation and remediation	Prior to issuance of demolition permit	Planning Division and Building and Safety	
Condition F-14 / Mitigation Haz-1d						
14. Hazardous Materials Safety. Measures to protect workers and neighbors, contain exposure, provide for proper disposal, and remediate from any hazardous material contamination shall be implemented in accordance with local, state, and federal regulations.	Contractor	PEC	Ensure implementation of required safety regulations	Throughout all project development activities	Planning Division and Building and Safety	
Condition F-15 / Mitigation H-2						
15. Soil Remediation. Adherence to the URS Remediation Work plan for Diesel Contaminated Soil dated April 20, 2004 as conditioned by direction and requirements provided by the County Fire Department, Protection Services Division, relating to remediation activities for the underground tanks shall	Contractor	PEC	Ensure approved remediation plan is implemented to the satisfaction of County Fire Department	Complete remediation prior to the issuance of a building permit	Planning Division and Building and Safety	

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<p>occur prior to new residential construction on the property, Additional Fire Department conditions include:</p> <p>a. Following removal of the USTs and appurtenant facilities, verification soil samples shall be collected, at a minimum, below the former UST locations (two sample/tank), below each dispenser, and below all pipeline joints and at any location where stained soil or petroleum odors are observed. The report containing the results of the remediation and verification work shall be submitted to the County Fire Department, Protection Services Division, within 60 days after the completion of site work.</p> <p>b. Following removal of contaminated soil, a work plan shall be submitted to the County Fire Department, Protection Services Division, for a minimum of one boring to be placed at the location of the formerly contaminated area to document that groundwater is greater than 50 feet below the contaminate soils. If water is encountered within 50 vertical feet of the former contamination, a work plan shall be submitted to the County Fire Department with recommendations to determine the local groundwater gradient and to verify the absence of UST related groundwater contamination at the site. The work plan shall be submitted to the County Fire Department no later than 30 days after completion of soil removal activities.</p> <p>c. UST removal permits shall be obtained from the County Fire Department, Protection Services Division, prior to initiation of site work. Notify the County Fire Department at least 72 hours prior to any beginning site work.</p>						
Condition F-17 / Mitigation WQ-1a						
<p>17. General Construction Activity Permit. In addition to the Erosion/Sedimentation Control Plan required under Condition G.4 below, prior to the issuance of a demolition, grading, or building permit for the proposed project, the applicant or project developer shall comply with the requirements for the State General Permit for Storm Water Discharges Associated with Construction Activity. Compliance shall include providing the City with a copy of the Notice of Intent to obtain coverage under the NPDES Construction General Permit, and a copy of the subsequent Waste Discharge Identification Number</p>	<p>SBCHF / Civil Engineer</p>	<p>PEC</p>	<p>Submit copy of Notice of Intent and prepare SWPPP</p>	<p>Prior to the start of project development and throughout all project development activities</p>	<p>Planning Division and Public Works</p>	

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issued by the RWQCB. Compliance with the General Permit also requires the preparation of a SWPPP that identifies how potential water quality impacts associated with demolition, grading, and construction operations will be minimized and controlled. A copy of the SWPPP shall be kept at the project site and be available for City review.						
Condition F-19						
19. Letter of Commitment for Pre-Construction Conference. The Owner shall submit to the Planning Division a letter of commitment that states that, prior to disturbing any part of the project site for any reason, except for hazardous materials and underground storage tank removal, and after the Building permit has been issued, the General Contractor shall schedule a conference to review site conditions, construction schedule, construction conditions, archaeological procedures, and environmental monitoring requirements. The conference shall include representative from the Public Works Department Engineering and Transportation Divisions, the assigned Building Inspector, the Planning Division, the Property Owner, the Archaeologist, the Architect, the Arborist, the Landscape Architect, the Project Engineer, the Project Environmental Coordinator, the Contractor and each subcontractor.	SBCHF / DUDEK	PEC	Submit letter to Planning Division	Prior to issuance of demolition permit	Planning Division	
Condition G-1						
1. Design Review Requirements. Plans shall show all design, landscape, and tree protection elements, as approved by the Architectural Board of Review, outlined in Section C above.	Contractor / DUDEK	PEC	Ensure requirement is shown on grading and building plans and implemented at the project site	Prior to issuance of a building permit	Planning Division and Building & Safety	
Condition G-2 / Mitigation C-1b						
2. Pre-Construction Conference. Prior to commencement of construction, a conference to review site conditions, construction schedule, construction conditions, archaeological procedures, arborist monitoring, and other environmental monitoring requirements, shall be held by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Building Division, Planning Division, the Property Owner Archaeologist, Architect, Arborist, Landscape Architect, Project Engineer, Project Environmental Coordinator, Mitigation Monitors, Contractor and each Subcontractor.	SBCHF / Contractor / DUDEK	PEC	Conduct required briefing meeting	Prior to start of demolition / construction activities	Planning Division	

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Condition G-3						
<p>3. Mitigation Monitoring and Reporting Requirement. Note on the plans that the Owner shall implement the Mitigation Monitoring and Reporting Program (MMRP) for the project's mitigation measures, as stated in the Environmental Impact Report for the project.</p>	SBCHF / DUDEK	PEC	Ensure that the requirement is shown on all grading and building plans	Throughout all project development activities	Planning Division	
Condition G-4 / Mitigation WQ-1b and WQ-1b-1 thru WQ-1b-9						
<p>4. Erosion Control Plan. The applicant or project developer shall prepare an erosion control plan that is consistent with the requirements outlined in the <i>Procedures for the Control of Runoff into Storm Drains and Watercourses</i> and the Building and Safety Division <i>Erosion/Sedimentation Control Policy</i> (2003). The erosion control plan shall specify how the required water quality protection procedures are to be designed, implemented, and maintained over the duration of the development project. A copy of the erosion control plan shall be submitted to the Community Development and Public Works Departments for review and approval, and a copy of the approved plan shall be kept at the project site. At a minimum, the Plan shall include the following element:</p> <ol style="list-style-type: none"> a. Minimize the area of bare soil exposed at one time (phased grading) and schedule grading to occur during the dry season. b. Install silt fences, sand bags, waddles, silt devices, or other BMPs where necessary around the project site to prevent offsite transport of sediment. c. Bare soils shall be protected from erosion by applying heavy seeding, within five days of clearing or inactivity in construction. d. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust. e. Establish fuel and vehicle maintenance staging areas located away from all drainage courses, and design these areas to control runoff. f. Maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems. Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than 50 feet away from a storm drain, open ditch or surface water. 	Civil Engineer	PEC	Ensure Erosion Control Plan is prepared and requirements are shown on grading and building plans and implemented at the project site	Throughout all project development activities	Planning Division and Public Works	

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<p>g. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences or other approved materials and/or systems. Sediment control measures shall be maintained for the duration of the project development period and until graded areas have been stabilized by structures, long-term erosion control measures or landscaping.</p> <p>h. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other suitable measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day using dry cleaning methods.</p> <p>i. At minimum, the erosion control plan prepared for the proposed project shall address the design, implementation, installation, and maintenance of each of the following water resource protection strategies:</p> <ul style="list-style-type: none"> • De-watering Operations • De-silting Basins • Potable Water Irrigation • Paving and Grinding • Sandbag Barriers • Spill Prevention/Control • Solid Waste Management • Storm Drain Inlet Protection • Stabilize Site Entrances and Exits • Illicit Connections and Illegal Discharges • Water Conservation • Stockpile Management • Liquid Wastes • Street Sweeping and Vacuuming • Concrete Waste Management • Sanitary/Septic Waste Management • Vehicle and Equipment Maintenance • Vehicle and Equipment Cleaning • Vehicle and Equipment Fueling 						
Condition G-5 / Mitigation N-2						
<p>5. Prepare a Structural Crack Survey and Video Reconnaissance. Prior to the issuance of demolition permits, the applicant or its designee shall prepare a structural crack survey and video reconnaissance of neighboring structures whose occupants wish to participate in the survey. The purpose of the survey shall be to document the existing condition of</p>	<p>Consultant / SBCHF / DUDEK</p>	<p>PEC</p>	<p>Ensure requirement is shown on grading and building plans and implemented at required times</p>	<p>Throughout al project development activities</p> <p>Prepare report upon completion of</p>	<p>Planning Division and Public Works</p>	

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<p>neighboring structures within 100 feet of the project site property line and more than 20 years old. After each major phase of project development (demolition, grading and construction), a follow-up structural crack survey and video reconnaissance of neighboring structures on parcels wholly or partially within 100 feet of the project site shall be conducted to determine whether any new cracks or other structural damage consistent with project-related vibrations have occurred. The City and project applicant shall review the results of both pre- and post-construction surveys to determine whether any new structural damage resulted from project-related construction activities. The project applicant shall be responsible for the cost of repairing damage to structures on parcels within 100 feet of the project site resulting from project-related construction activities.</p>				major project completion activities		
Condition G-6						
<p>6. Post-Construction Erosion Control and Water Quality Plan. Provide an engineered drainage plan that uses the existing natural drainage patterns and leads towards improvement of the quality and/or rate of water run-off conditions from the site. The Owner shall install bioswales, catch basins, storm drainage interceptors or clarifiers on the Real Property, or other measures specified in the Erosion Control Plan, to intercept all sediment and minimize storm water pollutants of concern from the parking lot areas and other improved, hard-surfaced areas prior to discharge into the public storm drain system, including any creeks. All proposed interceptors or clarifiers shall be reviewed and approved by the Public Works Department and the Building and Safety Division. Maintenance of these facilities shall be provided by the Owner, as outlined in Condition I.B.12, above, which shall include the regular sweeping and/or vacuuming of parking areas where interceptors and clarifiers are located and a catch basin cleaning program.</p>	Civil Engineer	PEC	Ensure requirement is shown on grading and building plans and implemented	Throughout all project development activities	Planning Division and Public Works	
Condition G-18						
<p>18. Sandstone Curb Recycling. Any existing sandstone curb in the public right-of-way that is removed and not reused shall be salvaged and sent to the City Corporation Annex Yard.</p>	Contractor	PEC	Ensure requirement is implemented	Throughout all project development activities	Planning Division and Public Works	
Condition G-19 / Mitigation W-2a						
<p>19. Storm Drain Markings. Stenciled information shall be printed on all curb storm drains warning of the direct connection to the creek and ocean.</p>	Contractor / DUDEK	PEC	Ensure requirements are shown on drainage plans and implemented at the project site	Prior to occupancy	Planning Division and Building & Safety	

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Condition G-20 / Mitigation W-2b						
20. Site Runoff. All project runoff waters from areas such as the access roads, roofs, or driveways shall be captured on-site and conducted, via the proposed permanent erosion control systems, to prevent increased site runoff.	Contractor / DUDEK	PEC	Ensure requirements are shown on drainage plans and implemented at the project site	Prior to approval of drainage plans	Planning Division and Public Works	
Condition G-24 / Mitigation N-1c						
<p>24. Project Site Perimeter Barrier. To minimize construction noise exposures resulting from prolonged demolition, grading and construction activities at the project site, a temporary solid fence or similar barrier constructed of material approved by the City shall be provided along the project site property line at the following locations when demolition, grading and exterior construction operations are occurring:</p> <ul style="list-style-type: none"> a. Micheltorena Street Between California and Salsipuedes Streets. b. California Street between Micheltorena Street and the northernmost boundary between project Development Areas 1 and 4. c. Arrellaga Street between Salsipuedes Street and the driveway onto the project site at the terminus of Arrellaga Street. <p>The noise barrier shall be designed by a licensed engineer and shall be at least eight feet in height. The noise barrier requires the issuance of a building permit. All gates in the barrier shall be provided with approved sound blocking or absorbing material.</p>	Contractor	PEC	Ensure requirement is shown on grading and building plans and implemented at the project site	Throughout all project development activities	Planning Division and Building & Safety	
Condition H-1 / Mitigation Haz-1d						
1. Hazardous Materials Safety. Measures to protect workers and neighbors, contain exposure, provide for proper disposal, and remediate from any hazardous material contamination shall be implemented in accordance with State regulations.	Contractor / DUDEK	PEC	<p>Ensure implementation of required safety regulations</p> <p>Report monthly throughout all project development activities</p>	Throughout all project development activities	Planning Division and Building & Safety Division	
Condition H-2 / Mitigation AQ-1k						
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	SBCHF / DUDEK	PEC	Submit draft notices and mailing list to City for approval prior to distribution	20 days prior to start of demolition activities	Planning Division and Building & Safety Division	

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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.						
Condition H-3 / Mitigation AQ-II						
<p>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 responsible party shall return all complaint phone calls within one business day.</p>	Contractor / SBCHF / DUDEK	PEC	<p>Ensure requirement is implemented and adequate follow-up actions are enacted</p> <p>Report weekly during project development</p>	Prior to start of demolition activities and throughout all development activities	Planning Division and Building & Safety Division	
Condition H-4 / Mitigation SW-1b						
<p>4. Demolition / Construction Materials Recycling. Recycling and/or reuse of demolition/construction materials shall be carried out to the maximum extent feasible as determined by the Public Works Director, and containers shall be provided on site for that purpose. All construction / demolition waste generated by the Workforce Housing project shall be salvaged for reuse or be transported to an appropriate off-site recycling facility. Indicate on the plans the location of 40 yd. roll-off container for collection of demolition/construction materials. At a minimum, 95% of all demolition materials by weight, except hazardous materials, shall be recycled and/or reused. Such recycling percentage shall be monitored and certified for compliance by the demolition contractor and recycling facility, as appropriate. To the maximum extent feasible, as determined by the Community Development Director, based on condition of the material, Mission roof tile existing on buildings to be demolished shall be saved and re-used in the new construction.</p>	Contractor / SBCHF / DUDEK	PEC	<p>Ensure requirement is shown on grading and building plans and implemented at the project site</p> <p>Report monthly during project development</p>	Throughout all project development activities	Planning Division and Public Works	

**SANTA BARBARA COTTAGE HEALTH SYSTEMS WORKFORCE HOUSING PROJECT
DEMOLITION AND CONSTRUCTION "FIELD" MMRP CHECKLIST**

CONDITION SUMMARY / MONITORING REQUIREMENT	RESPONSIBLE ENTITY	MONITOR	ACTION BY MONITOR	TIMING / FREQUENCY	COMPLIANCE CHECK	VERIFICATION
Condition H-5						
<p>5. Construction – Related Truck Trips. Construction – related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 – 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways. Queuing of construction vehicles may be allowed in an off-site location outside of residential neighborhoods acceptable to the Transportation Operations Engineer.</p>	Contractor / DUDEK	PEC	<p>Ensure requirement is implemented and adequate follow-up actions are enacted</p> <p>Report weekly during project development</p>	Throughout all project development activities	Planning Division and Public Works	
Condition H-6 / Mitigations N-1n and TRF-7a						
<p>6. Construction Related Traffic Routes. Truck traffic located 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.</p>	Contractor / DUDEK	PEC	<p>Submit proposed routes for review and approval</p> <p>Report monthly during project development</p>	Prior to issuance of demolition permit	Planning Division and Public Works	
Condition H-7 / Mitigation AQ-2a thru AQ-2l						
<p>7. Construction Equipment Air Quality Controls. The following measures shall be carried out to reduce diesel particulate and ozone precursor emissions:</p> <p>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.</p> <p>b. Engine Size. The engine size of construction equipment shall be the minimum practical size.</p> <p>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 any one time.</p>	Contractor / DUDEK	PEC	<p>Ensure requirements are shown on grading and building plans and implemented at the project site</p> <p>Submit to City, steps taken to comply with H-7(g). For equipment not feasible to install emission control equipment, describe alternative measures to minimize emissions from project site.</p> <p>Submit to City, justification why H-7(j) not feasible to use low VOC coatings.</p> <p>Per H-7(k), retain fuel receipts for inspection</p>	Throughout all project development activity	Planning Division and Building and Safety	

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CONDITION SUMMARY / MONITORING REQUIREMENT	RESPONSIBLE ENTITY	MONITOR	ACTION BY MONITOR	TIMING / FREQUENCY	COMPLIANCE CHECK	VERIFICATION
<p>d. Equipment Maintenance. Construction equipment shall be properly maintained per the manufacturer's specifications.</p> <p>e. Engine Timing. Construction equipment operating onsite shall be equipped with two or four degree engine timing retard or pre-combustion chamber engines.</p> <p>f. Catalytic Converters. Catalytic converters shall be installed on gasoline-powered equipment.</p> <p>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.</p> <p>h. Diesel Equipment Replacement. Diesel powered equipment shall be replaced by electric equipment to the maximum extent feasible, as determined by the Community Develop. Dir.</p> <p>i. Minimize Employee Trips. Construction worker trips shall be minimized by requiring carpooling and by providing for lunch opportunities on-site.</p> <p>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.</p> <p>k. Low Sulfur Fuel. All diesel-powered equipment shall use ultra-low sulfur diesel fuel when available, as determined by the Public Works Director.</p> <p>l. Bio-Diesel. During the demolition and grading phases, all diesel-powered construction equipment and vehicles manufactured in 1992 or later and used on site 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.</p>			<p>Submit to City, justification why H-7(l) not feasible to use bio-fuel</p> <p>Report once prior to start of each project development phase for H-7(a—h) and monthly for H-7 (i-l)</p>			
Condition H-8						
<p>8. Haul Routes. The haul routes for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Public Works Director.</p>	<p>Contractor / DUDEK</p>	<p>PEC</p>	<p>Ensure Haul Route Plan is prepared and requirements are shown on grading and building plans and implemented at the project site</p>	<p>Throughout all project development activity</p>	<p>Planning Division and Public Works</p>	

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CONDITION SUMMARY / MONITORING REQUIREMENT	RESPONSIBLE ENTITY	MONITOR	ACTION BY MONITOR	TIMING / FREQUENCY	COMPLIANCE CHECK	VERIFICATION																		
Condition H-9 / Mitigation AQ-1d																								
<p>9. On-Site Vehicle Speed Control. On-site vehicle speeds shall be limited to 15 miles per hour or less.</p>	Contractor / DUDEK	PEC	<p>Ensure requirement is shown on grading and building plans and implemented at the project site</p> <p>Report weekly during project development</p>	Daily	Planning Division and Building and Safety																			
Condition H-10 / Mitigation N-1a																								
<p>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:</p> <table border="0"> <tr> <td>New Year's Day</td> <td>January 1st</td> </tr> <tr> <td>Martin Luther King's Birthday</td> <td>3rd Monday in January</td> </tr> <tr> <td>Presidents' Day</td> <td>3rd Monday in February</td> </tr> <tr> <td>Memorial Day</td> <td>Last Monday in May</td> </tr> <tr> <td>Independence Day</td> <td>July 4th</td> </tr> <tr> <td>Labor Day</td> <td>1st Monday in September</td> </tr> <tr> <td>Thanksgiving Day</td> <td>4th Thursday in November</td> </tr> <tr> <td>Following Thanksgiving Day</td> <td>Friday following Thanksgiving Day</td> </tr> <tr> <td>Christmas Day</td> <td>December 25th *</td> </tr> </table> <p>* When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.</p> <p>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 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.</p>	New Year's Day	January 1 st	Martin Luther King's Birthday	3 rd Monday in January	Presidents' Day	3 rd Monday in February	Memorial Day	Last Monday in May	Independence Day	July 4 th	Labor Day	1 st Monday in September	Thanksgiving Day	4 th Thursday in November	Following Thanksgiving Day	Friday following Thanksgiving Day	Christmas Day	December 25 th *	Contractor / DUDEK	PEC	<p>Ensure requirement is shown on grading and building plans and implemented at the project site</p> <p>Inform all construction contractors and post signs indicating requirement at and along perimeter of project site</p> <p>Monthly reporting throughout all project development activity</p>	Throughout all project development activity	Planning Division and Building and Safety	
New Year's Day	January 1 st																							
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**SANTA BARBARA COTTAGE HEALTH SYSTEMS WORKFORCE HOUSING PROJECT
DEMOLITION AND CONSTRUCTION "FIELD" MMRP CHECKLIST**

CONDITION SUMMARY / MONITORING REQUIREMENT	RESPONSIBLE ENTITY	MONITOR	ACTION BY MONITOR	TIMING / FREQUENCY	COMPLIANCE CHECK	VERIFICATION
Condition H-11 / Mitigation N-II						
<p>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.</p>	Contractor / DUDEK	PEC	<p>Ensure requirement is shown on grading and buildings plans and implemented at the project site</p> <p>Monthly reporting throughout all project development activity</p>	Throughout all project development activity	Planning Division and Building and Safety	
Condition H-12 / Mitigation N-1m						
<p>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.</p>	Contractor / DUDEK	PEC	<p>Ensure requirement is shown on grading and buildings plans and implemented at the project site</p> <p>Monthly reporting throughout all project development activity</p>	Throughout all project development activity	Planning Division and Building and Safety	
Condition H-13						
<p>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.</p>	Contractor / DUDEK	PEC	<p>Ensure requirement is shown on grading and buildings plans and implemented at the project site</p> <p>Monthly reporting throughout all project development activity</p>	Throughout all project development activity	Planning Division and Public Works	
Condition H-14 / Mitigation N-1d						
<p>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.</p>	Contractor / DUDEK	PEC	<p>Ensure requirement is shown on grading and buildings plans and implemented at the project site</p> <p>Monthly reporting throughout all project development activity</p>	Throughout all project development activity		

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CONDITION SUMMARY / MONITORING REQUIREMENT	RESPONSIBLE ENTITY	MONITOR	ACTION BY MONITOR	TIMING / FREQUENCY	COMPLIANCE CHECK	VERIFICATION
Condition H-15 / Mitigation N-1e						
<p>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.</p>	Contractor / DUDEK	PEC	<p>Ensure requirement is shown on grading and buildings plans and implemented at the project site</p> <p>Monthly reporting throughout all project development activity</p>	Throughout all project development activity		
Condition H-16 / Mitigation TRF-4a						
<p>16. Construction Parking/Storage. Construction parking and storage shall be provided as follows:</p> <p>a. During construction, free parking spaces for construction workers and construction equipment shall be provided onsite or off-site in a location subject to the approval of the Public Works Director. If parking is provided off-site, a shuttle service between the parking area and the project site shall be provided.</p> <p>b. Storage or staging of construction materials and equipment and parking for construction workers within the public right-of- way is prohibited except within the extension of Salsipuedes Street, unless otherwise authorized.</p>	Contractor / DUDEK	PEC	Identify off-site parking area and provide any required approval or authorization allowing the use of the off-site spaces	Throughout all project development activity	Planning Division and Public Works	
Condition H-17 / Mitigation AQ-1a & 1b						
<p>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.</p> <p>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.</p>	Contractor / DUDEK	PEC	<p>Ensure requirement is shown on grading and building plans and implemented at the project site</p> <p>Determine reclaimed water availability prior to start of demolition activities and use throughout all project development activities</p> <p>Report weekly during project development</p>	Throughout the workday during project development	Planning Division and Building and Safety	

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CONDITION SUMMARY / MONITORING REQUIREMENT	RESPONSIBLE ENTITY	MONITOR	ACTION BY MONITOR	TIMING / FREQUENCY	COMPLIANCE CHECK	VERIFICATION
Condition H-18 / Mitigation AQ-Ic						
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.	Contractor / DUDEK	PEC	Ensure requirement is shown on grading and building plans and implemented at the project site Report weekly during project development	Daily and throughout all project development activities	Planning Division and Building and Safety	
Condition H-19 / Mitigation AQ-Ie						
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.	Contractor / DUDEK	PEC	Ensure requirement is shown on grading and building plans and implemented at the project site Report weekly during project development	Daily and throughout all project development activities	Planning Division and Building and Safety	
Condition H-20 / Mitigation AQ-Ii						
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 pickup by the wind; d. Other methods approved in advance by the Air Pollution Control District.	Contractor / DUDEK	PEC	Ensure requirement is shown on grading and building plans and implemented at the project site Report weekly after completion of ground disturbing activities in each development area	As required after completion of ground disturbing activities in each development area	Planning Division and Building and Safety	
Condition H-21 / Mitigation AQ-Ij						
21. Covered Truck Loads. Trucks transporting fill material to and from the site shall be covered from the point of origin.	Contractor / DUDEK	PEC	Ensure requirement is shown on grading and building plans and implemented at the project site Report weekly during project development	Daily and throughout all development activities	Planning Division and Building and Safety	
Condition H-22 / Mitigation N-If						
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.	Contractor / DUDEK	PEC	Ensure requirement is implemented and adequate follow-up actions are enacted	Daily after start of demolition and ground disturbing activities at the project site Report weekly during project development	Planning Division and Building and Safety	

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CONDITION SUMMARY / MONITORING REQUIREMENT	RESPONSIBLE ENTITY	MONITOR	ACTION BY MONITOR	TIMING / FREQUENCY	COMPLIANCE CHECK	VERIFICATION
<p>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.</p>						
Condition H-23 / Mitigation N-1g						
<p>23. Noise Complaint Resolution. In response to verified complaints regarding excessive construction-related noise, the City may require the applicant/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.</p> <p>a. Noise exceeding 70 dBA shall not occur for more than five minutes at a time, nor for more than 15 minutes per hour.</p> <p>b. Noise exceeding 75 dBA shall not occur for more than one minute at a time, nor for more than five minutes per hour.</p> <p>c. Noise exceeding 85 dBA shall not occur for more than 1 minute per hour.</p> <p>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.</p>	Contractor / DUDEK	PEC	Implement required monitoring if required. Report to Planning Dept. results of monitoring, and if necessary identify corrective actions to address complaints and provide compliance with condition requirements. Make arrangements for follow-up monitoring as needed.	Throughout all project development activities Report weekly during project development	Planning Division and Building and Safety	

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CONDITION SUMMARY / MONITORING REQUIREMENT	RESPONSIBLE ENTITY	MONITOR	ACTION BY MONITOR	TIMING / FREQUENCY	COMPLIANCE CHECK	VERIFICATION
Condition H-24 / Mitigation N-Ih						
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.	Contractor / DUDEK	PEC	Ensure requirement is shown on grading and building plans and implemented at the project site Monthly reporting throughout all project development activities	Throughout all project development activities	Planning Division and Building and Safety	
Condition H-25						
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.	Contractor / DUDEK	PEC	Ensure requirement is implemented at the project site	Throughout all project development activities	Planning Division	
Condition H-26 / Mitigation N-Ii						
26. Radios and Alarms. No radios, music playback equipment, musical instruments, or automobile or truck alarms shall be permitted on the project site.	Contractor / DUDEK	PEC	Ensure requirement is shown on all grading and building plans and implemented at the project site Monthly reporting throughout all project development activities	Throughout all project development activities	Planning Division and Building and Safety	
Condition H-27 / Mitigation N-Io						
27. Vehicle Noise. Except as otherwise required by law for backing up or emergencies, all vehicle horns shall remain silent.	Contractor / DUDEK	PEC	Ensure requirement is shown on all grading and building plans and implemented at the project site Monthly reporting throughout all project development activities	Throughout all project development activities	Planning Division and Public Works	

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CONDITION SUMMARY / MONITORING REQUIREMENT	RESPONSIBLE ENTITY	MONITOR	ACTION BY MONITOR	TIMING / FREQUENCY	COMPLIANCE CHECK	VERIFICATION
Condition H-28 / Mitigation N-Ij						
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 to sound their horns near or within the site.	Contractor / DUDEK	PEC	Ensure requirement is shown on all grading and building plans and implemented at the project site Monthly reporting throughout all project development activities	Throughout all project development activities	Planning Division and Building and Safety	
Condition H-29						
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.	Contractor / DUDEK	PEC	Ensure requirement is shown on all grading and building plans and implemented at the project site Monthly reporting throughout all project development activities	Throughout all project development activities	Planning Division and Building and Safety	
Condition H-30 / Mitigation N-Ip						
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.	Contractor / DUDEK	PEC	Ensure requirement is shown on all grading and building plans and implemented at the project site Monthly reporting throughout all project development activities	Throughout all project development activities	Planning Division and Public Works	
Condition H-31 / Mitigation N-Ik						
31. Portable/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.	Contractor / DUDEK	PEC	Ensure requirement is shown on all grading and building plans and implemented at the project site Monthly reporting throughout all project development activities	Throughout all project development activities	Planning Division & Building and Safety	
Condition H-32 / Mitigation AQ-Ij						
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.	Contractor / DUDEK	PEC	Ensure requirement is shown on all grading and building plans and implemented at the project site	As required after completion of ground disturbing activities in each development area	Planning Division & Building and Safety	

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CONDITION SUMMARY / MONITORING REQUIREMENT	RESPONSIBLE ENTITY	MONITOR	ACTION BY MONITOR	TIMING / FREQUENCY	COMPLIANCE CHECK	VERIFICATION
				Report submitted after completion of ground disturbing activities		
Condition H-33 / Mitigation AQ-Ig						
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.	Contractor / DUDEK	PEC	Ensure requirement is shown on all grading and building plans and implemented at the project site	Daily and throughout all project development activities Report weekly during project development	Planning Division & Building and Safety	
Condition H-34 / Mitigation AQ-Ih						
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.	Contractor / DUDEK	PEC	Ensure requirement is shown on all grading and building plans and implemented at the project site	Daily and throughout all project development activities Report weekly during project development	Planning Division & Building and Safety	
Condition H-35						
35. Construction Best Management Practice (BMPs). Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division and the Regional Water Quality Control Board (California Storm Water Best Management Practices Handbooks).	Contractor / DUDEK	PEC	Ensure requirement is shown on all grading and building plans and implemented at the project site	Throughout all project development activities	Planning Division & Building and Safety	
Condition H-36						
36. Construction Contact Sign. Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractors and Project Environmental Coordinator's (PEC) name, contractors and PEC's telephone number, work hours, site rules, 24-hour emergency phone number, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.	Contractor / DUDEK	PEC	Ensure requirement is shown on all grading and building plans and implemented at the project site	Throughout all project development activities	Planning Division & Building and Safety	
Condition H-37						
37. Tree Protection. All trees not indicated for removal on the site plan shall be preserved, protected and maintained, in accordance with the Tree Protection Plan and any related Conditions of Approval.	Landscape Architect / Arborist / Contractor / DUDEK	PEC	Ensure requirement is shown on all grading and building plans and implemented at the project site	Throughout all project development activities	Planning Division & Building and Safety	

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CONDITION SUMMARY / MONITORING REQUIREMENT	RESPONSIBLE ENTITY	MONITOR	ACTION BY MONITOR	TIMING / FREQUENCY	COMPLIANCE CHECK	VERIFICATION
Condition H-38						
<p>38. Tree Protection. Notes on the grading plan that specify the following:</p> <p>a. No fill shall be placed under the driplines of the existing trees.</p> <p>b. A qualified Arborist shall be present during any excavation adjacent to or beneath the dripline of the trees which are required to be protected.</p> <p>c. All excavation within the dripline of the trees shall be done with hand tools.</p> <p>d. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound.</p> <p>e. No heavy equipment, storage of materials or parking shall take place under the dripline of the trees.</p> <p>f. Any root pruning and trimming shall be done under the direction of a qualified Arborist.</p>	Civil Engineer	PEC	Ensure requirement is shown on all grading and building plans and implemented at the project site	Throughout all project development activities	Planning Division & Building and Safety	
Condition H-39						
<p>39. Construction Equipment Maintenance. All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.</p>	Contractor / DUDEK	PEC	Ensure requirement is shown on all grading and building plans and implemented at the project site	Throughout all project development activities	Planning Division & Building and Safety	
Condition H-40						
<p>40. Staff Reports. Staff reports on the status and effectiveness of construction related mitigations and monitoring shall be provided to the Planning Commission six months after the demolition permit is issued and every six months thereafter until Certificates of Occupancy are issued. The applicant and Project Environmental Coordinator shall provide information and participate in the status reports.</p>	SBCHF / DUDEK	PEC	Prepare and assist in the preparation of staff reports	Every six months	Planning Division	
Condition I-1						
<p>1. Repair Damaged Public Improvements. Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.</p>	Civil Engineer / Contractor / Arborist / DUDEK	PEC	Ensure requirement is shown on all grading and building plans and implemented at the project site	Prior to certificate of occupancy	Planning Division & Public Works	
Condition I-6						
<p>6. Existing Street Trees. Submit a letter from a qualified arborist, verifying that the existing street tree(s) have been properly pruned and trimmed.</p>	Arborist / DUDEK	PEC	Ensure requirement is implemented	Prior to certificate of occupancy	Planning Division	

**SANTA BARBARA COTTAGE HEALTH SYSTEMS WORKFORCE HOUSING PROJECT
DEMOLITION AND CONSTRUCTION "FIELD" MMRP CHECKLIST**

CONDITION SUMMARY / MONITORING REQUIREMENT	RESPONSIBLE ENTITY	MONITOR	ACTION BY MONITOR	TIMING / FREQUENCY	COMPLIANCE CHECK	VERIFICATION
Condition I-8 / Mitigation C-1f						
8. Archaeological Monitoring Report. A final report on the results of the archaeological monitoring shall be submitted to the Planning Division within 180 days of completion of the monitoring or prior to the issuance of the Final Inspection, whichever is earlier	Archaeologist / DUDEK	PEC	Ensure requirement is implemented	180 days after completion of monitoring Prior to project occupancy	Planning Division	
Condition I-9						
9. Tree Preservation Monitoring Contract. As required under Condition I.C.4.d above, evidence of a contract with a qualified arborist shall be submitted for annual review and reporting of the status of the preserved and relocated trees on-site, consistent with the Tree Preservation and Relocation Plan. If any such trees die within the first five years of occupancy, they shall be replaced as outlined in said Plan.	Arborist / DUDEK	PEC	Ensure requirement is implemented	Annual Review Prior to project occupancy	Planning Division	
Condition I-10						
10. Mitigation Monitoring Report. Submit a final construction report for mitigation monitoring and provide copies to the Planning Commission.	SBCFH / DUDEK	PEC	Ensure requirement is implemented	Prior to Occupancy	Planning Division	