

540 W. Pueblo Street, Cancer Center of Santa Barbara Project (MST2007-00092)

MITIGATION MONITORING AND REPORTING PROGRAM

PURPOSE

The purpose of the Cancer Center of Santa Barbara Project Mitigation Monitoring and Reporting Program (MMRP) is to ensure compliance with all mitigation measures identified in the Final Mitigated Negative Declaration to mitigate or avoid potentially significant adverse environmental impacts resulting from the proposed project. The implementation of this MMRP shall be accomplished by the applicant, consultants and representatives. The MMRP program shall apply to all of the actions occurring under the Permit for the Cancer Center of Santa Barbara Project.

I. RESPONSIBILITIES AND DUTIES

A qualified representative from the applicant, approved by the City Planning Division and paid for by the applicant shall be designated as the Project Environmental Coordinator (PEC) for each department. The PECs shall be responsible for assuring full compliance with the provisions of this mitigation monitoring and reporting program to the City for actions undertaken under the Cancer Center of Santa Barbara Project. The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in this program.

It is the responsibility of the applicant to comply with all mitigation measures listed in the attached MMRP matrix table. Any problems or concerns between monitors and construction personnel shall be addressed by the PEC and the responsible department. Staff and/or contractors hired to do work under the Cancer Center of Santa Barbara Project shall provide a schedule of activities for review and approval of the PEC. The staff or contractor shall inform the PEC of any major revisions to the construction schedule at least 48 hours in advance. The respective PEC, staff, and contractor shall meet on a weekly basis in order to assess compliance and review future activities anticipated under the construction of the Cancer Center of Santa Barbara Project.

A PRE-IMPLEMENTATION BRIEFING

The PECs shall prepare a pre-implementation briefing report. The report shall include a list of all mitigation measures and a plot plan delineating all sensitive areas to be avoided. This report shall be provided to all personnel performing work under this permit.

The pre-implementation briefing shall be conducted by the PEC. The briefing shall be attended by the PECs, supervisors of staff working on the project, necessary consultants, Planning Division Case Planner, and all contractors and subcontractors associated with the project. Additional pre-construction briefings shall be conducted when changes in the PEC, staff working on the project, and a change in contractor occurs.

This MMRP shall be presented to those in attendance at the meeting. The briefing presentation shall include project background, the purpose of the MMRP, duties and responsibilities of each participant, communication procedures,

monitoring procedures, filling out of the mitigation monitoring matrix and summary reports, and duties and responsibilities of the PEC, staff, contractors, and project consultants.

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

II. IMPLEMENTATION PROCEDURES

A. REPORTING PROCEDURES

The PEC for the applicant shall utilize the MMRP Matrix Table, as the basis for daily monitoring of activities approved as a part of the project. As long as no compliance with mitigation measure issues is identified on the completed matrix table, the MMRP forms shall be kept on file. If the PEC identifies non-compliance or other problems with mitigation measure issues, the completed forms shall be forwarded to the Planning Division. In addition, monthly summary reports and annual summary reports on the mitigation monitoring program shall be submitted to the Planning Division by the PEC.

A. MMRP MATRIX

The following MMRP Matrix Table provides each mitigation measure, identifies the responsible party, and allows the monitor to indicate the date monitoring occurred, whether the mitigation measure has been implemented, and comments on activities, if necessary.

The MMRP Matrix Table is intended to be used by all parties involved in monitoring the project mitigation measures, as well as project contractors and others working in the field. The Matrix Table shall be used as a compliance checklist to aid in compliance verification and monitoring requirements for all activities conducted under the Cancer Center of Santa Barbara Project whenever activities authorized under this permit are conducted. A copy of the MMRP matrix table shall be kept in the project file by the applicant as verification that compliance with all mitigation measures has occurred.

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MITIGATION MONITORING AND REPORTING PROGRAM MATRIX TABLE

MITIGATION MEASURE	PARTY RESPONSIBLE FOR IMPLEMENTATION	VERIFICATION		
		Date	Accomplished?	Comments
AQ-1 Asbestos Containing Material. Applicant shall submit the SBCAPCD “Asbestos/Demolition/Renovation Notification” Form to the SBCAPCD at least ten days prior to the start of any demolition work.	Applicant/ Contractor			
AQ-2 Construction Dust Control – Minimize Disturbed Area/Speed. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.	Applicant/ Contractor			
AQ-3 Construction Dust Control - Watering. 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 achieve minimum soil moisture of 12% to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust. Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas every three hours. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.	Applicant/ Contractor			
AQ-4 Construction Dust Control – Tarping. Trucks transporting fill material to and from the site shall be covered from the point of origin and maintain a freeboard height of 12 inches.	Applicant/ Contractor			
AQ-5 Construction Dust Control – Gravel Pads. Gravel pads, 3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes or a pipe-grid track out control device shall be installed to reduce mud/dirt track out from unpaved truck exit routes.	Applicant/ Contractor			

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		Date	Accomplished?	Comments
<p>AQ-6 Construction Dust Control – Disturbed Area Treatment. After clearing, grading, earth moving or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind erosion. This may be accomplished by:</p> <ul style="list-style-type: none"> • Seeding and watering until grass cover is grown; • Spreading soil binders; • 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; • Other methods approved in advance by the Air Pollution Control District. 	Applicant/ Contractor			
<p>AQ-7 Construction Dust Control – Paving. All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</p>	Applicant/ Contractor			
<p>AQ-8 Stockpiling. If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist by applying water at a rate of 1.4 gallons per hour per square yard, or treated with soil binders to prevent dust generation. Apply cover when wind events are declared.</p>	Applicant/ Contractor			
<p>AQ-9 Construction Dust Control – Project Environmental Coordinator (PEC). The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when construction work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading for the structure.</p>	Applicant/ Contractor			

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AQ10 Exhaust Emissions – Engines. Heavy-duty diesel-powered construction equipment manufactured after 2000 (Tier 2) (with federally mandated "clean" diesel engines) shall be used. If reasonably available, Tier 3 equipment shall be used.	Applicant/ Contractor			
AQ-11 Engine Size. The engine size of construction equipment shall be the minimum practical size.	Applicant/ Contractor			
AQ-12 Equipment Numbers. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.	Applicant/ Contractor			
AQ-13 Equipment Maintenance. Construction equipment shall be maintained to meet the manufacturer’s specifications.	Applicant/ Contractor			
AQ-14 Engine Timing. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines.	Applicant/ Contractor			
AQ-15 Catalytic Converters. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.	Applicant/ Contractor			
AQ-16 Diesel Catalytic Converters. Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available.	Applicant/ Contractor			
AQ-17 Diesel Replacements. Diesel powered equipment shall be replaced by electric equipment whenever feasible.	Applicant/ Contractor			
AQ-18 Idling Limitation. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units shall be used whenever possible.	Applicant/ Contractor			
AQ-19 Worker Trips. Construction worker trips shall be minimized by requiring carpooling and by providing for lunch onsite.	Applicant/ Contractor			

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AQ-20 Biodiesel. Biodiesel shall be used to the maximum extent feasible.	Applicant/ Contractor			
AQ-21 Energy Use. Minimize the use of energy by designing and constructing structures using sustainable development principles including green building designs and materials.	Applicant/ Contractor			
AQ-22 Carpool Parking. For construction parking, provide preferential parking for carpools and vanpools.	Applicant/ Contractor			
AQ-23 Demolition and Debris Removal. Apply water every 4 hours to the area within 100 feet of a structure being demolished, to reduce vehicle trackout. Apply water to disturbed soils after demolition is completed or at the end of each day of cleanup.	Applicant/ Contractor			
AQ-24 Post Demolition. Apply dust suppressants (e.g., polymer emulsion) to disturbed areas upon completion of demolition.	Applicant/ Contractor			
AQ-25 Demolition Activities. Prohibit demolition activities when wind speeds exceed 25 mph.	Applicant/ Contractor			
AQ-26 Construction Schedule. Demolition and grading within 75 feet of the Oaks Parent-Child Workshop property shall occur outside of school operating hours.	Applicant/ Contractor			

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<p>BIO-1 Nest Protection. Proposed project activities including tree and vegetation removal shall occur outside the breeding bird season (February 1 – August 15). If project activities cannot be feasibly avoided during the bird nesting season the project proponent shall conduct a survey prior to construction, using a qualified biologist, approved by the City Environmental Analyst, to detect protected nesting native birds in the vegetation and trees being trimmed/ removed and within 300 feet of the construction work area. The survey shall be conducted no more than three days before proposed construction is initiated. If an active nest is located, construction within 500 feet of a raptor nest and 300 feet of any other nesting bird, vegetation trimming/ removal shall be postponed until the nest is vacated and juveniles have fledged and this has been confirmed by the qualified biologist.</p>	Applicant/ Biologist			
<p>BIO -2 Replacement Oak Trees. A total of 22 coast live oak trees (24-inch boxed container size nursery specimens) shall be planted as replacement for the seven coast live oak trees that would be removed.</p>	Applicant/ Arborist			

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<p>BIO-3 Oak Tree Protection Measures. The following provisions shall apply to existing oak trees on site:</p> <ul style="list-style-type: none"> a. During construction, fencing or protective barriers shall be placed around and three feet outside of the dripline of all oak trees proposed to be retained which are located within 25 feet of any grading. b. No grading shall occur under the dripline of any oak tree proposed to be retained, except as indicated on the approved drainage and grading plan for the proposed project. 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. c. A qualified Arborist shall be present during any grading or excavation adjacent to or beneath the dripline of any oak tree proposed to be retained. 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. d. No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the dripline of any oak tree proposed to be retained. e. 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. 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. 	Applicant/ Arborist			

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CR-1 Relocation of Historic Structures (524 and 526 West Pueblo Street). The applicant shall publish advertisements for acquisition and relocation of the Structure of Merit and require subsequent rehabilitation at its new site. The standards and guidelines for rehabilitation contained in the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings and the Secretary of Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings shall be employed for any rehabilitation to the Structure of Merit.	Applicant/ Historical Consultant			
CR-2 Documentation Prior to Demolition (524 and 526 West Pueblo Street). Prior to demolition of the Structure of Merit, the structure shall be subject to recordation according to the Community Development Department's "Required Documentation Prior to Demolition" standards.	Applicant/ Historical Consultant			
CR-3 Commemoration of Demolished Structure (524 and 526 West Pueblo Street). Commemoration of the demolished structure with a display of text and graphics designed by a city-approved historical consultant within the interior of the new building proposed for the site.	Applicant/ Historical Consultant			
G-1 Creek Stability Analysis Report Recommendations. Work within the creek bank shall be in accordance with the recommendations contained in the Updated Creek Stability Analysis prepared for the proposed project by Questa, dated April 9, 2009. Compliance shall be demonstrated on plans submitted for grading and/or building permits.	Applicant/ Contractor			
H-1 Lead Disposal. During demolition activities, workers shall follow OSHA regulations regarding potential exposure to lead. In addition, representative samples of any construction waste shall be tested by the Toxic Characteristic Leaching Procedure (TCLP) to determine if the waste is hazardous. Hazardous wastes must be disposed of according to Federal, State and local regulations.	Applicant/ Contractor			

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N-1 Interior Noise Reduction. As identified in the Environmental Noise Study, the main building and the new residential units shall require a “windows closed” condition in order to meet the maximum interior 45 dBA Ldn noise level standard. Therefore, the design shall include adequate ventilation through either mechanical ventilation and/or air conditioning.	Applicant/ Contractor			
N-2 Noise Measurements. Submit a final report from a licensed acoustical engineer, verifying that interior and exterior area noise levels are within acceptable levels for residential and/or commercial uses, as appropriate, as specified in the Noise Element. In the event the noise is not mitigated to acceptable levels, additional mitigation measures shall be recommended by the noise specialist and implemented subject to the review and approval of the Building and Safety Division and the Architectural Board of Review (ABR) if applicable.	Applicant/ Contractor			
N-3 Temporary Construction Wall. Installation of a temporary 8 to 10 foot high wall shall be required around the construction site. The wall may be made of wood (minimum 5/8 inch thick) and shall present a solid surface, without openings and gaps.	Applicant/ Contractor			
PS-1 Recycled Water. Recycled water shall be used for irrigation purposes.	Applicant/ Contractor			

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<p>PS-2 Demolition/Construction Materials Recycling. Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and not less than 75% of all construction and demolition material shall be recycled through the use of a city permitted hauler. Containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met.</p>	Applicant/ Contractor			