

17.0 MITIGATION MONITORING AND REPORTING PROGRAM

PURPOSE

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

- Plan and specification preparation
- Preconstruction conference
- Construction of the site improvements
- Postconstruction

RESPONSIBILITIES AND DUTIES

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

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

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

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

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

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

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

IMPLEMENTATION PROCEDURES

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

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

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

1. Schedule

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

2. General Progress Reports

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

3. Final Report

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

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

MMRP Matrix. The following MMRP Matrix describes each initial study mitigation measure, monitoring activities and the responsibilities of the various parties, along with the

timing and frequency of monitoring and reporting activities. For complete language of each condition, the matrix should be used in conjunction with the mitigation measures described in full in the Initial Study and the Final EIR.

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

This MMRP Matrix is a draft and is not completely filled out. The Final MMRP will be prepared once approval of the Final EIR and Project Conditions of Approval occurs. Project Features as specified in the EIR will also be incorporated.

Project Features. Following the MMRP Matrix is a list of the Project Features identified in Chapters 5.0 through 14.0.

SANTA BARBARA COTTAGE HOSPITAL SEISMIC COMPLIANCE AND MODERNIZATION PLAN MITIGATION MONITORING AND REPORTING PROGRAM MATRIX

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
AQ-1	<p>Energy Conservation Features. The proposed project shall comply with Title 24 of the California Code of Regulations established by the California Energy Commission regarding energy conservation standards. The project applicant shall incorporate the following in building plans, unless demonstrated to City Building Division that any such features are not feasible:</p> <ul style="list-style-type: none"> • Solar or low-emission water heaters used with combined space/water heater units. • Double-paned glass or window treatment for energy conservation used in all exterior windows. <p>See also PF-5-1 regarding proposed Green Building energy-conserving techniques to be incorporated into the project.</p>	Applicant	City Staff	Review and approve building plans	Prior to issuance of building permit(s)	During plan check	N/A
AQ-2	<p>Stationary Source Permits. Required operational permits for stationary emission sources, including boilers and sterilizers, shall be obtained by the applicant from SBCAPCD prior to occupancy permit issuance for the Central Plant or other applicable structures.</p> <p>See also Transportation Mitigation for Transportation Demand Management, which includes measures that may reduce project-related vehicle trips, and associated air pollutant emissions.</p>	Applicant	City Staff	Confirm issuance of required operational permits	Prior to certificate of occupancy for Central Plant or other applicable structures	Prior to final inspection	Following completion of construction and before occupancy

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
AQ-3	Dust Mitigation - Site Watering. Water trucks or sprinkler systems shall be used in the late morning, during clearing, grading, earthmoving or transportation of cut and fill materials, and after work is completed for the day to prevent dust from leaving the project site and to create a crust after each day's activities cease. Reclaimed water shall be used if available. Frequency of construction site watering shall be increased when wind speeds exceed 15 miles per hour (mph) to reduce PM ₁₀ emissions.	Contractor	PEC	Inspect in field to ensure compliance with requirement	During clearing, grading, and excavation	Daily inspections	Weekly reports
AQ-4	Dust Mitigation - Speed Limit. An onsite speed limit of 15 miles per hour shall be imposed for operation of construction vehicles on dirt surfaces.	Contractor	PEC	Inspect in field to ensure compliance with requirement	During all construction activities	Daily inspections	Weekly reports
AQ-5	Dust Mitigation - Gravel Pads/Street Sweeping. Gravel pads shall be installed at all access points prior to beginning construction to prevent tracking of mud onto public roads. Streets adjacent to the project site shall be inspected daily for accumulation of mud, dirt, or silt on streets. Affected road segments shall be cleaned daily.	Contractor Contractor	PEC	Ensure installation of gravel pads Inspect in field to ensure compliance with requirement	Prior to beginning of construction During all construction activities	Prior to construction Daily during construction	Weekly reports Weekly reports
AQ-6	Dust Mitigation - Stockpile Treatment. All stockpiled soil materials shall be watered regularly as needed to inhibit dust generation. Excavated material and stockpiled soil shall be covered if not being used within the next 48 hours.	Contractor	PEC	Inspect in field to ensure compliance with requirement	During all construction activities	Regularly as needed	Weekly reports

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
AQ-7	Dust Mitigation - Grading Suspension. Grading and scraping operations will be suspended when wind speeds exceed 20 mph to reduce PM ₁₀ emissions.	Contractor	PEC	Inspect in field to ensure compliance with requirement	During grading and scraping operations	On windy days during construction activities	Weekly reports
AQ-8	Dust Mitigation - Site Stabilization. Disturbed areas will be permanently stabilized with landscaping ground cover or site improvements as soon as practicable following the completion of earthwork.	Contractor	PEC	Inspect in field to ensure compliance with requirement	Following completion of earthwork	As needed during construction	Weekly reports
AQ-9	Dust Mitigation - Truck Covering. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) section 23114 (freeboard means vertical space between the top of the load and top of the trailer).	Contractor	PEC	Inspect in field to ensure compliance with requirement	During all construction activities	Daily inspections	Weekly reports
AQ-10	Dust Mitigation - Monitor. The contractor shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the City and SBCAPCD prior to permit clearance for grading.	Contractor	City Staff PEC	Monitor information to be included on construction grading and building plan specifications Inspect in field to ensure compliance with requirement	During all construction activities	At plan check Daily inspections	N/A Weekly reports
AQ-11	Dust Mitigation - Plan Specifications. Prior to grading permit clearance, the applicant shall include all dust control requirements as notes on construction grading and building plans.	Applicant	City Staff	Notes to be included on construction plans	Prior to issuance of grading permit	At plan check	N/A

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AQ-12	<p>Construction Equipment Emissions. Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated “clean” diesel engines) shall be utilized wherever feasible. The engine size of construction equipment shall be the minimum practical size. Construction equipment shall be maintained in tune per the manufacturers’ specifications. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or precombustion chamber engines. Catalytic converters shall be installed on gasoline-powered equipment, if feasible. Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available. Ultra low-sulfur diesel fuel shall be used. Diesel engines should be turned off when not in motion and operators shall follow applicable idling restrictions. Vehicles shall be kept well-tuned and maintained. Diesel powered equipment will be replaced by electric equipment whenever feasible.</p>	Contractor	PEC	Inspect in field to ensure compliance with requirement	During all construction activities	Daily inspections	Weekly reporting
AQ-13	<p>Construction Equipment Operations. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number of equipment is operating at any one time. The Construction Contractor shall ensure that work crews shut off equipment when not in use.</p>	Contractor	PEC/Contractor	Inspect in field to ensure compliance with requirement	During all construction activities	Daily inspections	Weekly reporting

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
AQ-14	<i>Architectural Coating Emissions.</i> Compliance with the SBCAPCD Rules and Regulations on the use of architectural coatings shall be implemented as applicable, including using pre-coated/natural colored building materials, using water-based or low-VOC coating, and using coating transfer or spray equipment with high transfer efficiency.	Contractor	PEC	Inspect in field to ensure compliance with requirement	During construction	Daily inspections when coatings are being applied	Weekly reports
AQ-15 (recommended)	<i>Diesel Vehicle Emissions Control.</i> Operators of diesel-powered vehicles should turn off the engine after five minutes when the vehicle is not in motion, keep the vehicles well-tuned and maintained, and retrofit engines with pollution control devices. Consideration should be given to purchasing trucks and buses that meet new EPA standards ahead of schedule. Vehicle owners should use ultra low-sulfur fuel in combination with pollution control equipment such as particulate matter filters.	Applicant (to degree feasible)	N/A	N/A	N/A	N/A	N/A

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
B-1	<p>Designation of a Project Arborist. Prior to issuance of the first grading or demolition permit, the project applicant shall provide evidence to the Community Development Department for its review and approval that a Project Arborist has been retained to implement and/or monitor implementation of mitigation measures for retention, removal, and replacement of trees outlined in Chapter 6.0 of this EIR. The Project Arborist shall be a Certified Arborist accredited by the International Society of Arboriculture (ISA) or a Consulting Arborist registered by the American Society of Consulting Arborists (ASCA). The Project Arborist shall coordinate with the applicant, construction personnel, Project Environmental Coordinator (PEC), and the landscape architect for all phases of construction and maintenance. Memos prepared by the Project Arborist documenting compliance with tree retention, removal, and replacement measures shall be sent by the applicant to the PEC on a schedule to be determined prior to construction.</p>	Applicant	City Staff Project Arborist/ PEC	<p>Review evidence of arborist retention</p> <p>Review implementation plans for mitigation measures for retention and replacement of trees outlined in Chapter 6; coordinate with applicant, construction personnel, City inspector, and landscape architect; inspect in field to ensure compliance with requirements</p>	<p>Prior to issuance of the first grading or demolition permit</p> <p>During all phases of construction and maintenance</p>	<p>Prior to plan check</p> <p>Ongoing monitoring through all phases of construction and maintenance</p>	<p>N/A</p> <p>PEC Reports</p>

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
B-2	<p>Post-Construction Monitoring of Existing and Replacement Trees. The Project Arborist shall monitor and report on the success of site replacement trees and conditions of existing trees not affected by construction activities for at least one year after completion of Phase III or any subsequent phase of the Specific Plan for all tree species, except coast live oaks. Existing and replaced coast live oak trees shall be monitored for five years after completion of Phase III or any subsequent phase of the Specific Plan. Monitoring reports prepared by the Project Arborist shall be submitted by the applicant to the City Arborist and Community Development Department on a quarterly basis documenting the conditions of the trees and identifying any remedial actions required of the applicant.</p>	Applicant	Project Arborist/ PEC	Monitor and report on success of site replacement trees and existing trees not affected by construction activities; inspect in field	<p>For at least one year following completion of Phase III or any subsequent phases of the Specific Plan for all trees except coast live oaks</p> <p>Coast live oaks shall be monitored for five years after completion of Phase III or any subsequent phase of the Specific Plan</p>	Monthly	Quarterly reports
B-3	<p>Landscape Plan Implementation. Prior to issuance of the first demolition or grading permit for each phase of construction of the hospital or building permit for the parking structures and day-care facilities, whichever is appropriate, the project applicant shall provide evidence to the Community Development Department, for its review and approval, that the contract specifications include a requirement that all vegetation identified in the Final Landscape Plan be installed prior to completion of the construction phase.</p>	Applicant	Community Development Department Staff/ City Arborist	Review and approve vegetation plan for each phase of construction prior to issuance of demolition or grading permit; inspect in field	Prior to issuance of the first demolition or grading permit for each phase of construction of the hospital or building permit for the parking structures and child care facilities	Prior to plan check	Report for each phase of construction

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
B-4	<i>Moreton Bay Fig Maintenance Plan.</i> Prior to issuance of a grading permit for Phase III of the proposed project, the project applicant shall provide a Moreton Bay Fig Tree Maintenance Plan for review by the City Arborist. The Maintenance Plan shall identify measures to be implemented by the applicant during and after installation of landscaping in Phase III to promote the health of the tree. These measures shall include but not be limited to supplemental irrigation, addition of mulch materials beneath the canopy, and avoidance of mulch and irrigation near the woody buttress roots. The Maintenance Plan shall include requirements for annual reporting of the tree's condition and the applicant's compliance with the requirements of the Plan prepared by a Certified Arborist, accredited by the International Society of Arboriculture (ISA) or a Consulting Arborist registered by the American Society of Consulting Arborists (ASCA). The annual reports shall be provided to the City Arborist for review and approval for a period of five years after completion of Phase III of the proposed project.	Applicant/ Consulting Arborist	City Arborist PEC/Consulting Arborist	Review and approve Moreton Bay Fig Tree Maintenance Plan Ensure compliance with requirement	Prior to issuance of a grading permit for Phase III of the proposed project During Phase III construction activities	Prior to plan check Monthly inspections	NA Annual reports for five years after completion of Phase III of the proposed project

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
B-5	Moreton Bay Fig Tree Appraisal. Prior to issuance of the first demolition permit, the applicant shall provide an appraisal of the Moreton Bay fig tree for review and approval by the City Arborist. The appraised value of the tree shall be determined by a Certified or Consulting Arborist specializing in tree appraisal and will take into consideration the difficulty of finding a replacement specimen tree of the same species. The appraised value will also include an estimate of the cost of removing the existing tree and an estimate of replanting a tree into the existing landscape.	Applicant and Consulting Arborist	City Arborist	Review and approve appraisal of Moreton Bay fig tree	Prior to issuance of the first demolition permit	Prior to plan check	N/A
B-6	Moreton Bay Fig Tree Replacement. If the Moreton Bay fig tree fails after implementation of the maintenance measures outlined in Mitigation Measure B-4, or due to lack of implementation of the maintenance measures, the applicant shall replace the tree with the largest available specimen tree of the same species. A Moreton Bay Fig Tree Replacement Plan shall be prepared to outline the procedures for planting and long-term maintenance of the replacement tree. The Replacement Plan shall require submittal of an annual monitoring report prepared by a Certified Arborist or Consulting Arborist for a period of five years after replacement of the tree.	Applicant	Certified Arborist or Consulting Arborist/PEC	Prepare and submit a Moreton Bay Fig Tree Replacement Plan	If the Moreton Bay fig tree fails after implementation of the maintenance measures outlined in Mitigation Measure B-4 or due to lack of implementation of the maintenance measures	Annually for five years after replacement of the tree	Annual monitoring report for five years after replacement of the tree

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
B-7	<p>Compensation for Moreton Bay Fig Tree Loss. If the Moreton Bay fig tree fails after implementation of the maintenance measures outlined in Mitigation Measure B-4, or due to lack of implementation of the maintenance measures, the applicant shall compensate the City commensurate with the appraised value of the tree (Mitigation Measure B-5). This compensation payment shall be submitted to the City Manager for his acceptance. The compensation payment shall be applied toward planting specimen trees within the Oak Park neighborhood pursuant to the City's Master Street Tree Plan implemented by the Forestry Section of the Parks and Recreation Department. Failure of the tree due to acts of nature, such as heavy wind conditions, or regulatory requirements, such as mandatory water rationing, that are not related to the construction of the proposed hospital constitute potential reasons for waiving implementation of this measure. Evidence of these conditions or any other appropriate factors shall be prepared by a Certified Arborist or Consulting Arborist and provided by the applicant to the City Arborist and Community Development Department for their consideration of a waiver of this compensation.</p>	Applicant/Certified Arborist or Consulting Arborist	City Arborist	Review evidence of appropriate factors to determine if compensation is necessary	If the Moreton Bay fig tree fails after implementation of the maintenance measures outlined in Mitigation Measure B-4 or due to lack of implementation of the maintenance measures	In the event the tree fails	If compensation is determined necessary, report to be prepared in a timely manner thereafter

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
B-8	<i>Nesting Season.</i> Prior to issuance of any demolition, grading, or building permit, the applicant shall provide evidence that the contractor specifications include a requirement to remove vegetation outside the breeding/nesting season (January 15 through August), if feasible. If removal of vegetation during the breeding season is required due to construction or phasing logistics, documentation of these conditions, and their effect on vegetation removal, shall be provided to the Community Development Department. The language shall be submitted to and approved by the Community Development Department. The language shall include a requirement for the following: 1) if vegetation removal must occur during the breeding season, pre-construction surveys shall be conducted by a qualified biologist in the appropriate habitats within, and up to, 100 feet from the proposed vegetation removal area to identify nesting birds within or adjacent to the removal area, 2) if active nests are observed within or adjacent to the vegetation removal area, the Project Biologist shall establish an appropriate buffer between the nest and construction activities until either the young have fledged or the nest becomes inactive, depending on the biological circumstances and species involved.	Applicant	Community Development Department/City Arborist City Arborist Project Biologist	Review and approve contractor specifications In the event that vegetation must be removed during the breeding/nesting season, review and approve conditions under which it is to be removed Prepare preconstruction surveys if vegetation must occur during nesting season and establish buffers if necessary	Prior to issuance of any demolition, grading, or building permit Prior to removal of vegetation Prior to removal of vegetation	At plan check During vegetation removal Regular (daily) inspections during breeding/nesting season	N/A N/A Weekly reports during breeding/nesting season

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
B-9	Tree Replacements. Prior to issuance of a demolition for any phase, a Final Landscape Plan shall be submitted for review and approval by the Community Development Department and City Arborist. The Plan shall include a minimum 1:1 replacement of removed trees and 15 gallon container size. Additionally, measures for removal, transplantation, maintenance, and monitoring of existing trees replaced on site shall be included in the Plan. The Plan shall also indicate that trees shall be replaced at the end of each phase of building construction, so vegetation will gradually be replaced throughout the multiyear project.	Applicant	City Arborist/ Community Development Department PEC/Landscape Architect	Review and approve Final Landscape Plan Inspect in field to ensure compliance with requirement	Prior to issuance of a demolition for any phase During installation of tree replacement	Daily during implementation of each phase of the landscape plan	After each phase of the Landscape Plan
B-10	Existing and Replacement Tree Protection during Construction. Prior to issuance of any demolition, grading, or building permit, the project applicant shall prepare a Tree Protection Plan and submit the Plan for review and approval by the Community Development Department and City Arborist. The project applicant shall also provide evidence to the Community Development Department that the protective measures outlined in the Tree Protection Plan have been incorporated into the contract specifications prior to issuance of any of the permits identified above. Protection measures within the Plan shall include, but not be limited to, the following: <ul style="list-style-type: none"> The construction contractor shall work with the Project Arborist to ensure that all trees, notably the Moreton Bay fig, are protected. The contractor shall comply with modifications to demolition, grading, or building activities recommended by the Project 	Applicant Contractor (same for all bulleted points)	Community Development Department and City Arborist PEC/Project Arborist (same for all bulleted points)	Review and approve Tree Protection Plan and confirm inclusion of such into contract specifications Inspect in field to ensure protection of trees (same for all bulleted points)	Prior to issuance of any demolition, grading, or building permit During demolition, grading, and construction activities (same for all bulleted points)	Prior to plan check Daily during demolition, grading, and construction activities (same for all bulleted)	Prior to issuance of any demolition, grading, or building permit Weekly reports (same for all bulleted points)

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
	<p>Arborist in the field during construction.</p> <ul style="list-style-type: none"> • The construction contractor shall ensure that all trees adjacent to construction areas shall be fenced with four- to six-foot-high chain-link fence at the outside edge of the drip line plus six feet or as designated by the Project Arborist. All construction-related activities shall be prohibited within these fenced areas. The construction contractor shall place signs stating "Tree Protection Area" at 15-foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities. • As determined necessary by the Project Arborist, temporary fencing shall be installed to discourage pedestrian access to the tree. • The construction contractor shall designate a landscape maintenance monitor to work with the Project Arborist to ensure that all protected trees and plants within the construction site are properly irrigated and maintained for the duration of construction activities. • The Project Arborist shall be present during the course of any pruning, cutting, grading, or excavation near protected trees. • No construction materials, debris, soil, or excavated material shall be stored 					points)	

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	<p>within the root protection zone (six feet outside of the drip line or outer perimeter of leaf canopy).</p> <ul style="list-style-type: none"> • Parking and/or vehicular traffic shall not be permitted within six feet of the outside edge of the drip line. • Trees shall be watered thoroughly prior to beginning of construction and the root protection zone will be covered with a two-inch layer of chipped bark mulch. Mulch may not be piled against any trees. • If the protected root zone of any tree is compromised (i.e., for temporary access), the root zone shall be protected with a six-inch layer of mulch and covered with a double layer of three-fourths-inch plywood overlapped at the seams. Where vertical excavations expose roots, the exposed face of the trench shall be covered with burlap and kept continuously damp to limit desiccation of the root zone. Exposed roots shall be covered with temporary earth or packed with moistened peat moss and wrapped with burlap. Exposed roots shall not be allowed to dry out before permanent backfill is placed. Exposed roots shall be shaded from direct sunlight and watered and maintained in a moistened condition until permanent backfill is placed. • Root systems of trees, shrubs, and 						

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	<p>ground covers shall be protected from damage due to spillage or application of chemical compounds, such as paints, finishes, or stucco.</p> <ul style="list-style-type: none"> • Root systems shall be protected from flooding, erosion, or excessive wetting resulting from dewatering operations, if necessary. • Within the tree drip line, roots shall be excavated by hand using narrow tine spading forks and comb soil. Roots beyond the tree drip line can be cut by hand or with a diamond bladed machine saw (roots may not be cut with a backhoe, loader, excavator, or standard trencher). Branches and roots shall only be cut with sharp, sterile instruments designed for the purpose. Roots shall not be broken, pulled, or chopped, and roots larger than two inches in diameter shall not be cut. If cutting of roots cannot be avoided, roots shall be severed approximately three inches back from new construction. Where large lateral roots are encountered, they shall be exposed beyond the limits of excavation and bent into backfill areas wherever possible. Mechanical excavation for leveling the ground surface near existing trees prior to paving shall not be permitted. • Excavation within the drip line of trees shall only occur where necessary to complete the requirements of the 						

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
	<p>project.</p> <ul style="list-style-type: none"> • All plant parts (including the root zone) shall be protected from dumping of refuse, concrete, paint, or plaster washout or chemically injurious materials or liquids. Continuous puddling or running water shall be prevented within drip lines of all trees and plants. • The project arborist will work with the designated landscape maintenance individual and construction site superintendent to provide on-going tree protection through the duration of the project phases. The primary focus of tree protection maintenance on site will be checking the protective barrier fencing on a minimum daily basis. Any change in placement of the protective fencing will be reported to the project arborist, site superintendent, and City inspector. Other maintenance activities to maintain the health and vigor of the existing site trees will be directed by the Project Arborist, including monthly (minimum) wash-down of foliage, fertilization and pest control if necessary, and the direction of shadecloth placement and removal. • Only trees designated for removal on the approved Final Landscape Plan will be removed; any protected trees (i.e., any tree identified on the tree protection plan) that are removed, 						

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	<p>relocated, and/or damaged (more than 20 percent encroachment into the critical root zone) will be replaced at a ratio of 10:1. The Project Arborist shall identify any trees that are negatively impacted due to construction and work with the project landscape architect and the City to determine suitable replacement size, species, and timing.</p> <ul style="list-style-type: none"> Replacement trees that are lost during construction shall be replaced on a 1:1 basis. The Project Arborist shall identify any replacement trees that are inadvertently lost due to construction and work with the project landscape architect and the City to determine suitable replacement size, species, and timing. 						

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B-11	Landscaping Under Preserved Trees. Prior to issuance of any building permit, landscaping plans and specifications shall be submitted to the Building Department for its review and approval. Landscaping provided under preserved trees shall be compatible with preservation of the trees and prohibited under any oak tree. All proposed utility corridors, irrigation lines, tree wells, and retaining walls shall be shown on the Final Tree Protection Plan. The final design plans shall minimize the amount of paving and other nonpermeable surface encroachment under native and specimen tree canopies/drip lines. If paving or other nonpermeable surfaces encroach within a canopy, no more than 25 percent of the total area beneath the canopy drip line shall be covered, and paving may only be placed by hand or with hand tools. Any paving shall be of pervious material (gravel, brick without mortar, or turf block). For oak trees, no paving other than pervious decomposed granite or similar material shall be permitted under the canopy due to oaks' sensitivity to paving. No type of surface, either pervious or impervious, shall be placed within a six-foot-radius of oak tree trunks. These areas should remain uncovered, natural, and dry, particularly during the summer.	Applicant	City Staff (Building Department) PEC/Landscape Architect	Review and approve landscaping plans and specifications and Tree Protection Plan Inspect in field to ensure compliance with requirement	Prior to issuance of any building permit During paving and landscaping	Prior to plan check Daily during landscaping and paving activities	N/A Weekly report
B-12	Coast Live Oak Tree Replacement Plan. Prior to issuance of demolition or grading permits for any phase where existing oak trees would be affected, an Oak Tree Replacement Plan, which identifies on-site and off-site locations for replacement of affected oak trees, shall be prepared by a Certified Arborist or Consulting	Applicant/Certified Arborist or Consulting Arborist	City Arborist (off-site City property)	Review Oak Tree Replacement Plan for coast live oak tree replacement off site	Prior to issuance of demolition or grading permits for any phase where existing oak trees would be affected	Prior to plan check	N/A

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
	<p>Arborist for review and approval by the City Arborist. Off-site replacement shall be conducted within one mile of the project site.</p> <p>The Plan shall also identify on-site and off-site locations for replacement trees, tree planting, maintenance and monitoring plans, and specifications. Monitoring of on-site replacement oaks by the Project Arborist shall be required for a minimum of five years after planting, with yearly reports submitted to the Community Development Department and the City Arborist. Trees replaced off-site shall be monitored and maintained by the property owner. Trees planted on City property shall be monitored and maintained by the City Arborist. The City Arborist shall provide a monitoring report to the Community Development Department on an annual basis for a period of five years, documenting the monitoring and maintenance activities undertaken for both on-site and off-site replacement trees, success of these activities and identifying remedial measures, if required. All replacement and mitigation trees, including trees replaced off-site, shall have a 100 percent success rate and shall be healthy, vigorous, and exhibiting recent growth at the end of five years. If initial efforts are unsuccessful, replacement oak trees will be replanted at a 1:1 ratio until a 100 percent success rate is achieved.</p>		Project Arborist (on-site trees)	<p>Maintain and monitor off-site replacement trees (City property)</p> <p>Monitor replacement oak trees on-site</p>	<p>Ongoing for five years</p> <p>Ongoing for five years</p>	<p>During construction and for a minimum of five years after planting replacement and mitigation trees</p> <p>During construction and for a minimum of five years after planting replacement and mitigation trees</p>	<p>Annually for five years</p> <p>Annually for five years</p>

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
B-13	<p><i>Moreton Bay Fig Invigoration and Protection.</i> The Project Arborist shall monitor the condition of the Moreton Bay fig tree specifically in regard to the action plan and tree protection recommendations specified in the SBCH Moreton Bay Fig Report, dated September 2004. The report's recommendations should be written into the construction specifications for the hospital retrofit project, with verification provided to the City prior to issuance of any demolition or grading permit for Phases II and III. The applicant shall comply with any field design modifications recommended by the Project Arborist.</p> <p>The report includes an action plan with a timeline of recommendations that begin with tree invigoration prior to the start of construction. Tree invigoration action items for the first two years (2004 to 2006) include monthly deep watering from April through October, yearly mulch applications, yearly deep root fertilization, and specific pruning in October 2005. Hand tools will be used to demolish the walkway on the west side in November 2006. The watering, fertilizing, and mulch application schedule continues through 2010 and thereafter on an ongoing basis. Roots and limbs on the north and east sides will be cut in November 2009. All work will be done under the direction of the Project Arborist.</p>	Project Arborist and Applicant	<p>City Arborist/Community Development Department</p> <p>PEC/Project Arborist</p>	<p>Verify Fig Report is written into construction specifications</p> <p>Inspect in field to ensure compliance with requirement</p>	<p>Prior to issuance of any demolition or grading permit for Phases II and III</p> <p>Prior to and during construction</p>	<p>At plan check</p> <p>Ongoing during construction as specified in report</p>	<p>N/A</p> <p>Weekly report</p>

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
B-14	Nationwide Permit. Prior to issuance of a grading permit for reconstruction of the existing storm drain outfall at Padre Street, the project applicant shall notify the Corps of Engineers requesting verification from the Corps of Engineers of the use of a Nationwide Permit to cover activities within Mission Creek. This notification shall identify measures that would be undertaken as part of project operation and during the construction of the proposed improvement in Mission Creek to reduce the potential for downstream erosion within the channel. Verification from the Corps of Engineers shall be provided to the Public Works Department and any conditions identified by the Corps included in the contract specifications for this improvement.	Applicant	Public Works Department	Verify the applicant has secured a nationwide permit and that conditions identified by the Corps are included in the contract specifications	Prior to issuance of a grading permit for reconstruction of the existing storm drain outfall at Padre Street	Prior to plan check for grading permit	N/A
B-15	Water Quality Certification. Prior to issuance of a grading permit for construction of the reconstructed storm drain outfall at Padre Street, the project applicant shall obtain a Section 401 Certification from the Regional Water Quality Control Board-Region 3. Approval of the Section 401 Certification shall be provided to the Public Works Department and any conditions of approval included in the contract specifications for this improvement.	Applicant	Public Works Department	Verify Section 401 certification and any additional contract specifications necessary based on 401 approval	Prior to issuance of a grading permit for reconstruction of the existing storm drain outfall at Padre Street	Prior to plan check for grading permit	N/A

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
B-16	<p><i>1602 Streambed Alteration Agreement.</i> Prior to issuance of a grading permit for reconstruction of the storm drain outfall at Padre Street, the project applicant shall notify the California Department of Fish and Game of the intent to modify Mission Creek. This notification shall identify the measures that would be undertaken during operation of the proposed project and the construction of the proposed improvement within Mission Creek to reduce the potential for downstream erosion within the channel. A Streambed Alteration Agreement, concurrence on a Finding of No Substantial Effect or Finding of Operation by Law issued by the CDFG shall be provided to the Public Works Department and any conditions identified by CDFG included in the contract specifications for this improvement.</p>	Applicant	Public Works Department	Verify a Streambed Alteration Agreement and concurrence on a Finding of No Substantial Effect or Finding of Operation by Law issued by the CDFG	Prior to issuance of a grading permit for reconstruction of the storm drain outfall at Padre Street	Prior to plan check for grading permit	N/A

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
CR-1	Archaeological Survey and Monitoring. Prior to the issuance of building permits, the Owner/Applicant shall contract with a qualified archaeologist from the City-approved list of archaeologists to conduct an Extended Phase I surface survey following demolition and removal of existing paved areas and to monitor all ground-disturbing activities. The contract shall establish a schedule for monitoring, consultation as needed with a qualified Native American representative as a subconsultant to the archaeologist, procedures per the City MEA in the event resources are discovered, and a report to the City Environmental Analyst on the findings of the monitoring. Contract(s) shall be subject to the review and approval of the Environmental Analyst.	Applicant	City Planning Division	Verify contracting of City-approved archaeologist for archaeological survey and monitoring	Prior to issuance of building permits	Prior to plan check	Phase I Survey Monitoring Report
CR-2	Archaeological Pre-Construction Conference. Prior to the issuance of building permits, a pre-construction conference shall be held by the General Contractor at which archaeological procedures shall be reviewed. The conference shall include representatives from the Public Works Department, Building Division, Planning Division, the Property Owner, and Contractor.	Contractor	PEC and City Staff	Verify preconstruction conference	Prior to the issuance of any building permits	Prior to plan check	Prior to the issuance of any building permits

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
CR-3	<p>Unanticipated Archaeological Resource Discovery. Prior to the start of any vegetation or paving removal, demolition, trenching, or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel and required procedures for responding. This mitigation measure shall be specified on the project construction plans submitted for building permits.</p>	Applicant	PEC	Alert contractors and construction personnel of potential to uncover subsurface archaeological features	Prior to the start of any vegetation or paving removal, demolition, trenching, or grading	During preconstruction conference and during construction	PEC Reports
CR-4	<p>Archaeological Resources Significance Assessment and Mitigation. If cultural resources are encountered or suspected during project construction, project work in the vicinity of the find shall be halted immediately and the City Environmental Analyst notified. The project archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, including but not limited to redirection of grading and/or excavation activities. If resources are potentially significant, a Phase III mitigation program (which may entail measures such as project redesign to avoid resources, documentation and capping of resources in place, or recovery) shall be prepared and accepted by the Environmental Analyst and the Historic Landmarks Commission and implemented. That portion of the Phase III program that requires work on site shall be completed prior to continuing construction in the affected area. If prehistoric or other Native</p>	Contractor	PEC and Project Archaeologist	Halt work if necessary and assess resource significance	When cultural resources are encountered	During project construction	When cultural resources are encountered

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
	American remains are encountered, a Native American representative shall be contacted and shall remain present during all further subsurface disturbance in the area of the find. If human remains are discovered or suspected, the County Coroner shall be informed immediately, and applicable State Health and Safety Code and Public Resources Code procedures shall be followed. This mitigation measure shall be specified on the project construction plans submitted for building permits.						
CR-5	Archaeological Resource Supplemental Mitigation. If cultural resources were discovered in the course of construction and monitoring, any study and mitigation measures determined necessary to mitigate potentially significant impacts to insignificant levels shall be completed prior to the issuance of the Certificate of Occupancy (Final Inspection).	Applicant	PEC and Project Archaeologist	Determine appropriate study and mitigation measures	When cultural resources are discovered	During construction	Prior to the issuance of Certificate of Occupancy (final inspection)
CR-6	Archaeological Resources Monitoring Report. A final report on the results of the archaeological monitoring shall be submitted to the Environmental Analyst within 180 days of completion of the monitoring and receive approval prior to the issuance of the Certificate of Occupancy (Final Inspection).	Project Archaeologist	City Environmental Analyst	Review and approve final monitoring report	Within 180 days of completion of monitoring	Prior to final inspection	Prior to the issuance of the Certificate of Occupancy (final inspection)

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
CR-7	<i>Historic Photographic Documentation.</i> Prior to issuance of a demolition permit for 401 West Pueblo Street, the building at 401 West Pueblo Street shall be documented photographically and with measured drawings in accordance with City historic preservation standards, and under the direction of a qualified preservation professional. This photo documentation shall be submitted by the project applicant to the City Historian for review and approval.	Applicant and qualified preservation professional	City Historian	Review and accept photographic documentation with measured drawings	Prior to issuance of a demolition permit for 401 West Pueblo Street	Prior to plan check for demolition permit	Photo documentation submission to City Historian for approval

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
GEO-1	Corrosion Analysis. When final rough grades have been achieved on site, a qualified corrosion specialist shall perform a site-specific corrosion analysis to determine whether potentially adverse concentrations of sulfates or other corrosive constituents are present. Corrosion analysis is required in all areas not previously evaluated for corrosion potential, which includes the remainder of the site outside of the proposed Central Plant facility (Fugro 2002 and Fugro 2003a), the proposed parking structures, and the child care center (GPI 2004). The corrosion specialist shall summarize the results of the corrosion analysis in a letter report addressed to SBCH and the City Building and Safety Department and shall recommend corrective measures consistent with the California Building Code to mitigate any identified corrosion potential. Measures may include, but are not limited to, requiring sulfate-resistant cement, decreasing the water/cement ratio, designing the concrete mix for a higher compressive strength, and cathodic protection of metals.	Qualified Corrosion Specialist	City Building and Safety Department	Review Corrosion Analysis letter report	When final rough grades have been achieved on site	N/A	PEC Reports
	SBCH shall ensure that the corrosion analysis and identified corrective measures are implemented during each phase of the project prior to the construction of structures on site.	Applicant	PEC	Verify corrective measures are implemented	Prior to construction of structures	During construction of structures	PEC Reports
GEO-2	Final Geotechnical Investigations. Prior to the issuance of grading permits for Phase I (SBCH Phases 2A and 2B specifically), SBCH shall incorporate all recommendations in previously prepared final geotechnical reports for the proposed project into final grading and design plans to be submitted to and approved by	Applicant and Qualified Geotechnical Engineer	City Building and Safety Department, OSHPD, and CGS	Review Final Geotechnical Reports	Prior to the issuance of grading permits for Phases 2A and 2B	Prior to plan check for grading permit	N/A

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
	<p>OSHPD, CGS, and the City Building and Safety Department, as required. Previous final geotechnical reports include the <i>Fugro West Inc. Geotechnical Reports for the Proposed Central Plant</i> (Fugro 2002, 2003a,b,c,d), and the <i>Geotechnical Professional, Inc. Geotechnical Investigation of the Proposed Parking Structures and Daycare Facility</i> (GPI 2004).</p> <p>Recommendations in the previous final geotechnical reports shall be incorporated into final grading and design plans for the proposed project. Recommendations from these reports include, but are not limited to:</p> <ul style="list-style-type: none"> • Oversized rock shall be removed from soil excavated from the site or shall be reduced to acceptable size for use in fill material • Uncompacted fill soils shall be removed down to competent native soils prior to construction • All organics and other deleterious materials shall be removed from on-site alluvial soils prior to use as fill • Expansive soils shall be excavated from the site or treated accordingly • Construction dewatering parameters, permanent dewatering systems, or hydrostatic design for subterranean walls shall be implemented <p>Prior to the issuance of grading permits for Phases II and III (SBCH Phases 3, 4, 5, and 6),</p>	<p>Qualified geotechnical engineer</p>	<p>City Building and Safety Department,</p>	<p>Review final geotechnical reports</p>	<p>Prior to issuance of grading permits for</p>	<p>Prior to plan check for grading permit</p>	

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
	SBCH shall submit final geotechnical investigation(s) of the project prepared by a qualified geotechnical engineer to OSHPD, CGS, and the City Building and Safety Department, as required, for all areas not covered by previous final geotechnical reports. Additional final geotechnical report(s) shall evaluate potential geotechnical hazards for all areas of the project not specifically addressed in previous final geotechnical reports (areas outside of the proposed Central Plant, parking structures, and child care center) and should, at a minimum, specify the treatment of the following hazards in detail: liquefaction, perched groundwater, oversized rock, expansive and compressible soils, corrosive soils, settlement, and slope stability during construction.		OSHPD & CGS		project Phases 3, 4, 5, and 6		
GEO-3	Geotechnical Monitor. A qualified geotechnical monitor shall be present during each phase of grading and construction of the project to ensure that on-site conditions are as anticipated in the final geotechnical report(s) and that construction methods conform to recommendations made in the report(s). The monitor shall test and observe soil conditions and shall submit these observations in regular reports to the City Building and Safety Department and SBCH. The monitoring reports shall include suggested modifications to the recommendations made in the geotechnical report based on observed field conditions.	Applicant	Qualified Geotechnical Monitor	Monitor during grading and construction to confirm on-site conditions are as anticipated in the final geotechnical report(s) and construction methods conform to recommendations made in the report(s)	During each phase of grading and construction of the project	Monitor each phase of grading and construction of the project	Weekly reports to City Building and Safety Department and SBCH
GEO-4	Excavation and Shoring Safety. Prior to and during construction, a qualified geotechnical engineer shall evaluate the site and provide	Applicant	Qualified Geotechnical Engineer	Report any unsafe construction	Prior to and during construction	Daily during construction	Monthly reports summarizing site evaluations

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
	<p>parameters for use in the planning and design of shoring and temporary sloped excavations. During excavation, the geotechnical engineer shall observe the excavation and provided supplementary/revised recommendations as necessary. The geotechnical engineer shall provide monthly reports summarizing site evaluations and any remedial actions taken by SBCH, the City Building and Safety Department, and the Construction Contractor.</p> <p>Prior to construction, the contractor shall retain a structural engineer to design any shoring that may be required. The shoring design shall be submitted to the geotechnical engineer for review for conformance with the geotechnical engineer's recommendations. The installation of the shoring and any testing required shall be performed by the Construction Contractor under the observation of the geotechnical engineer.</p> <p>Prior to construction, the contractor shall determine the need for dewatering and, if dewatering is necessary, install and confirm the satisfactory operation of a dewatering system. The contractor shall survey the adjacent streets prior to and during dewatering operations. If excessive settlement of the streets occurs, the contractor shall arrange for design and implementation of appropriate mitigation measures.</p> <p>All construction activity shall follow site safety requirements as specified by the Occupational Safety and Health Administration (OSHA) in</p>	<p>Contractor</p> <p>Contractor</p>	<p>PEC/Geotechnical Engineer</p> <p>PEC/Geotechnical Engineer</p>	<p>activity</p> <p>Verify shoring design</p> <p>Ensure compliance with requirement</p>	<p>Prior to construction</p> <p>Prior to construction</p>	<p>During installation of shoring</p> <p>Daily during construction</p>	<p>and any remedial actions</p> <p>PEC Report after structural engineer has prepared shoring design</p> <p>PEC Report</p>

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
	Section 29 CFR Part 1926. The contractor shall be solely responsible for site safety. Any unsafe construction activity or hazardous conditions reported to the Construction Contractor shall be remediated immediately by the Construction Contractor or by the responsible parties under the direction of the Construction Contractor.						
HAZ-1	Local Transportation Route. Prior to issuance of building permits for each construction phase, and prior to the issuance of certificates of occupancy, SBCH shall submit a plan for a proposed local transportation route for transport of hazardous materials and hazardous waste to the City of Santa Barbara Fire Department for review and approval.	Applicant	City Fire Department	Review Transport Plan	Prior to issuance of building permits for each construction phase, and prior to the issuance of certificates of occupancy	Prior to plan check and final inspection	After Transport Plan is reviewed
HAZ-2	Business Plan. Prior to issuance of building permits for each construction phase, and prior to the issuance of certificates of occupancy, SBCH shall submit its updated Hazardous Materials Business Plan to the County of Santa Barbara Fire Department HMU for review and approval.	Applicant	County of Santa Barbara Fire Department HMU	Review Hazardous Materials Business Plan	Prior to issuance of building permits for each construction phase, and prior to the issuance of certificates of occupancy	Prior to plan check and final inspection	PEC Report after plan is reviewed
HAZ-3	Emergency Management Manual. Prior to issuance of building permits for each construction phase, and prior to the issuance of certificates of occupancy, SBCH shall update its Emergency Management Manual in accordance with the project design and Joint Commission on Accreditation of Healthcare Organizations (JCAHO) standards. The updated plan shall be subject to JCAHO review and approval.	Applicant	JCAHO	Review Emergency Management Manual	Prior to issuance of building permits for each construction phase, and prior to the issuance of certificates of occupancy	Prior to plan check and final inspection	PEC Report after JCAHO review of manual

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
HAZ-4	Hazardous Materials and Waste Control Plan. Prior to issuance of building permits for each construction, and prior to the issuance of certificates of occupancy, SBCH shall update its Hazardous Materials and Waste Control Plan in accordance with the project design and Joint Commission on Accreditation of Healthcare Organizations (JCAHO) standards. The updated plan shall be subject to JCAHO review and approval.	Applicant	JCAHO	Review Updated Hazardous Materials and Waste Control Plan	Prior to issuance of building permits for each construction, and prior to the issuance of certificates of occupancy	Prior to plan check and final inspection	PEC Report after plan review
HAZ-5	Waste Minimization Plan. Prior to issuance of building permits for each construction phase, and prior to the issuance of certificates of occupancy, SBCH shall submit its updated Waste Minimization Plan to the City of Santa Barbara Fire Department for review and approval.	Applicant	City Fire Department	Review Updated Waste Minimization Plan	Prior to issuance of building permits for each construction phase, and prior to the issuance of certificates of occupancy	Prior to plan check	PEC Report after plan review
HAZ-6	Medical Waste Management Plan. Prior to issuance of building permits for each construction phase, and prior to the issuance of certificates of occupancy, SBCH shall update its Medical Waste Management Plan in accordance with State Department of Health Services (DHS) regulations. The updated Medical Waste Management Plan shall be subject to State DHS review and approval.	Applicant	State Department of Health Services	Review Updated Medical Waste Management Plan	Prior to issuance of building permits for each construction phase, and prior to the issuance of certificates of occupancy	Prior to plan check and final inspection	PEC Report after plan review
HAZ-7	Security Patrols. Prior to issuance of building permits for each construction phase and prior to issuance of certificates of occupancy, SBCH shall submit a security patrol plan to the City Fire and Police Departments for review and approval. The plan shall include patrols around the hospital campus and within the parking structures.	Applicant	City Fire and Police Departments	Review Security Patrol Plan	Prior to issuance of building permits for each construction phase and prior to the issuance of certificates of occupancy	Prior to plan check	PEC Report after plan review

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
HAZ-8	Helipad. Prior to issuance of building permits for the proposed helipad in Phase II (SBCH Phase 4), SBCH shall submit the helipad design plans, emergency response plan, and flight paths to the City Fire and Police Departments as well as the Santa Barbara County Association of Governments (SBCAG) for review. SBCH will document SBCAG's action in the application for a Heliport Approval Permit, which shall be submitted to Caltrans Division of Aeronautics. Caltrans will issue the permit once it reviews and approves the application. SBCH shall also submit a Notice of Landing Area Proposal to the FAA for review. Documentation of Caltrans approval shall be submitted to the City.	Applicant	City Fire and Police Departments and SBCAG	Review helipad design plans, emergency response plan, and flight paths	Prior to issuance of building permits for the proposed helipad in Phase II (SBCH Phase 4)	Prior to plan check for building permit of helipad	SBCAG approval shall be documented and submitted to the City
HAZ-9	Construction Hazards Management Plan. Prior to issuance of building permits for the first phase, to address all construction phases or before each successive phase, as necessary, SBCH shall prepare a comprehensive Construction Hazards Management Plan for review and approval by the City (fire hazards, emergency response, and public security), County Hazardous Materials Unit (HMU) (fire hazards and hazardous materials and waste) and OSHPD (fire hazards, equipment relocation). The plan shall provide specific mechanisms to implement hazardous materials/waste and medical waste routing and transportation, public security, and fire protection during each construction phase.	Applicant	City, County, HMU, and OSHPD	Review Construction Hazards Management Plan	Prior to issuance of building permits for the first phase, to address all construction phases or before each successive phase	Prior to plan check	PEC Report after plan review

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
HAZ-10	Asbestos-Containing Materials. Prior to issuance of permits for renovation, remodeling, or demolition for each construction phase associated with the proposed project, a State-certified asbestos professional shall review the Asbestos Management Plan and determine whether additional sampling of building materials for asbestos-containing materials should be performed. Any abatement or removal of asbestos-containing materials must be performed in accordance with applicable federal, State, and local regulations.	Applicant	State-certified asbestos professional	Review Asbestos Management Plan	Prior to issuance of permits for renovation, remodeling, or demolition for each construction phase associated with the proposed project	Prior to plan check	PEC Report upon review, determine whether additional sampling is warranted
HAZ-11	Lead-Based Paint. Prior to issuance of permits for renovation, remodeling, or demolition for each construction phase associated with the proposed project, a State-certified lead professional shall survey the structures and determine whether sampling for lead-based paint is warranted. Any abatement or removal of LBP must be performed in accordance with applicable federal, State, and local regulations.	Applicant	State-certified lead professional	Survey Structures	Prior to issuance of permits for renovation, remodeling, or demolition for each construction phase associated with the proposed project	Prior to plan check	PEC Report upon review, determine whether additional sampling is warranted

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
HAZ-12	PCBs. Prior to issuance of permits for renovation, remodeling, or demolition for each construction phase associated with the project, a qualified professional shall survey the structures and determine whether suspect PCB-containing equipment such as transformers or light ballasts is present in the areas to be disturbed. PCB-containing equipment must be handled and disposed of in accordance with applicable federal, State, and local regulations. This measure shall be included on project plan specifications as applicable.	Applicant	Qualified PCB professional PEC	Survey Structures Review project plan specification for inclusion of this measure	Prior to issuance of permits for renovation, remodeling, or demolition for each construction phase associated with the project Prior to issuance of permits for renovation, remodeling, or demolition for each construction phase associated with the project	Prior to plan check and during renovation, remodeling, or demolition Prior to plan check and during renovation, remodeling, or demolition	PEC Report PEC Report
HAZ-13	Equipment Relocation. Prior to issuance of demolition permits for the existing Central Services Plant, the USTs, ASTs, and associated equipment shall be removed and installed in accordance with OSHPD and County HMU requirements. Any contaminated soil found at the Central Services Plant shall be remediated in accordance with County HMU requirements. This measure shall be included on project plan specifications as applicable.	Applicant	PEC PEC/City Staff	Ensure equipment has been installed based on County HMU requirements Review project plan specifications for inclusion of this measure	Prior to issuance of demolition permits for the existing Central Services Plant Prior to issuance of demolition permits for the existing Central Services Plant	Prior to plan check and during installation of equipment At plan check and during installation of equipment	PEC Report after installation
HAZ-14(a)	Former Central Services Plant Site Mitigation Plan Requirements. Prior to and during construction activities at the former Central Plant area (Phase 2B), the Construction Contractor shall comply with the	Contractor	PEC	Verify compliance with the recommendations of the <i>Site Mitigation Plan</i> ,	Prior to and during construction activities at the former Central	Daily during construction activities at the former Central Plant area	PEC Report after verification of compliance

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
	<p>recommendations of the <i>Site Mitigation Plan, Santa Barbara Cottage Hospital, Central Plant Improvement Project, Santa Barbara, California</i>, and the JPR review of this plan (JPR, July 2004). These recommendations include:</p> <ol style="list-style-type: none"> 1. Notify the Santa Barbara County Fire Prevention Division Hazardous Materials Unit (HMU) of the proposed construction. 2. Submit the Site Mitigation Plan (SMP) to the County's Leaking Underground Fuel Tank (LUFT) Program (HMU) and other appropriate agencies for review and approval as part of the permitting process for the project. 3. Obtain all other required permits to conduct the work, and provide all required notifications to perform all aspects of the work, including notification to the Air Quality Control District of the intent to excavate potentially contaminated soils. 4. Install a shoring system in accordance with engineering and State and federal OSHA requirements. 5. Prepare and implement a site-specific Health and Safety Plan (HSP) in accordance with State and federal OSHA requirements and obtain approval by an independent Certified Industrial Hygienist (CIH). Copies of the HSP shall be made available to the County for review and approval as well 			<p><i>Santa Barbara Cottage Hospital, Central Plant Improvement Project, Santa Barbara, California</i>, and the JPR review of this plan (JPR, July 2004) as stated in HAZ-14(a)</p>	<p>Plant area (Phase 2B)</p>	<p>(Phase 2B)</p>	

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
	<p>as to appropriate site construction workers as part of their site orientation and/or regular health and safety meetings. The HSP shall include:</p> <ul style="list-style-type: none"> a) A summary of all potential risks to construction workers, maximum exposure limits for all site chemicals, and emergency procedures. b) The identification of a Site HSP Officer for the project, that Officer's responsibilities, and routine and emergency contact information for that individual. c) Directives to include that the HSP officer and HMU will be contacted immediately should worker exposure limits be exceeded, or if evidence of soil contamination is encountered during any of the construction activities. d) A statement that the HSP shall be amended as needed if different site conditions are encountered by the Site HSP Officer. e) Technical field procedures and worker safety procedures to be implemented for sampling any observed impacted soil. f) Provisions to conduct air monitoring at the site to confirm safe working conditions for the construction workers and 						

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
	<p>provisions for appropriate personal protective equipment (PPE).</p> <p>g) Designation of a qualified individual as the on-site monitor and point of contact. The monitor shall be present at the site daily to perform monitoring and/or soil and air sampling during soil disturbance activities to ensure that soil and air levels are safe and acceptable. This individual shall be responsible for monitoring compliance with all aspects of the HSP and shall be responsible for preparing and submitting weekly activity reports and testing results to the SBCH and appropriate agencies. Air monitoring shall include but is not limited to potential oxygen deficiency, total petroleum hydrocarbons (TPH) volatile organic compounds (VOCs), and potentially explosive conditions. The HSP shall designate the procedures and frequency of the air monitoring activities.</p> <p>h) Contingency procedures to address unexpected conditions that may arise, including but not limited to encountering identifiable environmental conditions that may pose a potential risk to health, safety, or the environment. A report for any unexpected incident shall be</p>						

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
	<p>prepared and submitted to all involved parties within a 24-hour period of the incident.</p> <p>i) Procedures for soils handling, including a decision matrix for determining when sampling and analysis shall be conducted. Soils considered acceptable for reuse shall be separated from soils to be disposed of at a permitted landfill. Soil stockpiles shall be protected from public access. SBCH shall be responsible for signing all required shipping documents and will retain fully executed copies of such.</p> <p>j) An explanation of chain-of-custody procedures for submittal of soil samples for laboratory analysis.</p> <p>k) Procedures for determining how import soil will be considered “clean” (i.e., suitable for fill at the site).</p> <p>6. Consult with County agencies and SBCH to determine the need and scope of any sampling and analysis that may be warranted.</p> <p>7. Prepare and implement dust standard control practices to prevent the generation of dust during soil handling activities, and if the standards include increased watering for dust suppression, the Contractor shall prevent the off-site runoff and comply with geotechnical requirements for moisture conditioning</p>						

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
	<p>of the soil.</p> <p>8. Conduct off-site soil transport in accordance with the State and federal Department of Transportation (DOT) requirements.</p> <p>9. Minimize the tracking of impacted soil from the site by cleaning truck wheels prior to departure and sweeping the exit area(s) as needed.</p> <p>10. Clean the surrounding streets to remove soil or contaminated materials that may have migrated from the site during soil handling activities.</p> <p>11. Implement storm water runoff control measures at the project site including but not limited to the protection of soil stockpiles against storm water erosion and runoff, project site grading for internal drainage, and control of runoff to reduce sediment loading.</p> <p>12. Provide for procedures to manage groundwater should it be encountered during construction activities, including appropriate permits and groundwater analysis for the selected method of management (e.g., discharge to the sanitary sewer or storm water collection system).</p> <p>13. Maintain a daily log of all construction activities to be provided to SBCH upon completion of the project. SBCH shall prepare a report documenting unanticipated environmental conditions</p>						

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
	as applicable and forward the report to the County HMU. Upon completion of the excavation and soil disposal activities, SBCH shall prepare a document certifying that the provisions of the SMP have been completed, and that certification shall be made by a person qualified to confirm implementation of the SMP.						
HAZ-14(b)	Removal of Contaminated Soil. Prior to issuance of a building permit for the Central Plant (Phase 2B), the applicant shall provide evidence in writing to the City Planning Division that contaminated soil on the project site has been removed and either treated or disposed of at an approved facility in accordance with applicable regulations to the satisfaction of the Santa Barbara County Fire Department Protection Services Division. Documentation certifying that the provisions of the Site Mitigation Plan were completed shall be prepared by a person qualified to confirm implementation of the Site Mitigation Plan.	Applicant	City Planning Division	Approve documentation of removal and/or treatment of contaminated soil	Prior to issuance of a building permit for the Central Plant (Phase 2B)	Prior to plan check	Documentation confirming Site Mitigation Plan was completed

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
HAZ-15	<p><i>Unknown Substances.</i> For construction activities outside of the former Central Plant area, if unknown substances are encountered in the soils during site clearance, excavation, and grading activities, the contractor shall stop work and contact the Site Health and Safety Officer. The Site Health and Safety Officer shall notify the appropriate agencies to determine sampling, handling, and disposal requirements for the substance.</p> <p>Measures in accordance with applicable regulations shall be implemented throughout demolition, grading, and construction activities to provide for protection of workers and on-site occupants in the event that unknown subsurface hazardous materials are unearthed. Disposition of such materials shall be undertaken in accordance with all applicable regulations to ensure that no long-term hazard remains. This measure shall be included on project plan specifications, as applicable.</p>	Contractor	Site Health and Safety Officer and PEC	Contact appropriate agencies if unknown substances are encountered	During site clearance, excavation, and grading activities	Daily during site clearance, excavation, and grading activities	PEC Report after unknown substances are discovered (if discovered)
		Contractor	PEC	Implement applicable measures to protect workers and on-site occupants	During demolition, grading, and construction activities	Daily during demolition, grading, and construction activities	PEC Report

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
HYD-1	<p><i>Final Hydrology and Hydraulics Study.</i> During final design and prior to the issuance of any grading permits, a final hydrology and hydraulics study shall be submitted to and approved by the Public Works Director. The study shall include:</p> <ul style="list-style-type: none"> • Diversions, off-site areas that drain onto and/or through the project, and justification of any diversions. • Evidence that the proposed drainage pattern would not overload the storm drain system. • Indication of how the project grading, in conjunction with the drainage conveyance systems, including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, would allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including theoretical 100-year flood. 	Applicant	Public Works Director	Review and approve final hydrology and hydraulics study	During final design and prior to the issuance of any grading permits	Prior to plan check	N/A

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
HYD-2	Letter of Map Revision. During final project design, and prior to the issuance of any grading permits, the applicant shall submit detailed applications, certification forms, and hydraulic analyses and obtain pre-review and approval from the City floodplain manager, and shall submit the completed Conditional Letter of Map Revision (CLOMR) application and obtain conditional approval from FEMA. Upon completion of project construction work within the floodplain, the applicant shall submit “as-built” construction documentation verifying conformance with the CLOMR to obtain pre-review and approval from the City floodplain manager, and shall submit the completed Letter of Map Revision (LOMR) application to obtain approval from FEMA.	Applicant	FEMA/City Floodplain Manager	Review and approve final detailed applications, certification forms, hydraulic analyses, and FEMA	During final project design, and prior to the issuance of any grading permits	Prior to plan check	After receipt of as-built construction documentation
HYD-3	Flood Hazard Reduction. During final project design, and prior to the issuance of any grading permits, the applicant shall ensure that the project complies with Chapter 22.24.160, <i>General Standards for Flood Hazard Reduction</i> , of the City of Santa Barbara Municipal Code.	Applicant	City Public Works	Ensure compliance with <i>Standards for Flood Hazard Reduction</i>	During final project design, and prior to the issuance of any grading permits	Prior to plan check	After review of project plans

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
HYD-4	<p>Water Pollution Control. During project operation, the applicant shall ensure that waste, infectious waste, contamination or pollution or other substance which could impair the quality of a drainage is not deposited in any drain, drop inlet, conduit, or natural or artificial watercourse flowing into any storm drain, creek, lagoon or other waters of the State, consistent with the requirements of Chapter 16.15.010, <i>Water Pollution Prohibited</i>, of the City of Santa Barbara Municipal Code, and storage requirements of the State Medical Waste Management Act (22CCR Sections 65600-65628). Compliance with this measure shall be enforced via periodic City inspections in compliance with its Storm Water Management Plan. Medical Waste Management Plan review and approval is required by Mitigation Measure HAZ-6.</p>	Applicant	PEC	Compliance inspections to ensure compliance with requirement	During project operation	Periodic inspections as determined applicable	PEC Reports
HYD-5	<p>Project Storm Water Management Plan. Prior to the issuance of any grading or building permit (whichever comes first), the applicant shall submit for review and approval by the Public Works Director, a Storm Water Management Plan (SWMP) specifically identifying best management practices (BMPs) that would be used onsite to control predictable pollutant runoff and target pollutants of concern. This SWMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Municipal NPDES Permit. The SWMP will include the following:</p> <ul style="list-style-type: none"> • Address site design BMPs (as applicable) such as minimizing impervious areas, maximizing 	Applicant	Public Works Director	Review Project Storm Water Management Plan	Prior to the issuance of any grading or building permit (whichever comes first)	Prior to plan check	Subsequent to review of Storm Water Management Plan

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
	<p>permeability, minimizing directly connected impervious areas, creating reduced or “zero discharge” areas, and conserving natural areas;</p> <ul style="list-style-type: none"> • Include the applicable routine source control BMPs as defined in the Municipal NPDES Permit and City Storm Water Management Program. These BMPs shall include: <ul style="list-style-type: none"> ○ Roof drain outlets to landscaped areas where feasible. ○ Diversion of runoff around trash storage areas. Trash containers will be covered and walled to prevent off-site transport of trash. ○ All catch basins shall be stenciled with “No Dumping-Flows to Creek” or other equally effective message. ○ Parking lot and street sweeping on a regular basis (at least monthly). ○ Proper design of outdoor working areas and material storage areas to prevent discharge of sediment or pollutants to the storm drain system. ○ Pervious pavements where feasible. ○ Alternative building materials where feasible. • Demonstrate how surface runoff and subsurface drainage shall be managed 						

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
	and directed to the nearest acceptable drainage facility.						
HYD-6	<p>Operational and Maintenance Plan. Prior to the issuance of any grading or building permit (whichever comes first), the applicant shall include in the SWMP the following additional information in a manner meeting the approval of the Public Works Director.</p> <ul style="list-style-type: none"> • Include post-construction structural treatment control BMPs as defined in the Municipal NPDES Permit and City Storm Water Management Program. As part of this requirement, the project shall include: <ul style="list-style-type: none"> ○ A hydrodynamic separation unit or media filtration system within the storm drain system near the terminus of the main storm drain line prior to its connection to the Oak Park Lane public storm drain to treat runoff from a portion of the East and West blocks associated with the project site. Hydrodynamic separators are designed to treat low-flow runoff and are well suited to remove trash, debris, sediment, particulates, and pollutants typically attached to sediment, such as trace metals from urban runoff. Media filtration units typically remove oil and grease, trash and debris, oxygen-demanding substances, bacteria and viruses, and organic 	Applicant	Public Works Director	Review Operational and Maintenance Plan (SWMP)	Prior to the issuance of any grading or building permit (whichever comes first)	Prior to plan check	After review of SWMP

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
	<p>compounds.</p> <p>Vegetated swales or their equivalent along Junipero Street, adjacent to the Diagnostic and Treatment Building, Centennial Building, and Central Services Plant. Swales can effectively trap particulate pollutants (suspended solids & trace metals), promote infiltration, and reduce the flow velocity of storm water runoff.</p> <p>Catch basin inserts or equivalent in storm drain inlets that receive parking lot runoff within the project site. Specific locations include the Knapp parking structure located at the “north block” and the Pueblo parking structure located at the “south block.”</p> <ul style="list-style-type: none"> • Include a conceptual Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for the post-construction Treatment Control BMP(s); (2) identifies the entity that would be responsible for long-term operation and maintenance of the referenced treatment control BMP(s); and (3) describes the proposed mechanism for funding the long-term operation and maintenance of the referenced treatment control BMP(s) 						

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
HYD-7	<p>City Storm Water Management Plan Compliance. Prior to the issuance of a certificate of use and occupancy, the applicant shall demonstrate compliance with the SWMP in a manner meeting the satisfaction of the Public Works Director, including:</p> <ul style="list-style-type: none"> • Demonstrate that all structural best management practices (BMPs) described in the project's SWMP have been implemented, constructed and installed in conformance with approved plans and specifications; • Demonstrate that the applicant has complied with all non-structural BMPs described in the project's SWMP; and • Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs for attachment to the SWMP. 	Applicant	PEC	Ensure compliance with SWMP, implementation of BMPs and review an Operations and Maintenance Plan	Prior to the issuance of a certificate of use and occupancy	Prior to final inspection	After implementation of BMPs

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
HYD-8	<p><i>State General Construction Activity Permit.</i> Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance under the State General Permit for Storm Water Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the Public Works Director. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for City review on request.</p>	Applicant	Public Works Director	Review NOI and notification of WDID and SWPPP	Prior to the issuance of any grading or building permits	Prior to plan check	After review of SWPPP (NOI)

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
HYD-9	<p>Erosion Control Plan. Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion Control Plan in a manner meeting approval of the Public Works Director, consistent with the City’s <i>Procedures for the Control of Runoff into Storm Drains and Watercourses</i> to demonstrate compliance with local and state water quality regulations for grading and construction activities. The Erosion Control Plan shall address the specifications for each construction phase and shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages by wind, rain, tracking, tidal erosion or dispersion. The Erosion Control Plan shall also describe how the applicant would ensure that all BMPs would be maintained during construction of any future public right-of-ways. A copy of the current Erosion Control Plan shall be kept at the project site and be available for City review on request.</p>	Applicant	Public Works Director	Review Erosion Control Plan	Prior to the issuance of any grading or building permit	Prior to plan check	After review of plan

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
HYD-10	Flood Hazard Reduction Plan. Prior to the issuance of any grading or building permit, the applicant shall submit a Flood Hazard Reduction Plan in a manner meeting approval of the Public Works Director, consistent with the City's General <i>Standards for Flood Hazard</i> . The Flood Hazard Reduction Plan shall address the specifications for each construction phase and shall identify how dry weather and storm water runoff would be controlled to prevent flooding of adjacent streets and properties. The Flood Hazard Reduction Plan shall also describe how the applicant would ensure that flood-prevention BMPs would be maintained during construction of any future applicant-sponsored improvements made within the public rights-of-ways. A copy of the current Flood Hazard Reduction Plan shall be kept at the project site and be available for City review on request.	Applicant	Public Works Director	Review Flood Hazard Reduction Plan	Prior to the issuance of any grading or building permit	Prior to plan check	After review of plan
HYD-11	Dewatering. Prior to construction of each phase, the Construction Contractor shall determine whether dewatering of groundwater would be necessary for implementation of the project. If dewatering is required, the Construction Contractor shall submit a Notice of Intent (NOI) to the Central Coast Regional Water Quality Control Board (RWQCB). The Construction Contractor shall comply with the provisions of the appropriate NPDES permit required by the RWQCB.	Contractor	PEC	Review contractor's recommendation if dewatering required; oversee submittal of NOI to RWQCB if necessary	Prior to construction of each phase	During construction of each phase	After review of NOI

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
HYD-12	Discharge of Hazardous Substances. During project construction of each phase, the Construction Contractor shall ensure that hazardous substances are not deposited into any drain, drop inlet, conduit, or natural or artificial watercourse flowing into any storm drain, creek, lagoon or other waters of the State, consistent with Chapter 16.15.100, <i>Discharge of Hazardous Substances Prohibited</i> , of the City of Santa Barbara Municipal Code.	Contractor	PEC	Ensure no hazardous materials are discharged from the site into waterways	During each phase of project construction	Daily during each phase of project construction	PEC Reports
HYD-13	Water Pollution Control. During project construction of each phase, the Construction Contractor shall ensure that waste, infectious waste, contamination or pollution or other substance which could impair the quality of a drainage is not deposited in any drain, drop inlet, conduit, or natural or artificial watercourse flowing into any storm drain, creek, lagoon or other waters of the State, consistent with the requirements of Chapter 16.15.010, <i>Water Pollution Prohibited</i> , of the City of Santa Barbara Municipal Code.	Contractor	PEC	Ensure no waste or pollution is discharged from the site into any waterways	During project construction of each phase	Daily during project construction of each phase	PEC Reports
N-1	Helicopter Operations Plan. Prior to issuance of building permits by OSHPD for the Diagnostic and Treatment Building (Phase II) that includes the helipad, SBCH shall submit a Helicopter Operations Plan that shall specify hours of operation as daytime hours between 7:00 a.m. and 7:00 p.m. The plan shall specify that nighttime helicopter operations shall be prohibited, with the exception of emergencies.	Applicant	PEC and City Planning Division	Review Helicopter Operations Plan	Prior to issuance of building permits by OSHPD for the helipad as part of the Diagnostic and Treatment Building (Phase II)	Prior to plan check	After review of plan

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
N-2	Annual Helicopter Operation Evaluations. Annual evaluations of helicopter flight activity shall be provided by SBCH to the Community Development Department. This provision shall be incorporated into the Helicopter Operations Plan.	Applicant	Community Development Department	Review Annual Helicopter Operation Evaluations	Annually	Annually	Annually
N-3	Helicopter Activity Records. Detailed helicopter operation records regarding the type of trip and the time of arrival and departure shall be provided by SBCH to the Community Development Department annually. This provision shall be incorporated into the Helicopter Operations Plan. If the proposed annual helicopter operations other than emergencies increase by 50 trips, the City shall reevaluate the hospital's helicopter operations and allow the Planning Commission to consider other alternatives.	Applicant	Community Development Department	Review Helicopter Activity Records	Annually	Annually	Annually
N-4	Mechanical Equipment Testing. Mechanical equipment testing conducted by SBCH shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Sunday. SBCH shall provide notification to the City Community Development Department prior to planned testing events.	Applicant	PEC/Applicant	Notify Community Development Department prior to testing events	Periodically as needed	Periodically as needed	N/A
N-5 (recommended)	Truck Deliveries and Loading Dock Hour Limits. SBCH shall limit truck deliveries and loading and unloading activities to the daytime hours of 7:00 a.m. to 10:00 p.m. This measure shall be included in the Hospital Operations Plan or similar plan.	Applicant	City Planning Division PEC/Applicant	Review project conditions of approval and Hospital Operations Plan Ensure compliance with requirement	Prior to approval of Hospital Operations Plan Ongoing	Daily during construction and project operations Daily during construction and project operations	PEC Report PEC Report

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
N-6 (recommended)	<p>Loading Dock Noise Barrier. Prior to issuance of building permits for Phase III, construction of a minimum 8-foot sound wall between the proposed loading dock and the hospital outdoor active use areas shall be incorporated into the Landscaping Plan for this phase. This plan shall be reviewed and approved by the Community Development Department.</p> <p>Design of the noise barrier shall be conducted by an acoustical engineer, acceptable by the City. The engineer shall determine the appropriate location and size (maximum height anticipated to be eight feet) of the barrier such that a 5 dBA reduction would be achieved at the nearby hospital outdoor active use area. The design will consider any siting constraints (e.g., flood-prone areas in the proposed loading dock location). The noise barrier design and siting plans shall be reviewed and approved by the Public Works Department prior to issuance of building permits for Phase III.</p>	Applicant	Community Development Department	Review Landscape Plan	Prior to issuance of building permits for Phase III	Prior to plan check	After review of plan
		Applicant	Public Works Department/ Project Acoustical Engineer	Review Noise Barrier design	Prior to issuance of building permits for Phase III	Prior to plan check	After review of barrier design

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
N-7	<p><i>Review Types of Construction Equipment.</i> Prior to issuance of grading permits for each phase of construction, SBCH shall review the types of construction equipment that may be in proximity to the hospital's equipment that is sensitive to noise and vibration impacts. The construction contractor and SBCH shall coordinate to ensure that construction equipment that generates noise and vibration would not be operated within the vicinity of sensitive hospital equipment. Sensitive equipment shall be moved away from areas of potential vibration impact and protected with vibration isolation or other techniques. This mitigation measure shall be included in the project construction plan specifications.</p>	Applicant and Contractor	PEC	Review types of construction equipment to protect sensitive hospital equipment from noise and vibrations	Prior to issuance of grading permits for each phase of construction	Daily during construction activities	After equipment review and PEC Reports

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
N-8	<p><i>Prepare a Crack Survey and Video Reconnaissance.</i> Prior to issuance of demolition permits, SBCH or its designee shall prepare crack survey and video reconnaissance documenting the existing condition of the hospital structure that would remain and neighboring structures that are within 150 feet of the project site and are over 20 years old prior to project construction. After each major phase of construction, as identified in the EIR, pages 3-20 through 3-24 and Figure 3.10, a follow-up crack survey and video reconnaissance of neighboring structures shall be conducted to determine whether any new cracks or other damage have occurred. The City and SBCH shall review the results of both pre- and postconstruction surveys to determine whether any new damage resulted from project construction activities. SBCH would be responsible for the cost of damage to structures due to project construction. Figures 11.4–11.6 show the potential areas that would require a crack survey and video reconnaissance documentation.</p>	Applicant or its designee	PEC	Review crack survey and video reconnaissance	Prior to issuance of demolition permits	Prior to and after each major construction phase	After review of surveys

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
N-9	Construction Hour Limits. Construction hours shall be limited to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. Construction activities would be prohibited on Saturdays, Sundays, and legal holidays. ¹ This mitigation measure shall be included in the construction plan specifications. This mitigation measure to reduce the number of working hours per day from the proposed construction hour limits would extend construction of the proposed project by 1,211 days.	Contractor	PEC	In field observation to verify construction hours as 8:00 a.m.–5:00 p.m. Monday–Friday and no construction activities on weekends and legal holidays	Prior to and during construction activities	Daily during all construction activities	PEC Reports
N-10	Noise Control for Construction. The construction contractors shall use equipment with best available noise control technology in regard to mufflers, acoustically treated components, etc. When feasible, noisy operations and equipment shall be located away from noise-sensitive land uses. This mitigation measure shall be included in the construction plan specifications.	Contractor	PEC	Verify use of equipment with best available noise control technology	During construction (all phases)	Daily, or otherwise as necessary during construction	PEC Reports
N-11	Temporary Noise Barriers. During Construction Phases I, II, and III, temporary noise barriers, with an effective height of eight feet, shall be installed around construction sites by the construction contractor. Figures 11.4–11.6 show the approximate location of the barriers for each construction phase. This mitigation measure shall be included in the construction plan specifications.	Contractor	PEC City Public Works Department	In-field verification of installation of temporary noise barrier Review construction plan specifications	During Construction Phases I, II, and III Prior to issuance of grading permits	Daily, or otherwise as necessary during construction At plan check	PEC Reports N/A

¹ When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
N-12	Construction Notifications to Neighbors. Prior to construction (demolition, grading, and construction), SBCH shall develop and execute a community information program, notifying neighbors of planned construction schedules and periods of maximum activity. The notice shall provide a construction schedule, required noise conditions applied to the project, and the name and telephone number of the Construction Project Manager who can address questions and problems that may arise during construction. The City Planning Department shall approve this mitigation measure prior to the issuance of demolition permits.	Applicant	City Planning Division/PEC Applicant/PEC	Review community information program Implement program	Prior to construction activities During construction activities	As needed Daily or as needed	Upon review of information program and PEC Reports PEC Reports
N-13	Truck Routing. Prior to construction (issuance of demolition and grading permits), a Haul Route Plan shall be prepared by the contractor and approved by the City. The haul route plan shall limit construction equipment haul and delivery routes to Junipero Street and Pueblo Street and would utilize the shortest routes to U.S. 101.	Contractor	City Staff	Review and approve Haul Route Plan	Prior to construction activities	Prior to plan check	Upon review of route plan
N-14	No Worker Access to the Neighborhood. Prior to initial construction work (issuance of demolition permits), the City of Santa Barbara shall require construction contractors to designate off-site parking areas for construction workers to be shuttled to and from the project site. Workers shall also remain in designated on-site areas during all breaks, and workers shall not be permitted to gather off-site during the course of the construction activities. The City Planning Department shall approve this mitigation measure prior to the issuance of demolition permits.	Contractor	City Planning Division	Review measure (plan) to designate off-site parking areas for construction workers	Prior to initial construction work (issuance of demolition permits)	Prior to plan check	PEC Reports

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
N-15	Radios and Alarms. Construction contractors shall prohibit radio, music playback equipment, musical instruments, or automobile or truck alarms on the construction site. This mitigation measure shall be included in the construction plan specifications.	Contractor	PEC	Prohibit radio, music, and alarms on construction site	During all construction activities	Daily during all construction activities	PEC Reports
N-16	Construction-Related Vehicle Noise. Except as otherwise required by law, construction employees shall ensure that all construction-related vehicle horns shall remain silent except in case of emergency. This mitigation measure shall be included in the construction plan specifications.	Contractor	PEC	Prohibit use of vehicle horns except in case of emergency	During all construction activities	Daily during all construction activities	PEC Reports
N-17	Loitering in the Project Area. Construction employees shall not loiter at any gate, on the job site, or on any street, whether before, during, or after work hours, on weekdays, or on weekends. This mitigation measure shall be included in the construction plan specifications and will be monitored by SBCH construction security personnel.	Contractor	PEC	Ensure construction employees do not loiter	During all construction activities	Daily during all construction activities	PEC Reports
N-18	Limited Site Access. Access to the site shall be limited to areas approved by the City and shall be included in the construction plan specifications. The gate shall incorporate the same method of noise shielding as the construction fence and shall be kept closed except for vehicle passage.	Contractor	PEC and City	Limit site access and keep gate closed except for vehicle passage	During all construction activities	Daily during all construction activities	PEC Reports

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
PS-1	<p>Water Conservation. During final project design, and prior to the issuance of any building permits for each applicable construction phase, the applicant shall ensure that landscaping for the project complies with the City’s <i>Water Conservation Landscape Design Standards</i> (Ordinance 4787, 1992) as set forth in Chapter 14.23.009, <i>Regulation of New or Rehabilitated Landscapes</i>, and Chapter 22.80.020, <i>Water Conservation Landscape Design Standards</i>, of the City of Santa Barbara Municipal Code. As part of this requirement, the project shall include:</p> <ul style="list-style-type: none"> • Efficient irrigation systems that minimize runoff and evaporation and maximize the water that would reach the plant roots, such as dripline systems. • Timed irrigation systems in all landscaped areas. • Use of reclaimed water for landscaping and other feasible uses, to the extent available. 	Applicant	PEC/City Staff	Review Landscape Plan to ensure landscaping for the project complies with City standards	During final project design, and prior to the issuance of any building permits for each applicable construction phase	Prior to plan check	Upon review of Landscape Plan and after installation of plan components

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
PS-2	Source Reduction/Recycling Plan. A source reduction/recycling plan shall be developed for the proposed project and submitted for review and approval by the City’s Environmental Programs Supervisor and the County’s Solid Waste Division prior to issuance of building permits. The plan shall identify proposed methods of feasibly reducing, reusing, and recycling solid waste, both for project demolition and construction and long-term operations. The objective of the plan is to ensure that the proposed project conforms to the State requirements of 50 percent waste diversion (AB 939) and City waste diversion goals of 60 percent by 2000 and 70 percent by 2010.	Applicant	PEC and City Environmental Programs Supervisor and the County’s Solid Waste Division	Review Source Reduction/ Recycling Plan	Prior to issuance of building permits	Prior to plan check	Upon review of plan
PS-3	Solid Waste Management Plan. The Cottage Hospital Solid Waste Management Plan shall be annually reviewed by the City and refined by SBCH once the proposed project is complete to identify additional waste reduction measures that may be implemented as a result of the ongoing evolution of the hospital programs and facilities.	Applicant	City Environmental Program Supervisor	Review HSWMP	Annually after project construction is completed	Annually	Annually
PS-4 (recommended)	LEED Certification. As defined by the LEED Program of the United States Green Building Council and described in Chapter 12.3, Regulatory Framework, the project design shall qualify for a minimum of 26 points or an “LEED Certified” designation. SBCH shall provide evidence to the City that an LEED Certified designation has been met prior to occupancy or use of new and reconstructed project buildings.	Applicant (as feasible)	City Environmental Program Supervisor	Review and approve evidence of LEED certification	Prior to occupancy or use of new and reconstructed project buildings.	Prior to final inspection	Subsequent to occupancy or use of new and reconstructed buildings

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
PS-5	<p>Recycling/Waste Reduction Plan. As identified in the <i>Solid Waste Management Plan</i> by Cini-Little Schachinger:</p> <ul style="list-style-type: none"> a. Prior to construction, the project contractor would arrange for construction recycling service with a waste collection provider. Roll-off bins for the collection of recoverable construction materials would be located on-site. Materials earmarked for recycling shall include, but shall not be limited to: wood, concrete, metal, cardboard, asphalt, soil, and land clearing debris (green waste). b. All subcontractors would be informed of the recycling plan, including which materials are to be source-separated and placed in proper bins. c. The project contractor and subcontractors would employ the use of recycled materials in construction wherever feasible. 	Contractor	PEC and Contractor	Implement recycling/waste reduction plan	Prior to construction and during construction activities	Daily during construction activities	PEC Reports
TRF-1	<p>Project Study Report. SBCH shall provide funding for a Project Study Report (PSR) to determine feasibility and cost of a vehicular overcrossing from Calle Real to Modoc Road. The PSR shall be submitted to Caltrans and the City Public Works Department prior to issuance of Certificates of Occupancy.</p> <p>The reduction in traffic along Mission Street will improve the LOS at the three impacted intersections. SBCH shall pay its "fair-share" contribution for construction of an overcrossing at the western terminus of Junipero Street.</p>	Applicant	Caltrans and City Public Works Department	Confirm Receipt of Funding	Prior to issuance of Certificates of Occupancy	Prior to final inspection	Upon receipt of funding

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
TRF-2	<i>Mission Street/U.S. 101 Southbound Ramp.</i> Prior to issuance of a Certificate of Occupancy, SBCH shall construct to the satisfaction of Caltrans, in coordination with the City of Public Works Department the following intersection improvements at the intersection of U.S. 101 southbound ramps/Mission Street: Convert the southbound approach to dual left-turn lanes and a shared through-right-turn lane. The construction of the proposed southbound right-turn lane would require the construction of a retaining wall. The resulting geometric improvement would reduce the ICU to the baseline condition. The resulting LOS with this improvement would be LOS E (0.936 ICU) in the p.m. peak hour. Figure 13.10 illustrates the prescribed improvements at this intersection.	Applicant	City Public Works Department and Caltrans	In-field inspection of intersection improvements at U.S. 101 southbound ramps/Mission Street	Prior to issuance of a Certificate of Occupancy	Prior to final inspection	After field inspection
TRF-3	<i>Parking Cash-Out Program.</i> SBCH shall implement a Parking Cash-out Program as part of the Transportation Demand Management (TDM) program (PF 13-5). This program will be implemented prior to issuance of a Certificate of Occupancy for Phase I.	Applicant	City Public Works Department	Confirm Cash-Out Program	Prior to issuance of certificates of occupancy for Phase I	Prior to final inspection	Upon confirmation of program
TRF-4 (withdrawn)							

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
TRF-5	<p><i>Calle Real-Las Positas Road/U.S. 101 Northbound Ramps at Earl Warren Showgrounds.</i> Prior to issuance of a Certificate of Occupancy for a fourth nursing pavilion, SBCH shall provide funding for or construct to the satisfaction of the City of Public Works Department the following intersection improvements at the intersection of Calle Real-Las Positas Road/ U.S. 101 northbound ramps at Earl Warren Showgrounds: convert the westbound through-right lane to a westbound left-through-right lane, resulting in two westbound left-turn lanes onto U.S. 101. Ramp metering will be required as part of the design improvements. The resulting geometric improvement would reduce the ICU to below the baseline condition. The resulting LOS with this improvement is LOS B (0.682 ICU) in the p.m. peak hour. It should be noted that this improvement may not be feasible due to the absence of two receiving lanes on the U.S. 101 on ramp. However, if the Specific Plan is implemented, a subsequent CEQA review, including an updated traffic analysis, may be required. At such time, the intersection of U.S. 101 northbound on-ramp/Calle Real shall be reanalyzed.</p>	Applicant	City Public Works Department and Caltrans	Confirm funding for or improvements at intersection at Calle Real-Las Positas Road/U.S. 101	Prior to issuance of a Certificate of Occupancy for a fourth nursing pavilion (if proposed)	Prior to final inspection	Upon confirmation of funding or field review of improvements

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
TRF-6	<p>U.S. 101 Northbound Ramps/Mission Street. Prior to issuance of a Certificate of Occupancy for a fourth nursing pavilion, SBCH shall provide funding for or construct to the satisfaction of the Caltrans and the City of Public Works Department the following intersection improvements at the intersection of U.S. 101 northbound ramps/Mission Street: convert the eastbound-southbound right-turn lane to a free right-turn lane onto northbound U.S. 101. Ramp metering will be required as part of the design improvements. The resulting geometric improvement would reduce the ICU to below the baseline condition. The resulting LOS with this improvement is LOS E (0.921 ICU) in the p.m. peak hour.</p>	Applicant	City Public Works Department and Caltrans	Confirm funding for or intersection improvements at U.S. 101 northbound ramps/Mission Street	Prior to issuance of a Certificate of Occupancy for a fourth nursing pavilion	Prior to final inspection	Upon confirmation of funding or after in-field inspection
TRF-7	<p>Construction Parking. To mitigate the expected parking deficiency due to the demolition of the existing parking structures during Construction Phase I, SBCH shall provide at least 216 parking spaces in an off-site parking area (i.e., not in the immediate vicinity of SBCH) for employees of the hospital and shall provide a shuttle service to transport hospital employees from the temporary off-site parking area to the hospital. The off-site parking area and shuttle shall remain available to SBCH employees until the 216 parking spaces are replaced by the construction of the new Pueblo and Knapp Parking structures. An off-site parking plan for the initial construction phases shall be reviewed and approved by the City Public Works Department prior to issuance of demolition permits.</p>	Applicant	City Public Works Department	Review Off-Site Parking Plan and Confirm Provision of Off-Site Parking	Prior to issuance of demolition permits	Prior to plan check	Upon confirmation of off-site parking

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
TRF-8	Construction Management Plan. To minimize the impacts to local roadways, parking, and pedestrian circulation, SBCH shall prepare a Construction Management Plan (CMP) for each phase of construction. The CMP shall establish routes for construction-related traffic that would minimize construction trips through residential areas. Other issues to be incorporated in the CMP include anticipated street closures by construction phase, detour routes during street closures, availability of parking for SBCH staff and patrons and alternative pedestrian facilities to replace those affected by the construction activity. The CMP shall be submitted to the City and approved by the City Traffic Engineer prior to the issuance of building permits.	Applicant	City Traffic Engineer	Review Construction Management Plan for each phase of construction	Prior to issuance of building permits for each phase of construction	Prior to plan check	Upon plan review (each phase)
TRF-9	MTD Alternative Route Plan. Prior to construction, the applicant shall coordinate with the MTD to develop a plan for alternative routes and bus stops to replace the existing routes and bus stops along MTD Route 3 that would be affected during construction and operation of the proposed project and the full implementation of the SP-8 Hospital Area Zone. The plan shall include options for rerouting MTD Route 3 and potential temporary and permanent locations for bus stops affected by project construction and operation, particularly the permanent closure of Castillo Street between Pueblo Street and Junipero Street. The plan shall also address potential increased ridership resulting from construction and operation of the proposed project and the full implementation of the SP-8 Hospital Area zone.	Applicant	MTD City Traffic Engineer	Review Alternative Route Plan	Prior to construction	Prior to plan check	Upon plan review

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
V-1	Glass Treatment. Prior to final design review approval of the hospital by the ABR, the proposed project shall include a requirement within the construction plans and specifications that the contractor utilize either of the following for the glass treatment at the main entry: (1) nonreflective glass, or (2) treat glass with nonreflective coating once installed. The plans and specification language shall be submitted by the applicant to the Building & Safety Division for their review and approval prior to review by the ABR.	Applicant	Building and Safety Division and ABR	Review plan specifications for compliance	Prior to final design review approval	Plan check	Upon review of plan
V-2	Helipad Lighting Relocation. Prior to preliminary design review approval of the fourth nursing pavilion by the ABR, the project design plans shall identify the helipad lighting that will be removed and the location of the replacement helipad lighting. The plans shall include adequate screening, either via placement of directional shields around the lighting fixture, the construction of shielding walls, or other means to ensure that light spillage onto adjacent residential areas has been avoided. The design plans shall be provided to the Planning Division and the Building & Safety Division for their review and approval prior to review by the ABR.	Applicant	City Planning Division and the Building and Safety Division	Review Helipad Lighting Relocation Plan and submit to ABR	Prior to preliminary design review approval of a fourth nursing pavilion (if proposed)	Prior to application for preliminary design review	Upon review of plan

Mitigation Measure	Mitigation Requirement	Responsible Entity	Monitor	Action by Monitor	Mitigation Frequency	Monitoring Frequency	Reporting Frequency
V-3	Construction Screening. Prior to issuance of a demolition, grading, or building permit for any construction phase, the project applicant shall submit a Construction Screening Program for review and approval of the ABR. The program shall identify measures that will be undertaken to screen views of construction activities, including but not limited to wire mesh and wood fencing. The Program shall also identify the location and duration of screening material placement. At a minimum, screening materials shall be placed along public rights-of-way at a height to shield views of pedestrians and motorists from on-going construction activities.	Applicant	City Planning Division and ABR	Review Construction Screening Program	Prior to issuance of a demolition, grading, or building permit for any construction phase	Prior to plan check	PEC Reports
V-4	Nighttime Lighting. Prior to issuance of a demolition, grading, or building permit for any construction phase, the project applicant shall provide documentation to the Building & Safety Division that the project construction plans and specifications include a requirement that all nighttime lighting sources are to be focused toward the work area and that hoods are to be attached to any temporary lighting fixture to minimize light spillage onto adjacent land uses. This documentation shall be reviewed and approved by the Building & Safety Division.	Applicant	City Building & Safety Division	Review Nighttime Lighting Documentation	Prior to issuance of a demolition, grading, or building permit for any construction phase	Prior to plan check	PEC Reports

PROJECT FEATURES

PF 5-1 Green Building. “Green building” refers to incorporation of building design and construction techniques that minimize energy use, conserve water, and reduce solid waste and hazardous substances. The project would implement a number of features to lessen energy use, water use, solid waste generation, and hazardous materials, as feasible. Chapter 12.0, Public Services, contains *Mitigation Measure PS-4*, which recommends a LEED’s certification for the proposed project.

PF 5-2 Transportation Demand Management. The hospital would continue its extensive program for supporting and providing incentives for reduced vehicle trips and use of alternative transportation modes by hospital staff, as described in Chapter 13.0, Transportation and Circulation (PF 13-4).

PF 5-3 Construction Off-Site Parking. The project proposes a plan to provide off-site parking and shuttle bus for construction workers.

PF 5-4 Construction Haul Routes. The haul routes for all construction-related trucks three tons or more entering or exiting the site shall be approved by the City’s Transportation Engineer. This will ensure that routes taken will be as short as possible while avoiding sensitive areas.

PF 6-1 The Preliminary Landscape Plan. The project Landscape Plan (Figure 3.6) proposes an increase of approximately 79,184 square feet of green space throughout the project site, resulting in a total landscaped area of 206,134 square feet (vegetation, pathways and other hardscape). Trees, shrubs, ground cover, patios, water features, walkways, and open spaces are included as part of the plan, and existing trees were incorporated into the plan where feasible. The primary features of the plan include a garden at the corner of Pueblo Street and Oak Park Lane, five patient pavilion courtyards, central and western courtyards, and Main Entry landscaping. Additional features of the plan include service and surface parking landscaping, third-floor terraces, street trees, and parking structure landscaping. Details related to the plant palettes within each element are provided in the Preliminary Landscape Plan for review at the City of Santa Barbara. The proposed plan includes the following elements:

- Planting of approximately 398 new trees over the course of the phased implementation of the project, including 36 new street trees.
- Preservation of 109 trees (including two sycamores, seven jacarandas, and 29 oaks).
- Removal and relocation of 10 existing trees.
- A net gain of 95 trees considering both preserved and planted trees.
- Increase of approximately 79,184 square feet of landscaping (including hardscape).
- Incorporation of the large Moreton Bay fig, which provides a focal point for the new main hospital entry.
- Replacement of ornamental trees including landscape specimens, at a ratio of 1:1, with minimum 15-gallon size trees. All replacement trees would be preserved and maintained for their natural life.

PF 8-1 Structural Design Elements—Hospital Buildings. All new hospital buildings would be designed in accordance with the special provisions for hospitals as described in Chapters 16A and 18A of the CBC to ensure that the new hospital buildings meet the seismic performance criteria set

forth in SB 1953. The structural design elements of the proposed hospital buildings are described below.

- *Gravity Framing System.* The construction of the proposed hospital structures would be primarily structural steel. Gravity framing for the proposed Central Plant, Inpatient, and Diagnostic and Treatment buildings would consist of three-inch metal decks with varying thickness of light weight or normal weight concrete fill floor system. The decks would span to structural steel wide flange beams and girders. Bay size would range from 25 to 34 feet and floor-to-floor heights would range from 15 to 33 feet. The Diagnostic and Treatment Buildings would have a basement with a floor-to-floor height of 17 feet and the Central Plant would have a basement with a floor-to-floor height of 24 feet. All basements would consist of perimeter concrete walls. The roof level of the buildings would house heating and cooling equipment.
- *Lateral Force Resisting System.* The lateral force resisting system for the proposed hospital buildings would consist of steel Special Concentric Braced Frames (SCBF) in both of the principal directions. The SCBF configurations would vary from one bay to two bays, and the braced frames would be configured to be continuous from the foundation level to the roof. Three types of braced frame configurations would be used for the project: x- braces, chevron braces, and diagonal braces. The basement walls of the Diagnostic and Treatment Building and the Central Plant would behave as shear walls to transfer the lateral loads down to the foundations.
- *Foundations.* The foundation system for hospital structures would consist of individual concrete spread footings below the gravity framing columns and continuous concrete grade beam footings below the braced frames and basement walls.

PF 8-2 Structural Design Elements—Non-Hospital Buildings. All proposed non-hospital buildings (Knapp parking structure, Pueblo parking structure, and child care buildings) would be designed using materials and structural elements to ensure the new buildings meet the seismic performance criteria set forth in the 2001 CBC. The structural design elements of the non-hospital buildings are described below.

- *Parking Structures.* The proposed parking structures would be constructed using the long-span 36-inch-deep Cunningham beam system of reinforced concrete and post tensioning. The gravity system would consist of reinforced columns and foundations. The beams and concrete slabs would be post-tensioned, reinforced moment frames. The lower level of the structure would consist of a reinforced concrete slab with perimeter retaining walls constructed of reinforced concrete masonry or shotcrete. The exterior walls and foundations would extend to a maximum depth of 18 feet below the finished exterior ground level.
- *Child Care Center.* The proposed child care center would consist of three one-story structures of masonry or wood-frame construction. The foundations would consist of a concrete slab-on-grade at or near the existing ground elevation.

PF 9-1 Hazardous Materials and Waste Control Program. SBCH proposes to continue operation of the existing handling, storage, and disposal procedures for hazardous materials and waste per regulatory requirements.

PF 9-2 Aircraft Safety. SBCH has identified helicopter procedures and flight path routes. Helicopters would be used to transport trauma cases to the hospital and are anticipated to be used on average about two times per week. Under normal weather conditions, the helicopter would follow a flight path along U.S. 101 and would make a direct approach toward the hospital after turning near the intersection of U.S. 101 and Pueblo Street. Departures would follow the same path as approaches.

Under windy conditions, after turning toward the hospital, the helicopter would approach the helipad by making a gradual loop to the east prior to turning west for final approach and touchdown into the prevailing west wind. Departures in windy conditions could require direct climb and vertical takeoff over the helipad and then depart directly toward the freeway.

PF 9-3 Upgraded Security System. Upgraded on-site security equipment would be implemented as part of the proposed project. The proposed Integrated Security System includes the following components:¹

- A. *A closed-circuit television system (CCTV)* would be installed in the hospital buildings. The CCTV system will consist of a series of cameras strategically located in areas to capture video scenes interconnected to a host system for viewing and recording.
- B. *An Access Control and Alarm Monitoring System* would be incorporated to limit the dispersal of door lock keys and the management of the keys to assignees and to provide an automatic method for hospital staff movement without supervision by the use of employee cards fitted with electronics to gain entrance through locked portals.
- C. *An Infant Abduction Prevention System* would be incorporated to allow private conversation between the master station and intercom stations located at specific doors or vehicle entries. The identity of the person wishing to enter can be acknowledged from the master station.
- D. *An Emergency Intercom System* with two-way communication would be installed throughout the hospital buildings. The system would act independently from other systems to alert security of an impending emergency such as personal assault or suspicious activities.
- E. *A Central Monitoring Station (CMS)* would be the center of operation for the security system and would be staffed 24 hours per day/7 days per week. The CMS would provide proper first response according to established protocols.
- F. *Outside Access Control and Lighting.* Outside doors leading to the hospital will be provided with access control as described above, lighted and monitored by security officers.

The Physical Security Program Study will be continuously refined prior to and during construction in order to ensure that existing security systems are minimally interrupted and that adequate measures are taken to mitigate for any disruption of current security systems.

PF 10-1 Hospital Storm Drain. For the main hospital, the majority of flows would be collected from the Diagnostic and Treatment Building and Centennial Building into a single storm drain system and discharged out onto Oak Park Lane through a parkway culvert. A smaller system would also collect on-site runoff from the southwest parking area of the west block and discharge through a parkway culvert onto Oak Park Lane as well. Lastly, a series of smaller storm drain collection systems would collect runoff from the patient pavilion buildings and discharge flows onto Pueblo Street in five separate points. All flows would drain southeasterly towards the proposed storm drain system along Oak Park Lane before discharging into Mission Creek. In certain instances, the on-site system may connect directly into the proposed storm drain improvement along Oak Park Lane in lieu of the parkway culvert option. These minor design drainage differences do not have any impact on the flooding or drainage assessments (Figure 10.3).

¹ Schimer Engineering Corporation (SEC), SBCH Physical Security Program Study.

PF 10-2 Knapp Parking Structure Drain. A single storm drain system would collect flows from the proposed Knapp parking structure and existing building and drain southerly through a parkway culvert toward the intersection of Bath Street and Junipero Street (Figure 10.3).

PF 10-3 Pueblo Parking Structure and Child Care Center Drains. A single storm drain system would collect flows from the proposed Child Care Center and drain easterly through a parkway culvert to Los Olivos (Figure 10.3). A series of pipes, downspouts, gutters, and parkway culverts will drain the Pueblo parking structure out to Castillo Street and Pueblo Street.

PF 10-4 Concrete Box Storm Drain. A new 10-foot by 10-foot reinforced concrete box (RCB) would be constructed along Junipero Street that inlets near the intersection of Oak Park Lane and Padre Street to counter the effect of closing Castillo Street between Junipero Street and Pueblo Street and intercept overbank flows from Mission Creek upstream of the project site that occur during a 100-year storm event (Figure 10.3). Similar to other drainage improvements of this size, it is tentatively agreed upon that the County of Santa Barbara will maintain the storm drain box while the City of Santa Barbara will maintain the associated catch basins inlet and laterals.

PF 10-5 Mission Creek Inlet. The existing inlet into Mission Creek at the intersection of Padre Street and Oak Park Lane would be upsized to accommodate flows from the 10-foot by 10-foot RCB (PF 10-4) and design parameters set by the U.S. Army Corps of Engineers and Los Angeles County Public Works would be followed for connecting the side channel into the full concrete-lined flood control channel (Mission Creek).

PF 10-6 Landscape Design for Water Quality. The project would provide an additional 79,184 square feet of landscaping at the site. Landscaped areas would be designed to capture and infiltrate flows as feasible consistent with City requirements where feasible.

PF 11-1 Acoustic Silencers for Mechanical Equipment. Acoustic louvers are design features that reduce noise levels from mechanical equipment. Acoustic louvers will be installed around the two two-cell cooling towers. Acoustical silencers will be fitted to high-level ventilation louvers in the boiler room. Acoustical silencers will be installed for all generator room ventilation paths. A wall will be constructed around the first-floor louvers on the west facade of the Central Plant building to reduce noise levels.

PF 12-1 Upgraded Fire Protection Equipment. Upgraded on-site fire protection equipment would be implemented as part of the proposed project. The fire protection plan includes hydrants, driveway access for emergency vehicles, an automatic fire sprinkler system, an automatic fire alarm, and an emergency fire evacuation plan. The proposed project would meet requirements imposed by the State and the Santa Barbara City Fire Department. The following are some of the key strategies being incorporated into the proposed fire protection plan:

- A. Hydrants shall be located within 300 feet of all exterior walls by way of access. The hydrants shall be equipped with one 4" and two 2½" outlets and a minimum flow of 1,250 gallons per minute.
- B. Driveway access for emergency vehicles shall be all-weather concrete or asphalt capable of supporting 60,000 pounds. The minimum unobstructed width shall be 20 feet to within 150 feet of all exterior walls of the structures within this project. Vertical clearance shall be a minimum of 13 feet 6 inches. The exit of the Main Entry Drop-off at Pueblo and Castillo may be narrowed to 16 feet per 10/3/03 approval by the SBFD.
- C. An automatic fire sprinkler system in accordance with NFPA 13 and the California Fire and Building Codes, 2001 Editions, is required for all buildings within this project, including the

- hospital, parking structures, and the Central Plant. Automatic fire sprinkler systems shall be submitted separately.
- D. An automatic fire alarm in accordance with Articles 79 and 80 of the California Fire Code, 2001 Editions, would be provided for the hospital and Central Plant. The fire alarm system shall be submitted separately.
 - E. Hazardous materials and the construction of hazardous materials storage areas shall be in accordance with the California Building Code, 2001 Edition, and the construction of hazardous materials storage areas shall be in accordance with the California Building Code, 2001 Edition.
 - F. A project directory, including a map and listing of all units on site, shall be posted at the entrance to the property and shall be indicated on the project plans.
 - G. An emergency evacuation plan subject to approval by OSHPD shall be provided. The plan shall include egress from all portions of all buildings within the project area to a public way.
 - H. The proposed project shall meet requirements imposed by the State and advise and consent issues by the SBFD. Jurisdiction would be determined during this process.

PF 12-2 Construction Barriers and Security Devices. During demolition of the existing structures and construction of the new project structures, temporary barriers and security devices shall be maintained, as required by City Code.

PF 12-3 Water Conservation Measures. Interior and exterior water conservation measures would be incorporated into all project areas. These include, but are not limited to, low-flush toilets/urinals, low-flow faucets, water-conserving dishwashers, flow restrictors, efficient irrigation systems to minimize runoff and evaporation, and the use of reclaimed water.

PF 12-4 Demolition Debris Recycling. Demolition of the various structures associated with construction of the Santa Barbara Cottage Hospital Modernization and Seismic Compliance Plan project would produce an assortment of debris that would be recycled, reused on-site, sold as scrap, or disposed of in a sanitary landfill. The materials generated from the demolition activities would be recycled, including asphalt, concrete, reinforcing steel, structural steel, miscellaneous metal, wood, doors, frames, elevators, equipment, switchgear, conduit, and wire. The asphalt and concrete would be taken to a local crusher for processing and used as base material for this project or for other off-site sources. Wood would be reused on other projects wherever possible. The remaining material, such as steel and mechanical or electrical equipment, would be sold as scrap. The balance of the debris generated from demolition activities would be taken to a local landfill or dump. These materials could include the following: plaster, drywall, insulation, masonry, roofing materials, glass, tile, acoustical ceiling, and flooring.

PF 12-5 Solid Waste Reduction Program. As described in the Cottage Hospital Solid Waste Management Plan, SBCH is currently developing a comprehensive waste reduction program that would become an integral part of its overall waste management strategy. SBCH has already implemented many programs for separation of recyclable materials over the past decade for the existing hospital. The following are some of the key strategies being incorporated into the planning and design of the proposed project for the Solid Waste Reduction Program:

- A. Implement a waste reduction program that would include development of an environmentally sensitive purchasing policy that includes waste reduction, utilization of reprocessible items where economically feasible, and the development of a comprehensive recycling program.

- Once this program is fully implemented, SBCH would carefully review all purchased products to determine their impact on the facility's waste reduction program.
- B. Create a Waste Reduction Committee that would review items such as packaging to reduce potential waste as well as the product itself to determine appropriate disposal. This committee would also be in charge of greater awareness and training of hospital personnel to encourage recycling practices.
 - C. Implement a Reprocessing Program that includes day-to-day reprocessing of patient care items; i.e., bedpans, urinals, wash basins. This program would also provide opportunities for waste reduction.
 - D. Establish significantly more recyclable material receptacles at the point of waste generation throughout the hospital, which would decrease the amount of these materials being deposited to the general waste stream. All patient rooms would contain recycling containers.
 - E. Continue the program for food waste composting, which would include all patient and cafeteria food waste and biodegradable items. As presently planned, the waste-composting contractor would pick up these containers daily except Sundays from Food and Nutritional Services.
 - F. Establish a separate open-top, 40-yard dumpster for green waste and large debris, which would separate it from other wastes in the open dumpster.
 - G. Continue recycling all phone books.
 - H. Continue use of Bio System for sharps collection, waste handling, and disposal.
 - I. Cardboard recycling would be handled by two mechanisms: first, a compactor baler located in Central Stores to handle this function's substantial cardboard volumes and, second, a compactor bin located at the Soiled Dock to handle the remaining hospital cardboard volumes. Increased receptacles and hoppers to capture cardboard at the point of generation would decrease the volume of cardboard deposited to the general waste stream.
 - J. In Materials Management receiving, outer cartons would be stripped from incoming items, where appropriate, before the items are placed in stock. Replenishment orders would be picked and sent to SBCH internal supply points in reusable tote boxes. Cardboard, excluding Food Service and Pharmacy cartons, would be baled in Central Stores and recycled as part of the comprehensive recycling program.
 - K. Provide increased number of paper shredders at the point of waste generation, and establish a new paper shredding room (with two shredder/compactor/baler machines).

PF 12-6 Electrical Power Conservation Measures. Electrical power conservation measures would be incorporated into all project areas. These include, but are not limited to, energy-efficient ballasts, fluorescent lamps, electronic lighting controls, and dimmer switches in appropriate areas.

PF 12-7 Undergrounding of Utilities. New utilities and existing aboveground utilities would be relocated underground as part of project development. Utility undergrounding and relocation activities would be coordinated with the utility providers to ensure that no interruption of service to adjoining utility customers occurs. The following are some of the key strategies being incorporated into the planning and design of the proposed project for the undergrounding of utilities:

- A. Improvements shall be constructed to City standards that are current at the time of utility undergrounding and relocation.
- B. Existing utilities shall be disconnected, capped, and/or removed in accordance with each utility company's procedures and the City of Santa Barbara Building Code.
- C. The contractor shall identify the location of disconnected or capped underground utilities, structures, and improvements, including size, coordinates, or location and tie elevations. The contractor shall submit record drawings to the City project director.
- D. Electric or gas line cutting shall not be undertaken on site without a written permit issued by the City's Fire Marshal.
- E. No utility undergrounding or relocation shall occur until required pedestrian protection structures and signage are in place.

The undergrounding plan for communication lines (including telephone lines, cable television lines, and high-speed Internet lines), electric lines, and utility poles (for communication and electric lines) shall be designed by the respective utility company, including the locations of any underground conduits.

PF 13-1 Off-Street Parking Facilities. The project will provide a total of 1,252 parking spaces in off-street surface lots and parking structures. The project would construct two parking structures providing a total of approximately 1,191 parking spaces. One parking structure, referred to as the Knapp Parking Structure, would be located on the existing Knapp surface parking lot at the northeast corner of Bath Street/Junipero Street and would contain approximately 556 parking spaces. The other structure, referred to as the Pueblo Parking Structure, would be constructed on the southwest corner of Castillo Street/Pueblo Street and would contain approximately 635 parking spaces. The project will provide 61 surface parking spaces: 34 spaces would be located adjacent to the emergency department, 5 would be located at the service yard at Oak Park Lane and Junipero Street, 12 would be located at the Fletcher building, and 10 would be located adjacent to the outpatient drop-off at Bath Street and Pueblo Street.

PF 13-2 Castillo Street Closure. Implementation of the proposed project would require the closure of Castillo Street. The closure of Castillo Street would change the vehicular and pedestrian circulation patterns in the immediate vicinity of the hospital. The effect on circulation is discussed later in this document.

PF 13-3 Exterior Entrances. The project would provide entrances to the hospital along both Junipero Street and Pueblo Street to accommodate pedestrians entering the hospital from the Knapp Parking Structure and the new Pueblo Parking Structure, as well as patrons who park on-street surrounding the hospital. These proposed multiple entrances would minimize the distance that a pedestrian must travel to enter the hospital.

PF 13-4 Construction Worker Parking. During the construction phases, a shuttle service for construction workers would be implemented. All construction workers except for construction project manager staff and subcontractor staff would park off site and be shuttled to the project site from the off-site parking location.

PF 13-5 Transportation Demand Management. The project would provide a Transportation Demand Management (TDM) Program for Santa Barbara Cottage Hospital employees. The program would provide TDM measures such as Vanpool Subsidy, discounts on bus passes, carpool incentives,

etc. These measures would potentially minimize the amount of vehicles trips by employees, as well as promote alternative modes of transportation.

PF 13-6 Hospital Entrance Circulation. The proposed project would include a circulation feature at the main entrance of the hospital. The project would construct an additional drop-off loop along Pueblo Street at Castillo Street to serve patients/visitors of the hospital at the main lobby. This feature would concentrate patient drop-offs at two locations of the hospital and alleviate the delay along the drop-off area at Bath Street/Pueblo Street.

PF 14-1 Architectural Design. The proposed project would be constructed in the Spanish and California Bungalow styles, predominant architecture within the Oak Park neighborhood adjacent to the project site. The new hospital buildings would be separated visually and appear as separate wings (or cottages) in keeping with the theme of the original hospital. Architectural design elements include: varied roof heights and lines, recessed windows, tiled roofs, iron lanterns, window bars, and stone walls and planters. The parking structures have been designed with solid walls adjacent to residential areas to reduce or eliminate light spillage from security lighting within the structure.

PF 14-2 Landscape Plan. The proposed project increases the amount of public and private landscape areas within the project by approximately 79,185 square feet, resulting in a total landscaped area of 194,000 square feet. The palette for the proposed landscaping is based on the existing vegetation within the project site and adjacent neighborhood as well as plants consistent with the Spanish and California Bungalow styles. Approximately 324 trees would be removed and replaced with 398 new trees on the project site. The Morton Bay fig tree, at the corner of Castillo and Pueblo Streets, would be preserved in place and provides a focal point for the new main hospital entry. Additionally, a water feature would be provided at the main hospital entrance. Landscaping would be installed with each phase subsequent to completion of the structures.

PF 14-3 Lighting Plan. The lighting plan follows Illuminating Engineers Society (IES) standards for the exterior lighting of parking areas, main entrances and pathways between the hospital and parking areas, Office of Statewide Hospital Planning and Development (OSHPD) requirements for exiting from hospital life safety exits, and City of Santa Barbara standards for all public streets and sidewalks adjacent to residential areas.

The suggested and required light levels are depicted in Figure 14.4. These levels range from 0.1 footcandle (at 10 feet maximum from the property line on residential sides of the parking structures and along Oak Park Lane and Bath Street) to 10 footcandles (at the main entrance lobby). Lighting levels are higher adjacent to the Main Entrance, Emergency Room, and Employee Entrance. Lower levels of security lighting would be provided on the public sidewalks near the hospital access points to provide safe ingress/egress of employees, patients, and visitors, particularly between the hospital and the parking structures. Lighting levels would be further reduced in areas farther from the main access points and would be provided for security purposes along internal pathways or as visual accents within the landscape areas. The lighting criteria are summarized below:

- Main Entrance lobbies shall have gradational light levels from 10 foot-candles at the building to 5 foot-candles minimum at the edge of the patient drop off area.
- Main Entrance and Emergency drop off areas shall have gradational light levels from a five foot-candle to a two foot-candle minimum leaving the building.
- Emergency egress pathways are required to have a one foot-candle minimum from the emergency exit to the street pursuant to OSHPD standards.

- Connection pathways from entrances to the parking structures shall have a one foot-candle minimum.
- Open parking areas shall have a one foot-candle minimum, and covered parking areas shall have a 1.5 foot-candle minimum
- Primary traffic areas along Pueblo Street and Junipero Street shall have a 0.5 foot-candle minimum.
- Secondary traffic areas along Oak Park Lane and Bath Street shall meet the City's Outdoor Lighting Ordinance requirements for a 0.1 foot-candle minimum.
- Lighting on residential sides of parking structures shall meet the City's Outdoor Lighting Ordinance requirements of a maximum lighting level of 0.1 foot-candle 10 feet from the property line.
- Loading dock/service yard lighting shall have a gradational light level from two foot-candles at the loading dock to 0.5 foot-candle at the Oak Park Lane entry.

The following describes each of the components of the proposed lighting plan:

- Street lighting between intersections along roadways adjacent to the project site would include 4 existing fixtures, 1 relocated fixture, and 23 new fixtures. All new street lights would be 22 feet high with 70-watt High Pressure Sodium (HPS) lights. Lights adjacent to residential areas are approximately 250 feet apart and 100 feet apart when adjacent to commercial areas. The wattage and distances between light fixtures are consistent with the Public Works Department's Standard Details 3-002.1 (Light Standard – Type A and Type B Notes) and 3-005.0 (Light Standard Spacing-Notes). Each fixture would emit approximately 5,800 lumens.
- Thirteen existing street lights at roadway intersections adjacent to the proposed project would be retrofitted with 100-watt High Pressure Sodium lights with directional shielding. The wattage and shielding requirements are consistent with the Public Works Department's Standard Detail 3-002.1. Each of the fixtures would emit approximately 9,500 lumens.
- Lighting of the Pueblo and Knapp parking structures would be mounted flush with the parking structure ceiling within the first and second floors and will consist of 27 175-watt HPS fixtures and 19 fixtures, respectively. Each fixture would emit approximately 17,000 lumens.
- Public safety and security lighting would be provided at the hospital entrances and along sidewalks between the Main Entrance and the Pueblo parking structure and the staff entrance on Junipero Street. This security lighting consists primarily of bollards (99), step lights (34), strip lighting (27), and decorative poles (23) and wall mounted fixtures (23). The number in parentheses indicates the number of fixtures proposed. Illumination from these fixtures ranges from 1,250 lumens (step lights) to 3,200 lumens for the bollards and decorative fixtures and 3,500 for about half of the step lights. Additionally, there are six lights mounted on the western and southern façade of the Central Plant that would each emit 5,600 lumens. Bollards and step lights adjacent to all building exits provide low-level lighting consistent with OSHPD requirements (0.1 foot-candle) while minimizing spillage of light beyond the project site.

Bollards would be located at the main hospital entrance, along all pathways within the proposed green space, and at the southerly parking area within the loading dock.

Step lights would be provided adjacent to stairs or on planter walls adjacent to walkways, Strip lighting would be provided on the western wall of the loading dock (15 fixtures) and on the ground adjacent to the eastern and northern facades of the central plant (12 fixtures).

Decorative pole lighting would be located within the parkway strip adjacent to Pueblo Street at the Main Entrance (six fixtures) and between the eastern patient pavilion and Building D (four fixtures), along the northern edge of the parking lot adjacent to Junipero Street (12 fixtures), and one would be located at the entrance to the Central Plant, off of Junipero Street.

There would be 23 decorative wall-mounted fixtures; 12 would be placed on the southern façade of the hospital building, five mounted on the eastern and northern façades of the Central Plant, and six mounted on the northern façade of the hospital building.

- Landscape lighting would be provided consistent with the lighting plan identified in Figure 3.8 to highlight significant landscape elements at night, primarily trees, and would be kept nearer the interior areas of the project site.
- No additional lighting beyond existing fixtures is provided for the existing buildings that will remain adjacent to the replacement hospital or the walkway connecting the Knapp parking lot with Bath Street.

PF 14-4 Interior Lighting. Window coverings within all areas of the hospital will be closed drawn after dusk for privacy purposes and to minimize visibility of interior lighting.