



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: June 9, 2016
AGENDA DATE: June 16, 2016
PROJECT ADDRESS: 400 W. Pueblo Street (MST2003-00152)
 Santa Barbara Cottage Hospital
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4539
 Beatriz Gularte, Senior Planner *BEG*
 Tony Boughman, Assistant Planner *TB*

I. PROJECT DESCRIPTION/BACKGROUND

On March 24, 2005, the Planning Commission approved the Santa Barbara Cottage Hospital (SBCH) Modernization and Seismic Compliance Plan. As required by State law, SBCH is being seismically retrofitted and upgraded. The project involves the demolition of hospital structures, including the existing main hospital building and Eye Center, and structures located on the adjacent block bounded by Oak Park Lane, Junipero, Castillo and Pueblo Streets. New hospital structures are being constructed resulting in a 712,550 sq. ft. hospital facility. The existing South Wing, East Wing, Centennial Wing, and Buildings G and K will remain as part of the hospital complex. A helipad was constructed on the roof of the Diagnostic and Treatment Building. The number of licensed beds will be reduced from 456 to 337.

To allow the new hospital construction, the 2300 Block of Castillo Street between Pueblo and Junipero Streets has been permanently closed. Parking for the project is provided in two new multi-level parking structures and surface parking lots. The Knapp parking structure is located behind the Knapp Building at 2400 Bath Street, and is intended primarily for hospital staff. The Pueblo parking structure is located at the northeast corner of Pueblo and Castillo Streets. A childcare center consisting of three single story structures is located adjacent to the Pueblo parking garage. Construction of the project is expected to be completed in 2018 and the hospital will remain operational during construction.

A new Hospital Area Specific Plan (SP-8) was established as part of the approval in 2005, and provides a hospital-oriented zone and specifies allowable land uses and development standards for three separate areas within the project site. SP-8 facilitates the reconstruction of the existing facilities as well as future development within the Specific Plan. A Development Agreement was also approved to facilitate the lengthy construction period and ensure that the project is carried out in a timely manner.

II. PURPOSE

As part of the approval of the Santa Barbara Cottage Hospital Modernization and Seismic Compliance Plan in 2005, Condition of Approval F.4 requires an annual review of the project during construction, and for three years following the issuance of the Certificate of Occupancy for the project (Exhibit A - PC Resolution No. 020-05). The condition is intended to provide the Community Development Director and Planning Commission an annual progress report during the various construction phases of the Hospital project, and reads as follows:

“Each year during project construction and for three years following Certificate of Occupancy issuance for final construction phase, SBCH shall submit a report on project status. The report shall include, but not be limited to, schedule, tree protection, construction traffic, solid waste reduction, issues that have arisen and complaints that have been made during the prior year and steps taken to resolve them, progress made, accomplishments, and other items determined appropriate in consultation with the Community Development Director. Under no circumstances, may existing conditions of approval be amended or new conditions imposed unless requested by the applicant. Provided however, as part of the annual reporting process, the applicant and the Community Development Director shall review the effectiveness of construction requirements and conditions and, with the benefit of the public outreach process, determine where refinements can be made to further minimize short-term construction impacts to the surrounding neighborhood and maintain or expedite the construction schedule. Such refinements may be made by the Community Development Director and reported to the Planning Commission through the annual reporting process. The Planning Commission may make suggestions and request additional information.”

III. DISCUSSION OF ISSUE AREAS

The last annual review of the hospital construction progress was on June 18, 2015 for construction during the 2014 calendar year. This report reviews the 2015 calendar year of project construction, with specific focus on the schedule, condition compliance, and neighborhood issues (See Exhibit B for details):

A. SCHEDULE

The following provides an annual summary of major construction accomplishments made during the last year (2015):

- Phase 5, Demo/Link/Conference project was completed.
- New planters and landscaping at Emergency Room parking lot along Junipero Street.
- Protective shoring for Moreton Bay Fig tree.
- Demolition of buildings A (West Wing), B (Central Wing), and C (Reeves Wing).
- Preparatory grading for Phase 6.
- Phase 6 construction commenced in fourth quarter.

Based on information provided by SBCH, the new hospital reconstruction project is on schedule to meet State-mandated deadlines with completion of Phase 8 anticipated by the end of 2018. A copy of the SBCH Facilities Master Plan construction schedule is included as part of Exhibit B (Attachment 10).

B. CONDITION COMPLIANCE

1. Moreton Bay Fig Tree

The Moreton Bay fig tree (*Ficus Macrophylla*) at the corner of Pueblo and Castillo Streets was planted in 1919 and stood as a focal point at the south entry of the existing hospital for many years. The SBCH Final EIR identified the 83-inch diameter Moreton Bay fig as a significant tree resource, eligible as a City object of merit. The EIR concluded that construction of the new hospital structures could result in long-term damage to the health of the Moreton Bay fig and required that proper maintenance of the tree and appropriate landscaping and irrigation practices be implemented to enhance the survival of the tree. Conditions of approval related to the Moreton Bay fig tree were imposed to ensure protection and maintenance during demolition and construction activities (Conditions A.12, A.13, B.15, C.19, and D.17). The City Council designated the Moreton Bay Fig Tree as a City Landmark on December 6, 2011 (City Council Resolution No. 11-075).

Commencement of Phase 6 in 2015 required root pruning and canopy pruning on the eastern side of the tree to accommodate the new structure. Recommendations for care, protection, invigoration and preservation of the tree have been implemented, and are ongoing. The arborist report dated October 13, 2015 notes that shoring operations adjacent to the tree required no additional excavation or pruning, and after the work there were no signs of root damage. The report also notes that the overall health of the tree looks better now than before the project was started (Exhibit B, Attachment 2)

2. Tree Planting and Tree Care

To mitigate removal of an eight inch diameter Jacaranda street tree in 2013, a replacement Jacaranda was planted in the Junipero Street parkway with a permit in February 2015 (Exhibit B, Attachment 3, Tree Permit). Ongoing tree care maintenance and watering is being performed by tree professionals (Exhibit B, Attachment 4).

3. Dust Control. A Notice of Municipal Code Violations Warning letter was issued to SBCH for pumping dust control water to a City storm drain. The issue was quickly resolved by re-routing the drain pipes to discharge back into the construction area.

4. Archaeological Monitoring

Archaeological monitoring was conducted during Phase 5 and the report concludes that no potentially significant prehistoric or historic cultural resources were encountered (Exhibit B, Attachment 5).

5. Solid Waste Reduction

Per Condition of Approval C.16, SBCH is required to feasibly reduce, reuse, and recycle demolition and construction waste consistent with State and City diversion goals. Approximately

96.9% of all solid waste materials for 2015 was diverted from the Tajiguas Landfill (Exhibit B, Attachment 6).

The overall recycle rate of 96.9% exceeds the State of California requirement for waste diversion and the City's Construction and Demolition Ordinance minimum requirement of 70% diversion. The following table summarizes the solid waste quantities diverted during 2015:

Solid Waste Reduction (2015)

Solid Waste Reduction Practice	Tons	Percent
Concrete and Asphalt Loads (crushed, used on job-site)	41,528	65%
Source Separated Metal Loads (recycle Standard Ind.)	5,768	9%
Clean Dirt Loads	10,234	16%
Other	6,251	10%
Total Project Tonnage 2015	63,781	100%
Total Tonnage Diverted from Landfill	61,803.94	96.9%
Total Tonnage Sent to Landfill	1,977.22	3.1%

C. NEIGHBORHOOD ISSUES

1. Meetings

Pursuant to Condition of Approval C.34., SBCH held four informational meetings with the neighborhood as a means to keep interested parties and surrounding neighbors abreast of the construction phases and schedule. At the four neighborhood meetings held on February 10, May 14, August 11, and November 12, 2014, the neighbors had an opportunity to provide comments and ask questions (Exhibit B, Attachments 7 and 8).

2. Complaint Logs

Issues and concerns expressed by neighborhood residents for the previous year (2015) were documented in the Neighborhood Complaint Log by SBCH (Exhibit B, Attachment 9). The Complaint Logs identify the type of complaints filed and actions taken to resolve them, if warranted. One complaint was received from a neighbor who found three nails in his car tires in six months. SBCH discussed the complaint with the Project Manager and, because it cannot be determined where the nails originated, the neighbor was not compensated.

IV. CONCLUSION

Phase 5 began in September 2012 and was completed in September 2015. Phase 6 (new Nursing Pavilion and Centennial Building Expansion) commenced in the fourth quarter of 2015. The project is on schedule to meet state mandated timelines.

The construction timeframe for the hospital is lengthy and at times has posed an inconvenience for surrounding neighbors. However, given the scope of the project, construction activities have been achieved in a timely manner and proceeded well. Concerns and issues identified by neighboring residents have been acknowledged and, to the extent feasible, addressed by SBCH

personnel, construction contractors, the PEC, and City Staff. Based on this review, Staff is not proposing any changes to the Conditions of Approval.

Exhibits:

- A. [PC Resolution 020-05 as amended by City Council on April 26, 2005](#) (available on the City's website)
- B. 2015 Annual Report Submitted by Applicant, March 29, 2016



City of Santa Barbara California

Exhibit A: **PC Resolution 020-015 as amended by CCC on April 26, 2005**, is available on the City's website: www.SantaBarbaraCA.gov/PC under Archives.

EXHIBIT A



SUZANNE ELLEDGE

PLANNING & PERMITTING
SERVICES, INC.

29 March 2016

RECEIVED
MAR 29 2016
CITY OF SANTA BARBARA
PLANNING DIVISION

Mr. Tony Boughman
City of Santa Barbara Planning Division
630 Garden Street
Santa Barbara, CA 93101

Subject: Santa Barbara Cottage Hospital Modernization and Seismic Compliance Plan
2015 Annual Report to Planning Commission

Dear Mr. Boughman:

In accordance with the condition # F.4 of the Hospital's conditions of approval, we hereby submit this annual progress report for review by the City Planning Commission. The report covers the period from January 1, 2015 through December 31st 2015.

Phases under Construction during this period

Phase 5 (Demo/Link/Conference) is comprised of: Installation of two 40,000-gallon underground water tanks, and a new "Link" building, to connect the East Wing to the Centennial Wing; construction of three new conference rooms and restrooms (1 East). Phase 6 is comprised of the construction of a new Nursing Pavilion and Centennial Building Expansion.

Notable accomplishments made during this reporting period (Phase 5) are summarized below:

- Aesthetic upgrades (new stone planters and landscaping) to the Emergency room parking lot along Junipero Street were completed in the 1st quarter.
- The installation of protective shoring around the Moreton Bay Fig Tree and Phase 4 main entrance canopy were completed in the 3rd quarter.
- The demolition of Buildings A (West Wing), B (Central Wing, and C (Reeves Wing) were completed in the 3rd quarter. All concrete debris was transported off site and crushed into class II base for grading operations.
- Phase 5 grading was complete in the 4th quarter. Grading operations were conducted using native soil and the recycled class II base. The phase 5 grading work was preparatory to the Phase 6 construction.
- As a result of the demolition of buildings B (South Wing) & C (Reeves Wing) a new exterior skin wall was built to cover the exposed west faces.

EXHIBIT B

PRINCIPAL PLANNERS: SUZANNE ELLEDGE • LAUREL F. PEREZ

MAIL: PO BOX 21522, SANTA BARBARA, CA 93121 • OFFICE: 1625 STATE ST., SUITE 1, SANTA BARBARA, CA 93101 • TEL: 805 966-2758 • FAX: 805 966-2759

- Phase 5 (Demo/Link/Conference) project is complete.
- Phase 6 Construction commenced in the 4th quarter.

Section I. Mitigation Monitoring

The project Conditions of Approval require ongoing Mitigation Monitoring Reports (MMRP) to ensure compliance with all approved environmental impact mitigation measures and to document that these reports were completed in the field and filed with the City at the intervals required. Key requirements address tree protection, dust control, construction traffic and parking.

Please note that Phase 5 construction activities began in September of 2012 and were completed in September 2015. Some coordination was necessary with SBCH and the project contractor for Phase 5, Prowest Constructors, to discuss construction worker parking. On several occasions project and non-project related parking was a concern. The subject parking issues were subsequently resolved either by identifying the parking as not associated with construction or by a reminder to contractors and subs of the Conditions of Approval and fine program for non-compliance.

Please note that a Notice of Municipal Code Violations Warning letter was issued to SBCH regarding dust control operation when run-off entered the private storm drains located on an outside deck area adjacent to demolition work but was quickly resolved.

Discharging construction related water and sediment to the storm drain system is a violation of the City Municipal Code and it was found that dust control water was pumped to a drain on Bath Street via a sump pump. Evidence of construction related sediment was found in the discharge. No further action was required by the City to abate, as Ruben Gomez, SBCH representative was contacted. Mr. Gomez arranged to have the drain pipes from the deck area re-routed so that they discharged back into the construction area. Best Management Practices (BMP's) were already in place to prevent sediment from discharging through the drains, filter fabric was installed on the drains, and the sump also has a filter. The majority of the sediment found in the discharge likely resulted from the water passing through the entrances to the construction site, where minimal sediment had been tracked into the street. Current clean-up activities and sediment control BMPs were adequate to abate this violation. Please see **Attachment 1** for additional information.

Phase 6 construction activities began in September 2015 and consists of the Nursing Pavilion and D&T Expansion. This phase is being managed by McCarthy Construction. The required ongoing Mitigation Monitoring Reports (MMRP) are being submitted to the City to ensure compliance with all approved environmental impact mitigation measures. There have been no compliance issues with the beginning of construction of Phase 6 (the last few months of 2015), or to present.

Section II. Condition Compliance/Moreton Bay Fig Tree/Tree Planting/Archaeology

Moreton Bay Fig Tree

Phase 6 of renovations at the hospital commenced in 2015 and required root pruning and canopy pruning on the eastern side of the Moreton Bay Fig Tree to accommodate the new structure. As outlined in project Condition #17 (Moreton Bay Fig Tree Maintenance Plan), Condition #19 (Moreton Bay Fig Tree Invigoration and Protection), and Bill Spiewak's Moreton Bay Fig Tree Report dated 9/2/04, the recommendations for care, protection, invigoration and preservation of the tree have been implemented and are on-going. With proper measures, including, supplemental irrigation, fertilization, mulching, fencing and timely root and canopy pruning, the tree's health can be and has been optimized in preparation for the project and long term health. An arborist report on the tree's condition is attached for your reference (**Attachment 2**). The Arborist report notes that site visits were conducted during Phase 5 construction to assess the shoring installation adjacent to the Moreton Bay Fig tree. No additional excavation or pruning was required to complete this work and post installation; no signs of root damage present once the drilling once complete and the Arborist notes that the tree looks healthier now than before the project began.

Jacaranda Tree Removal and Mitigation

In October 2013, SBCH submitted a request to the City to remove an 8" Jacaranda (*Jacaranda misifolia*) street tree in the Junipero Street parkway. After careful consideration and consultation with the City Arborist and City Parks and Recreation Department, it was determined that removal of the tree with appropriate mitigation was acceptable. The approval was granted with the provision that one (1) 36' box Jacaranda be planted at the end of the project. In February 2015, a Tree Permit was obtained to install the replacement tree and one (1) 36" box Jacaranda was planted in the Junipero Street parkway. Please see **Attachment 3** for photographs and documentation on this tree removal and replanting.

Tree Care Activities

On-going tree care maintenance and watering activities is provided by Bartlett Tree Experts. An update on tree care from 1/6/15 through 2/24/16 is provided for your reference, please see **Attachment 4**.

Archaeological Monitoring

Archaeological monitoring was conducted during Phase 5 activities from May 26, 2015 – June 18, 2105 to monitor ground disturbance associated with construction and previously undisturbed areas. The enclosed monitoring report concludes that Phase 5 drilling activities and exposed soils (down to 52 feet in depth) did not result in any potentially significant prehistoric or historic cultural resources. This depth is well below the typical depth in which cultural deposits would be present. Please refer to **Attachment 5** for a copy of the Archaeological Monitoring Report.

Section III. Solid Waste Reduction Plan (Construction Phase)

Condition 16 of the project conditions of approval requires that the Hospital implement a Solid Waste Management Plan (SWMP), which was submitted to the City and approved in 2007. While the SWMP primarily targets solid waste reduction for hospital operations, a section of the program addresses solid waste reduction strategies to be implemented during construction of the new hospital.

Standard Industries prepared a report documenting the total quantity of solid waste diverted from the landfill (96.9% of all solid waste generated) during the Phase 5 construction period in 2015. Source standard concrete and asphalt loads were crushed and used on site and source separated metal loads went to Standard Industries (a full-service scrap metal recycling company). The Master Plan Recycling Diversion program has resulted in a total of 95.8% diversion since 2005, please see **Attachment 6** for a full copy of the report.

Section IV. Neighborhood Coordination

IV.A. Meetings

The Hospital organized four neighborhood meetings in 2015. Each meeting covered the current construction schedule and associated updates (Phase 5 Demo/Link/Conference (D/L/C)) and the Phase 6 construction phase. The neighborhood meetings were held on the following dates (attendance noted):

- February 10, 2015, a total of three (3) neighbors were in attendance.
- May 14, 2015, a total of five (5) neighbors were in attendance.
- August 11, 2015, a total of three (3) neighbors were in attendance.
- November 12, 2015, a total of six (6) neighbors were in attendance.

Meeting flyers and attendance sign-in sheets are included for your reference. Please see **Attachment 7**.

In addition, we have attached copies of the most recent Phase 5 neighborhood meeting presentation and a copy of Santa Barbara Cottage Hospital's Website Construction update, See **Attachment 8**. Please note that the presentations are updated throughout the year to demonstrate project progress, the most recent neighborhood meeting presentation is provided for reference.

IV.B Complaint Logs

There was one (1) Phase 5 construction related neighborhood complaint received by the SBCH Neighborhood Complaint Line in 2015. The call received on 11/6/15 was from a neighbor who was concerned about multiple (3) nails in his vehicle tires found in the past six months. The neighbor believed the nails came from SBCH construction and requested compensation. SBCH discussed the complaint with the Project Manager and unfortunately, it cannot be determined where the nails originated and the neighbor was not compensated. Please see **Attachment 9** for the Neighborhood Complaint Log and result.

Section V. Schedule

We have attached a construction schedule demonstrating the status of each phase of construction as it was at the end of 2015 and moving through projected build-out. (**See Attachment 10**). The Phase 6 construction duration is expected to last approximately 33 months total, anticipating completion in mid- 2018.

This concludes the 2015 annual report. Should you have any questions or require additional information, please call me at (805) 966-2758 x: 19.

Sincerely,

SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.



Heidi Jones, AICP
Associate Planner

Attachments

1. City of Santa Barbara, Notice of Municipal Code Violations Warning Letter
2. Arborist Letter Report by Peter Winn dated 10/13/15
3. Jacaranda Tree removal and replacement documentation and Tree Permits
4. Tree Care Update, Bartlett Tree Case, 3/4/16
5. Archaeological Monitoring Report, Dudek dated 10/6/15
6. Solid Waste Reduction Plan, Phase 5 landfill diversion report
7. Neighborhood Meeting Flyers/Postcards and Meeting Sign-In Sheets
8. Neighborhood Meeting Power Point Presentation and SBCH Website Update
9. SBCH Neighborhood Complaint Log, 2015
10. Facilities Master Plan Construction Schedule, 2015



City of Santa Barbara

Parks and Recreation Department

LVA
RECEIVED
5/13

www.sbparcsandrecreation.com

www.ci.santa-barbara.ca.us

April 28, 2015

Attn: Ruben Gomez
Cottage Hospital
400 W. Pueblo St.
Santa Barbara, CA 93102

Administration

Tel: 805 564 5431
Fax: 805 564 5467

Parks Division Office

Tel: 805 564 5433
Fax: 805 567 2521

Recreation Division Office

Tel: 805 564 5416
Fax: 805 564 5480

Creeks Division Office

Tel: 805 397 2658
Fax: 805 397 2626

Golf Course

Tel: 805 564 5547
Fax: 805 597 2544
3500 McCaw Ave
PO Box 1990
Santa Barbara, CA
93102-1990

Community Services

Tel: 805 963 7567
Fax: 805 963 7569
423 W. Victoria St
PO Box 1990
Santa Barbara, CA
93102-1990

SUBJECT: NOTICE OF MUNICIPAL CODE VIOLATIONS WARNING LETTER

Name: Cottage Hospital
APN #: 025-100-001
Street Address: 400 W Pueblo St
Case Number: ENF2015-00345
Inspector: Christopher T Clark, Code Enforcement Officer
Date of Violation: April 21, 2015
Abate Date: N/A

Dear Mr. Gomez:

This letter is an official act to enforce the ordinance, rules, and regulations of the City of Santa Barbara (City), adopted to protect the City from water pollution. The discharge of pollutants to our creeks and ocean can be harmful to human health and to the aquatic environment. Please do your part by eliminating all polluted discharges from your property and by retaining all polluted water on site.

Violation: *During construction work at Cottage Hospital dust control operation run-off entered the private storm drains located on an outside deck area adjacent to demolition work. The water was then pumped to the curb drain on Bath St via a sump pump. Evidence of construction related sediment was found in the discharge. All streets drain to the City's storm drains and directly to the creeks and ocean, untreated. Discharging construction related water and sediment to the storm drain system is a violation of the City Municipal Code.*

To Correct This Violation: *No further action is required to abate this violation. I contacted Ruben Gomez, who arranged to have the drain pipes from the deck area be re-routed so that they discharged back into the construction area. Best Management Practices (BMPs) were in place to prevent sediment from discharging through the drains, filter fabric is installed on the drains and the sump also has a filter. The majority of the sediment found in the discharge likely resulted from the water passing through the entrances to the construction site, where minimal sediment had been tracked into the street. Current clean-up activities and sediment control BMPs are adequate to abate this violation.*

This discharge is in violation of the City Municipal Code, Title 16. Excerpts from this Title are cited below.

16.15.010 Water Pollution Prohibited

No person, who does not possess a current and valid permit or agreement for the discharge, shall throw, discharge or otherwise deposit or place or cause or permit to be placed into the waters of the state or into any drain, drop inlet, conduit, or natural or artificial watercourse flowing into any storm drain, creek, lagoon or other waters of



City of Santa Barbara

Parks and Recreation Department

www.sbparcsandrecreation.com

www.ci.santa-barbara.ca.us

the state, any waste, infectious waste, contamination or pollution or other substance which impairs the quality of the drainage, including without limitation:

- A. any pollution or contamination or any substance, matter, or thing, liquid, solid or gas, which materially impairs the esthetics or usefulness of such water, except as may be provided for in this Chapter;
- B. any commercial or industrial waste, including, without limitation, any fuel, solvent, detergent, plastic pieces or other pellets, hazardous substances, fertilizers, pesticides, slag, ash, or sludge;
- C. any measurable quantity of heavy metals including without limitation, any cadmium, lead, zinc, copper, silver, nickel, mercury or chromium, or the elements of phosphorous, arsenic, or nitrogen;
- D. any animal feces, any animal waste or animal discharge from confinement facilities for animals, kennel, coup, pen, stable, or recreational or show facilities;
- E. any human feces, diseased matter or matter containing significant concentrations of fecal coliform, fecal streptococcus, or enterococcus;
- F. any substance having a pH of less than 6 or greater than 9;
- G. any quantity of petroleum hydrocarbons, including without limitation, any crude oil or any fraction thereof, hydrocarbon fuel, solvent, lubricants, surfactants, waste oil, coolant, or grease;
- H. any water or other solvent or substance used for commercial or industrial processing; for commercial washing of automobiles or parts of automobiles; for cleaning industrial or commercial operations or premises; for cleaning debris, waste or residue collectors; for cleaning carpets, pads, flooring or walkways; or for cleaning construction, pavement, concrete, paint or plaster;
- I. any residue or collection from portable toilets or water softeners;
- J. any water or other solvent or substance collected after the use of the substance to clean, cleanse, flush, rinse or otherwise treat any commercial or industrial premises, process or equipment, or food production;
- K. any water for swimming pools, spas or Jacuzzis; or
- L. any economic poison, toxic or hazardous material.

Administration

Te 805 564 5421

Fax 805 564 5469

Parks Division Office

Te 805 564 5133

Fax 805 567 2321

Recreation Division Office

Te 805 564 5416

Fax 805 564 5480

Creeks Division Office

Te 805 597 2658

Fax 805 597 2326

Golf Course

Te 805 564 5547

Fax 805 897 2544

3500 McCaw Ave

PO Box 1990

Santa Barbara CA

93102-1990

Community Services

Te 805 963 7567

Fax 805 963 7569

423 W Victoria St

PO Box 1990

Santa Barbara CA

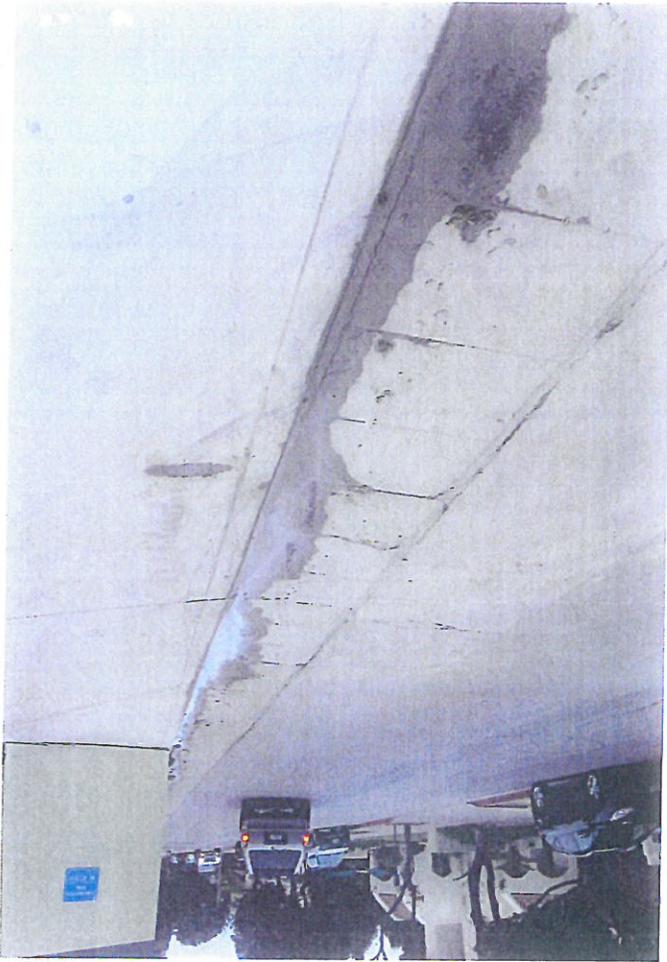
93102-1990

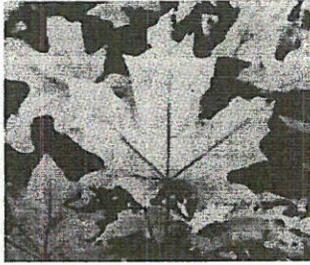
To avoid imposition of an Administrative Fine pursuant to Santa Barbara Municipal Code Chapter 1.25, you must prevent this violation from happening again in the future. You will be subject to a separate Administrative Fine without further warning for each instance of discharge that occurs. **Please prevent discharges of polluted water from occurring immediately** and respond to me at 897-2688 with any questions or concerns. All construction related discharges must be contained to the construction site and disposed of properly; they may not enter the storm drain system.

Sincerely,

Christopher T Clark
Code Enforcement Officer

cc: Ida Paciano, 1625 State Street, Santa Barbara, CA 93101
Scott Vincent, Assistant City Attorney
Cameron Benson, Creeks Restoration/Clean Water Manager





WESTREE

Peter Winn
P.O. Box 22702
Santa Barbara
CA 93121

805-966-3239
Cont. Lic. #772299

October 13, 2015

Ruben Gomez
Construction Project Manager
Santa Barbara Cottage Hospital

Dear Ruben,

My humble apologies for not getting back to you with the field report for my meeting with you and the shoring contractor.

This is to verify that I was on site the week of May 25th and June 22nd periodically prior to, during and upon completion of the shoring adjacent to the Morton Bay Fig tree.

No additional excavation was done within the already root pruned areas on the west side and north side of the Morton Bay Fig to enable the shoring rig to drill for the caissons. There was no additional pruning of the upper canopy necessary either to fit the rig in.

After the drilling was completed, there were no signs of root damage and the exposed areas of roots were back filled soon after to protect the roots from drying out. Additional watering was done to help with this also.

As we all observed, the overall health and look of the Fig tree looks better now than before the entire project was started.

Should you have any further questions or comments, please contact me.

Sincerely,

Peter J.H. Winn.
I.S.A. Certified Arborist #921. Project Arborist for SBCH project.



City of Santa Barbara
Parks and Recreation Department

www.sbparcsandrecreation.com

www.SantaBarbaraCA.gov

TREE PERMIT

Administration

Tel: 805 564 5431

Fax: 805 564 5480

Date: February 17, 2015

Parks Division Office

Tel: 805 564 5433

Fax: 805 697 2524

Owner Name: Cottage Hospital Phone: 963-3324

Owner Address: 300 W Pueblo

Recreation Division Office

Tel: 805 564 5416

Fax: 805 564 5480

Tree Location: Junipero Street Side

Request To: Plant Remove Trim Prune

Creeks Division Office

Tel: 805 897 2658

Fax: 805 897 2626

Spray Parkway Surface Cover Relocate/Transplant

Golf Course

Tel: 805 564 5547

Fax: 805 897 2644

3500 McCaw Ave

PO Box 1990

Santa Barbara CA

93102 1990

Number	Species	Size
1	Jacaranda mimosifolia, Jacaranda	36 inch Box

Person or Firm Doing Work: F A Bartlett Tree Care

Special Provisions: This permit must be onsite during all tree related work.

Community Services

Tel: 805 963 7567

Fax: 805 963 7569

423 W Victoria St

PO Box 1990

Santa Barbara CA

93102 1990

Proper Pruning Guide: http://www.na.fs.fed.us/spfo/pubs/howtos/ht_prune/prun001.htm

In accordance with Santa Barbara Tree Ordinance (15.20) and Tree Preservation Ordinance (15.24), I hereby grant permission for work to be done on trees, plants, or surface cover in the public right-of-way abutting the above property or on the minimum front yard setback at the above location. All such work shall be done within sixty (60) days and under the general supervision of, and in accordance with standards and specifications established by the Parks and Recreation Director.

Tim Downey
Tim Downey, Urban Forest Superintendent

2/17/2015
Date



City of Santa Barbara
Parks and Recreation Department

www.sb.parks-and-recreation.com
www.SantaBarbaraCA.gov

TREE PERMIT

Administration

Date October 19, 2012

Parks Division Office

Name of Owner Cottage Hospital Phone 569-7265

Preservation Division Office

Address of Owner Cottage Hospital @ W. Junipero St.

Tree Location W. Junipero St.

Utility Division Office

Request To: Plant Remove Trim Prune

Spray Parkway Surface Cover Relocate/Transplant

Golf Course

Number	Species	Size
1	Jacaranda misifolia, Jacaranda	8" DBH

Person or Firm Doing Work: Bartlett Tree Experts

Special Provisions: On the condition that a 36" box Jacaranda tree be planted at the end of the project. This permit must be onsite during all tree related work.

Community Services

Proper Pruning Guide: http://www.na.fs.fed.us/spils/pubs/howtos/ht_prune/prun001.htm

In accordance with Santa Barbara Tree Ordinance (15.20) and Tree Preservation Ordinance (15.24), I hereby grant permission for work to be done on trees, plants, or surface cover in the public right-of-way abutting the above property or on the minimum front yard setback at the above location. All such work shall be done within sixty (60) days and under the general supervision of, and in accordance with standards and specifications established by the Parks and Recreation Director.

Randy Fpitz
Randy Fpitz, Street Tree Supervisor

10-19-12
Date



March 4, 2016

Santa Barbara Cottage Hospital
PO Box 689
Santa Barbara, CA 93105

Re: Update on Tree Care – January 2015 to Present.

1/6/2015-Checked soil moisture of Moreton Bay Fig. The soil moisture was pretty good. Tree was watered with 200 gallons. Sycamore, Oak trees and Street trees were watered with 400 gallons. No new beetle activity.

2/23/2015-Street trees irrigated with 220 gal. Soil moisture was somewhat moist due to the rain we had on the weekend of 2/22/15. Root zone would benefit with mulch added to all street trees. Oak trees located at Southeast corner of project checked for soil moisture. Soil moisture adequate at this time. Fig tree irrigated with 250 gal.

3/19/2015-Fig soil moisture adequate at this time. Added 330 gallons water. Oak trees and street trees irrigated with 200 gallons of water. Newly planted Jacaranda irrigated with 20 gallons. Oak trees at Southeast corner irrigated with 150 gallons water. Stressed oak was fertilized with Bartlett Boost Granular fertilizer 24-7-7.

4/9/2015- Street trees irrigated with 400 gal. Soil moisture was somewhat moist due to the rain. Root zone would benefit with mulch added to all street trees. Oak trees located at Southeast corner of project checked for soil moisture. Soil moisture adequate at this time. Fig tree irrigated with 200 gal. Young oak tree inside construction zone was checked for soil moisture. Moisture ok at this time.

5/5/2015- Fig soil moisture adequate at this time. Added 400 gallons water. Oak trees and street trees irrigated with 200 gallons of water. Newly planted Jacaranda irrigated with 20 gallons.

8/24/2015- Fig soil moisture adequate at this time. Added 400 gallons water. Oak trees and street trees irrigated with 200 gallons of water. Newly planted Jacaranda irrigated.

9/22/2015-Fig soil moisture was a little dry at this time. Added 400 gallons water. Oak trees and street trees were a little dry at this time. Irrigated with 200 gallons of water. Newly planted Jacaranda irrigated.

10/19/2015-Irrigate all oak trees located on the southeast side of the new building including the small oaks along Pueblo and Oak Park. Also irrigated the two oak trees at the corner of Oak Park and Pueblo, small Sycamores near the new building with 300 gal. Newly planted jacaranda on Junipero side was recently irrigated and the soil moisture was adequate. The Fig tree was irrigated with 250 gallons of water. Mulching of the

north side of the tree would be really beneficial since the mulch was removed during the construction project in that area.

11/6/2015- Fig soil moisture was a little dry at this time. Added 200 gallons water. The construction side of the tree is pretty dry at this time. Mulching the area would help reduce moisture loss. Oak trees and street trees were a little dry at this time. Irrigated with 250 gallons of water. Newly planted Jacaranda irrigated. The Oak trees at the South East corner of the property near Oak Park and Pueblo would benefit from mulching as well to help conserve soil moisture.

12/4/2015-Fig soil moisture was a little dry at this time. Added 200 gallons water. The construction side of the tree is pretty dry at this time. Mulching the area would help reduce moisture loss. Oak trees and street trees were a little dry at this time. Irrigated with 250 gallons of water. Newly planted Jacaranda irrigated. The Oak trees at the South East corner of the property near Oak Park and Pueblo would benefit from mulching as well to help conserve soil moisture.

1/4/2016- Fig soil moisture was a little dry at this time. Added 250 gallons water. The construction side of the tree is pretty dry at this time. Mulching the area would help reduce moisture loss. Oak trees and street trees were a little dry at this time. Irrigated with 300 gallons of water. Newly planted Jacaranda irrigated. The Oak trees at the South East corner of the property near Oak Park and Pueblo would benefit from mulching as well to help conserve soil moisture.

2/16/2016- Root Invigoration. Soil was cultivated to a depth of approximately six inches around the stem of the Moreton Bay Fig tree to a distance of approximately 15 feet from the trunk. Compost and other amendments per soil analysis report were incorporated to promote root development. Mulch was added to a depth of approximately 3 inches upon completion of work. Fig tree was fertilized with Bartlett Boost Granular fertilizer 24-7-7.

2/24/2016- Fig soil moisture was a little dry at this time. Added 200 gallons water. The new mulching has already help reduce moisture loss. Oak trees and street trees were a little dry at this time. Irrigated with 250 gallons of water. Newly planted Jacaranda irrigated. The Oak trees at the South East corner of the property near Oak Park and Pueblo would benefit from mulching as well to help conserve soil moisture.

Sincerely,

Richard Mason
Board Certified Master Arborist # WE-7081B
Bartlett Tree Experts

DUDEK

621 CHAPALA STREET
SANTA BARBARA, CALIFORNIA 93101
T 805.963.0651 F 805.963.2074

October 6, 2015

Mr. Tom Thomson
Santa Barbara Cottage Hospital Project Director
Cottage Health Systems
P.O. Box 689
Santa Barbara, CA 93102
(805) 569-7550
wlthomso@sbch.org

RE: *Archaeological Monitoring Report
Santa Barbara Cottage Hospital
Facilities Master Plan Phase 5*

Dear Mr. Thomson:

This letter describes the results of archaeological monitoring during ground disturbing construction activities associated with Phase 5 development at Santa Barbara Cottage Hospital (SBCH), 400 W. Pueblo Street in Santa Barbara. Dudek conducted archaeological monitoring as set forth in the City Master Environmental Assessment (MEA).

If cultural resources are encountered or suspected, work shall be halted or redirected by the archaeologist immediately and the Planning Division's City Environmental Analyst shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, preparation of further site studies and/or mitigation.

If the discovery consists of possible human remains, the Owner shall contact the Santa Barbara County Coroner immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. The Owner shall retain a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the City's Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the City's Environmental Analyst grants authorization.

Background

As required by California Environmental Quality Act (CEQA) guidelines and provisions of the City MEA, and as outlined in the project Mitigation Monitoring and Reporting Program, archaeological monitoring will be conducted during Phases 5 and 6 ground disturbances.

To comply with the City Planning Division guidelines for this specific development project, an archaeological field technician monitor will be present when ground disturbances would affect previously undisturbed areas. This could occur from trenching, potholing, or from operations such as installing underground utility lines.

Monitoring Results

A Dudek Staff Archaeologist observed intermittent drilling activities during Phase 5 development at SBCH from May 26 to June 18, 2015.

On May 26, 2015 construction crews began drilling the first hole in the area of the recently demolished Cancer Center of Santa Barbara, west of a Moreton Bay fig tree, in an area assumed to contain disturbed soils. The holes had an approximate diameter of 3 feet and were drilled to a depth of between 52 - 57 feet below surface. Excavated soil tailings were examined when the drill was removed from the hole. Soils between 0 - 20 feet below surface were mottled fill soils consisting primarily of a brown, silty sand with roughly 50 percent rounded cobbles. Some modern trash, including concrete, was observed to a depth of 10 feet below surface. At approximately 20 feet below surface the amount of cobbles decreased and the soil transitioned to a reddish-brown, loamy clay. Cobbles were no longer present at a depth of 25 feet below surface.

On June 11, 2015 construction crews began drilling the first hole northeast of the fig tree in an area of a previously demolished driveway. Soils between 0 - 10 feet below surface contained brown fill soils with roughly 50 percent sandstone cobbles. From 10 - 15 feet below surface was a light brown, silty sand containing approximately 80 percent rounded cobbles and pieces of broken steel pipe. Approximately 15 feet below surface the soil transitioned to the reddish-brown, clayey loam similar to the reddish-brown, loamy clay observed previously in the hole drilled west of the fig tree. This reddish-brown, clayey loam was present to a depth of 57 feet below surface.

On June 15, 2015 construction crews began drilling between the demolished driveway and the Moreton Bay fig tree in an area considered to have the highest probability of

Mr. Tom Thomson
October 6, 2015
Page 3

undisturbed soil (personal communication, Khris Drake, ProWest Construction Project Superintendent). Soils from 0 - 20 feet below surface consisted of a brown, very fine silty sand with 25 percent angular and rounded cobbles. No evidence of prior disturbance was observed. At 20 feet below surface the soil transitioned to the reddish-brown, clayey loam with 40 percent angular cobbles. The amount of cobbles decreased with depth until no cobbles were present. The examination of soils during drilling of this hole revealed no prehistoric cultural materials, historic trash deposits, or modern trash.

On June 29, 2015 a Dudek staff archaeologist examined two trenches excavated along the drilling locations. The trench west of the fig tree was approximately 30 feet long, 8 feet wide, and 10 feet deep. A connecting trench northeast of the fig tree was approximately 20 feet long, 10 feet wide, and 15 feet deep. The soil profile was clearly visible in both trenches and was consistent with the monitoring of the previous drilling activities. Neither the trench profile nor the excavated soil tailings revealed any prehistoric cultural materials or historic trash deposits.

Conclusions

During the monitoring of Phase 5 drilling activities, soils were exposed throughout the project area to a depth exceeding 52 feet, well below the depth within which cultural deposits, if present, would be expected. Monitoring did not identify any potentially significant prehistoric or historic cultural resources.

As a result, SBCH Phase 5 construction drilling did not impact any potentially significant prehistoric or historic cultural resources.

If you have any questions regarding this report, please do not hesitate to me at (805) 308-8535, or kvictorino@dudek.com.

Sincerely yours,



Ken Victorino, M.A., RPA
Senior Archaeologist

Attachments: Archaeological Monitoring Forms

DUDEK

Archaeological Monitoring Form

Project: SB Cottage Hospital Site: _____ Date: 5/20/2015

Name: Lucas Nichols Time In: 8:00 Time Out: 10:30

Native American Monitor: NA

Project Description: Proposed disturbances, location, depth. Drilling 3' wide hole down to a depth of 57' for "I" beam supports. Hole # 1. West side of Fig tree.

Soil Description (for each soil: 1) depth from surface; 2) color; 3) texture; 4) evidence of disturbance;): From 0-20' is a brown silty sand with 50% sandstone rounded cobbles. A few chunks of concrete in the first 10 feet. At 20' the density of cobbles lessens & the soil transitions to a reddish brown loamy clay. At around 25' there are no rocks and the soil is sterile.

Depth of Construction Disturbance: 27' deep, 3' wide

Construction Equipment Used: Drill rig

Artifacts: /

General Impressions/Observations: Drilling was halted at 10:30 because of a surgery being performed. Hole will be filled with slurry for safety measures.

DUDEK

Archaeological Monitoring Form

Project: SB. Cottage Hospital Site: _____ Date: 5/27/2015

Name: Lucas Nichols Time In: 7:00 Time Out: 1:00

Native American Monitor: NA

Project Description: Proposed disturbances, location, depth. Remove stump from hole 1 & continue digging past 27' west side of fig tree.

Soil Description (for each soil: 1) depth from surface; 2) color; 3) texture; 4) evidence of disturbance;): From 27'-57' is a reddish brown loamy clay. The soil in the last 10' is wet. (Hole 1)

Depth of Construction Disturbance: 0-57'

Construction Equipment Used: Drill rig

Artifacts: Hole 1: /

General Impressions/Observations: _____

DUDEK

Archaeological Monitoring Form

Project: SB Cottage Hospital Site: _____ Date: 5/28/2015

Name: Lucas Nichols Time In: 7:00 Time Out: 2:00

Native American Monitor: NA

Project Description: Proposed disturbances, location, depth. Excavation of 3' wide & 57' deep hole #2. Hole 2 is 5' southeast of hole 1. Excavation of hole #3 approx. 5' southeast of hole 2.

Soil Description (for each soil: 1) depth from surface; 2) color; 3) texture; 4) evidence of disturbance;): Soil is the same as the previous hole.

Depth of Construction Disturbance: 57' deep, 3' wide

Construction Equipment Used: Drill rig.

Artifacts: _____

General Impressions/Observations: Chris Drake of ProWest construction said that the top 20' was all fill.

check Tuesday & Thursday 1

DUDEK

Archaeological Monitoring Form

Project: SB Cottage Hospital Site: _____ Date: 6/11/2015

Name: Lucas Nichols Time In: 11:00pm Time Out: 4:00 pm

Native American Monitor: NA

Project Description: Proposed disturbances, location, depth. Drilling for "I" beam supports along paved driveway, on Northern side of large tree.

Soil Description (for each soil: 1) depth from surface; 2) color; 3) texture; 4) evidence of disturbance;): 1-10' brown fill soils with sandstone cobbles. From 10-15' is a lens of light brown silty sand with 80% rounded cobbles & pieces of a broken steel pipe. From 15' to the bottom of the hole, the soil transitions to a reddish brown clayey loam with 40% angular cobbles.

Depth of Construction Disturbance: 57' deep, 3' wide

Construction Equipment Used: Drill rig

Artifacts: 0

General Impressions/Observations: Soil levels are all approximations.

Rocky level from 10-15' is probably an old creek bed.

DUDEK

Archaeological Monitoring Form

Project: SB Cottage Hospital Site: _____ Date: 6/12/2015

Name: Lucas Nichols Time In: 11:00am Time Out: 12:00 pm

Native American Monitor: NA

Project Description: Proposed disturbances, location, depth. Drilling for a
support beam along driveway. Soil tailings were examined.

Soil Description (for each soil: 1) depth from surface; 2) color; 3) texture; 4) evidence of
disturbance;): Soil was the same as previous other days.

Depth of Construction Disturbance: 57' deep, 3' wide

Construction Equipment Used: Drill rig.

Artifacts: X

General Impressions/Observations: From 1-10' looks to be fill soils.

DUDEK

Archaeological Monitoring Form

Project: SB Cottage Hospital Site: _____ Date: 6/15/2015

Name: Lucas Nichols Time In: 11:45 Time Out: 12:45

Native American Monitor: NA

Project Description: Proposed disturbances, location, depth. Drilling to place support beams North of the large tree, in probable undisturbed soil.

Soil Description (for each soil: 1) depth from surface; 2) color; 3) texture; 4) evidence of disturbance;): 0-20. is a brown very fine silty sand that looks to be undisturbed. Contains 25% angular & rounded cobbles.

Depth of Construction Disturbance: 20' deep, 2' wide

Construction Equipment Used: Drill Rig

Artifacts: 0

General Impressions/Observations: The soils in this area look to be intact & undisturbed, unlike other areas within the project area.

DUDEK

Archaeological Monitoring Form

Project: SP Cottage Hospital Site: _____ Date: 6/17/2015

Name: Lucas Nichols Time In: 9:45 am Time Out: 4:15 p

Native American Monitor: NA

Project Description: Proposed disturbances, location, depth. Drilling to place
support beams, north of large tree, in probable undisturbed soil.

Soil Description (for each soil: 1) depth from surface; 2) color; 3) texture; 4) evidence of disturbance;): 0-20 in a brown very fine silty sand, with 25% angular
and rounded cobbles. ~~20-52' reddish brown~~ No obvious evidence
of disturbance within this area of soil. 20-52' reddish brown
clayey loam with 40% angular cobbles.

Depth of Construction Disturbance: 52' deep, 3' wide

Construction Equipment Used: Drill rig

Artifacts: ∅

General Impressions/Observations: _____

DUDEK

Archaeological Monitoring Form

Project: SB Cottage Hospital Site: _____ Date: 6/18/2015

Name: Lucas Nichols Time In: 7:30am Time Out: 10:00pm

Native American Monitor: NA

Project Description: Proposed disturbances, location, depth. Drilling to place
support beams north of large tree, in probable undisturbed soil.

Soil Description (for each soil: 1) depth from surface; 2) color; 3) texture; 4) evidence of disturbance;): Soil is the same as previous day.

Depth of Construction Disturbance: 0-55'

Construction Equipment Used: Drill rig

Artifacts: ∅

General Impressions/Observations: Breaking of hydraulic hose at 10:00pm
caused a hold on drilling.

DUDEK

Archaeological Monitoring Form

Project: SB Cottage Hospital Site: _____ Date: 6/29/2015

Name: Lucas Nichols Time In: 10:00 Time Out: 10:30

Native American Monitor: NA

Project Description: Proposed disturbances, location, depth. Examine trenches dug along drilling locations.

Soil Description (for each soil: 1) depth from surface; 2) color; 3) texture; 4) evidence of disturbance;): The soil is consistent w/ what was observed during monitoring of drilling.

Depth of Construction Disturbance: west of tree: 30' long, 10' deep, 8' wide. Northeast of tree: 20' long, 15' deep, 10" wide.

Construction Equipment Used: NA

Artifacts: ∅

General Impressions/Observations: _____



Demolition Contractors:
1905 Lirio Ave
Ventura, CA 93004
www.standard1.com

March 24, 2016

Tom Thomson, Project Manager
PO Box 689
Santa Barbara, CA 93102

RE: Solid Waste Reduction Practices

Mr. Thomson,

This report is intended to serve as our summary of Solid Waste Reduction Practices over the course of Phase 5 demolition work at Santa Barbara Cottage Hospital for 2015.

Standard Industries has met the minimum required landfill diversion quantities by diverting 96.9% of all solid waste from the Phase 5 project (reference attached).

Source Separated Concrete & Asphalt Loads were crushed and used onsite.

Source Separated Metal Loads went to Standard Industries which is a full service scrap metal recycling company that endeavors to achieve as close as possible to 100% recycling.

Should you require any further information please call.

Respectfully,

Randy Mayes
Project Manager

**Santa Barbara Cottage Hospital
Recycling Diversion Program
1/1/15-12/31/15**

Solid Waste Loads (Std Ind) (Landfill) - Chiquita	1,982.00 Tons
Source Separated Concrete & Asphalt Loads* (Job-Site Diversion Program) - (Std Ind)	41,528.00 Tons
Source Separated Metal Loads (Std Ind) (Job-Site Diversion Program) - Standard Industries	5,768.00 Tons
Source Separated Wood Loads** (Std Ind) (Job-Site Diversion Program)	1.06 Tons
Marborg Industries Construction & Demolition Loads (Marburg Industries Recycling Program)	61.28 Tons
Residual from Floor Separated Loads***** (Marburg Industries Recycling Program)	18.82 Tons
Source Separated Rubble Loads***** (Marborg Industries Recycling Program Dirt)	3,540.00 Tons
Marborg Industries Clean Concrete Loads (Marburg Industries Recycling Program)	0 Tons
Std Industries Clean Dirt Loads (Sta Paula, Local)	10,234.00 Tons
Source Separated Rubble Loads (Cobble to Santa Paula)	648 Tons
Total Project Tonnage	63,781.16 Tons
Total Tonnage Diverted from Landfill	61,780.34 Tons
Residual from Floor Separated Loads*****	18.82 Tons
Garbage Directly Disposed at the Landfill	1,982.00 Tons

*Clean concrete and asphalt are acceptable. Sandstone type rock is acceptable but must also be small enough to fit through the crusher which is 18 inches in diameter.
ABSOLUTELY NO wire mesh, rebar, wood roots, dirt or other material included with the rubble.

**Must be 100% organic waste & wood waste mixed together. Crates, construction wood waste, and wood with nails will be accepted.
ABSOLUTELY NO wood that has been treated with creosol (ex. railroad ties and telephone poles) will be accepted. No trash.

***Mixed recyclable commodities loads such as cardboard, wood, concrete, metal & stucco. These loads are separated at the Marborg Industries Recycling Yard.
****Non-recyclable residual from recycle loads is taken to Tajiguas Landfill. This number is an average with a 5 margin of error.

*****Mixed materials including dirt, concrete, concrete with rebar, rocks, bricks, tile and stucco with wire mesh are acceptable.
ABSOLUTELY NO trash, papers, cans, bottles or organic waste or any sort i.e. ivy, grass, wood, brush, etc.

Facilities Master Plan Diversion Report 2015



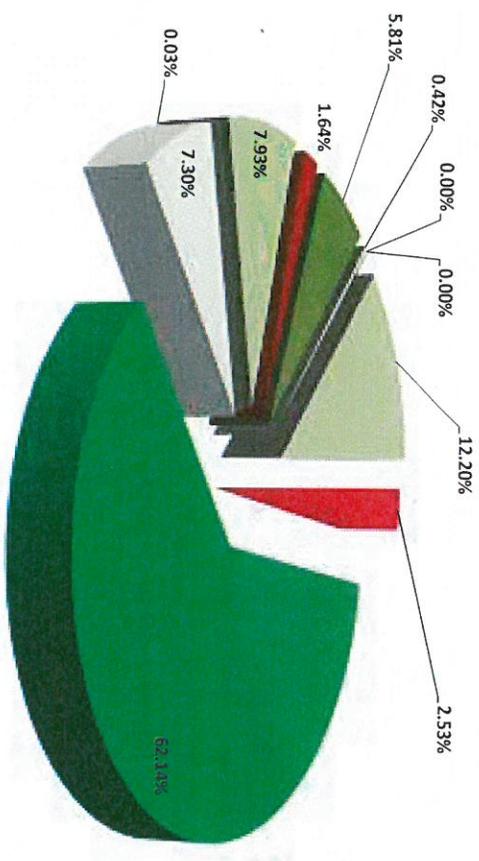
Santa Barbara Cottage Hospital
 Facilities Master Plan
 Recycling Diversion Program
 12/1/05-12/31/15

Solid Waste Loads (Landfill)	2,133.17 Tons
Source Separated Concrete & Asphalt Loads* (Job-Site Diversion Program)	52,368.28 Tons
Source Separated Metal Loads (Job-Site Diversion Program) - Standard Industries	6,151.43 Tons
Source Separated Wood Loads** (Job-Site Diversion Program)	23.60 Tons
Marborg Industries Construction & Demolition Loads (Marborg Industries Recycling Program)	6,679.00 Tons
Residual From Floor Separated loads to Landfill**** (Marborg Industries Recycling Program)	1,378.78 Tons
Source Separated Rubble Loads***** (Marborg Industries Recycling Program/Sid Ind)	5,475.94 Tons
Marborg Industries Clean Concrete Loads (Marborg Industries Recycling Program)	351.91 Tons
Marborg Industries Clean Metal Loads (Marborg Industries Recycling Program)	3.56 Tons
Marborg Industries Wood Green Waste (Marborg Industries Recycling Program)	1.56 Tons
Marborg Industries Clean Dirt Loads/Sid Ind (Marborg Industries Recycling Program)	10,280.64 Tons
Total Project Tonnage	83,469.09 Tons
Total Tonnage Diverted from Landfill	79,975.95 Tons
Residual From Floor Separated Loads to landfill****	1,359.96 Tons
Solid Waste Disposed at the Landfill	2,133.17 Tons

Facilities Master Plan Diversion Report 2005 - 2015

Recycled 95.8%

Landfill 4.2%



- Solid Waste Loads 2,133 Tons
- Source Separated Metal Loads 383 Tons
- Marborg Ind. Const & Demo Loads 6,679 Tons
- Source Separated Rubble Loads***** 4,895 Tons
- Marborg Ind. Wood Green Waste 1 Tons
- Source Separated Concrete & Asphalt Loads* 52,368 Tons
- Source Separated Wood Loads** 22 Tons
- Residual From Floor Separated loads to Landfill****1,379 Tons
- Marborg Ind. Clean Metal Loads 3 Tons
- Marborg Ind. Clean Dirt Loads 10,280 Tons

*Clean concrete and asphalt are acceptable. Sandstone type rock is acceptable but must also be small enough to fit through the crusher which is 18 inches in diameter. ABSOLUTELY NO wire mesh, rebar, wood roots, dirt or other material included with the rubble.

**Must be 100% organic waste & wood waste mixed together. Crates, construction wood waste, and wood with nails will be accepted. ABSOLUTELY NO wood that has been treated with creosol (ex. railroad ties and telephone poles) will be accepted. No trash.

***Mixed recyclable commodities loads such as cardboard, wood, concrete, metal & stucco. These loads are separated at the Marborg Industries Recycling Yard.

****Non-recyclable residual from recycle loads is taken to Tajiguas Landfill. This number is an average with a 5 margin of error.

*****Mixed materials including dirt, concrete, concrete with rebar, rocks, bricks, tile and stucco with wire mesh are acceptable.



City of Santa Barbara

Parks and Recreation Department

IDA
RECEIVED
5/13

www.sbparksandrecreation.com

www.ci.santa-barbara.ca.us

April 28, 2015

Attn: Ruben Gomez
Cottage Hospital
400 W. Pueblo St.
Santa Barbara, CA 93102

SUBJECT: NOTICE OF MUNICIPAL CODE VIOLATIONS WARNING LETTER

Name: Cottage Hospital
APN #: 025-100-001
Street Address: 400 W Pueblo St
Case Number: ENF2015-00345
Inspector: Christopher T Clark, Code Enforcement Officer
Date of Violation: April 21, 2015
Abate Date: N/A

Dear Mr. Gomez:

This letter is an official act to enforce the ordinance, rules, and regulations of the City of Santa Barbara (City), adopted to protect the City from water pollution. The discharge of pollutants to our creeks and ocean can be harmful to human health and to the aquatic environment. Please do your part by eliminating all polluted discharges from your property and by retaining all polluted water on site.

Violation: *During construction work at Cottage Hospital dust control operation run-off entered the private storm drains located on an outside deck area adjacent to demolition work. The water was then pumped to the curb drain on Bath St via a sump pump. Evidence of construction related sediment was found in the discharge. All streets drain to the City's storm drains and directly to the creeks and ocean, untreated. Discharging construction related water and sediment to the storm drain system is a violation of the City Municipal Code.*

To Correct This Violation: *No further action is required to abate this violation. I contacted Ruben Gomez, who arranged to have the drain pipes from the deck area be re-routed so that they discharged back into the construction area. Best Management Practices (BMPs) were in place to prevent sediment from discharging through the drains, filter fabric is installed on the drains and the sump also has a filter. The majority of the sediment found in the discharge likely resulted from the water passing through the entrances to the construction site, where minimal sediment had been tracked into the street. Current clean-up activities and sediment control BMPs are adequate to abate this violation.*

This discharge is in violation of the City Municipal Code, Title 16. Excerpts from this Title are cited below.

16.15.010 Water Pollution Prohibited

No person, who does not possess a current and valid permit or agreement for the discharge, shall throw, discharge or otherwise deposit or place or cause or permit to be placed into the waters of the state or into any drain, drop inlet, conduit, or natural or artificial watercourse flowing into any storm drain, creek, lagoon or other waters of

Administration

Tel: 805 564 5431
Fax: 805 564 5460

Parks Division Office

Tel: 805 564 5433
Fax: 805 597 2924

Recreation Division Office

Tel: 805 564 5416
Fax: 805 564 5480

Creeks Division Office

Tel: 805 897 2656
Fax: 805 897 2626

Golf Course

Tel: 805 564 5547
Fax: 805 897 2644
3650 McCaw Ave
PO Box 1990
Santa Barbara, CA
93102-1990

Community Services

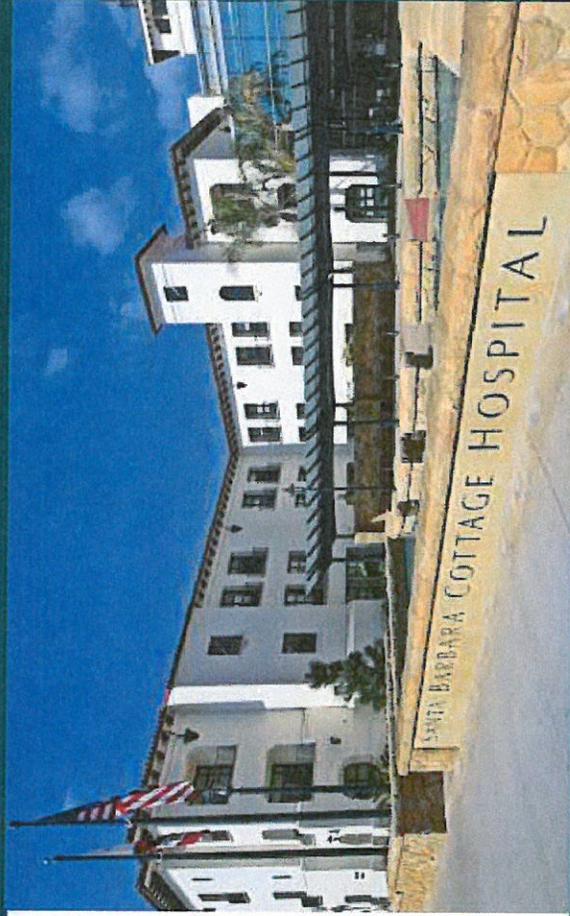
Tel: 805 963 7567
Fax: 805 963 7569
423 W Victoria St
PO Box 1990
Santa Barbara, CA
93102-1990

Santa Barbara Cottage Hospital Neighborhood Meeting

for hospital neighbors and interested community members

Tuesday
February 10, 2015
5:30 – 6:30 pm
RSVP to 569-8915

Cottage Rehabilitation Hospital
2415 De la Vina Street
Meisel Conference Center



We'll update you on what's currently in progress,
discuss future construction phases and answer your questions.
Light refreshments provided.

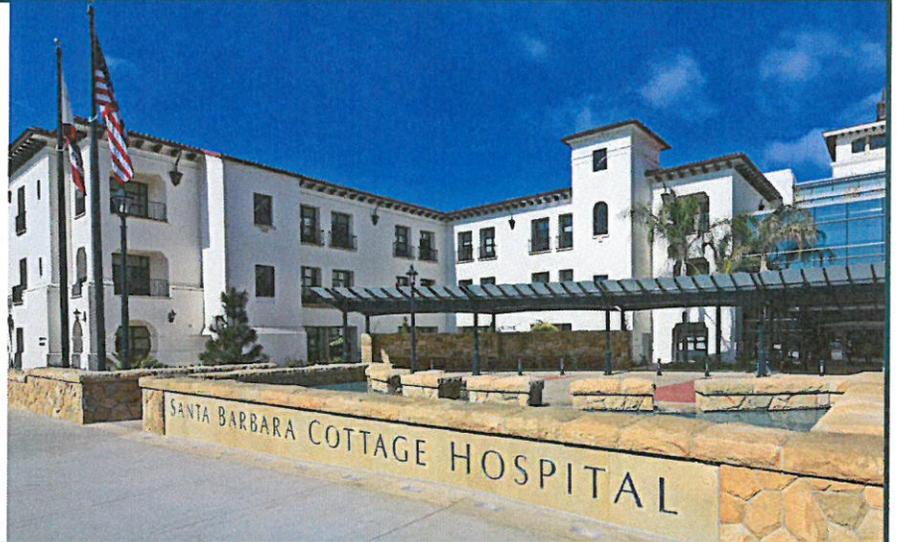
Santa Barbara Cottage Hospital Neighborhood Meeting

for hospital neighbors and interested community members

Thursday
May 14, 2015
5:30 – 6:30 pm

RSVP to 569-8915

Cottage Rehabilitation Hospital
2415 De la Vina Street
Meisel Conference Center



We'll update you on what's currently in progress,
discuss future construction phases and answer your questions.
Light refreshments provided.

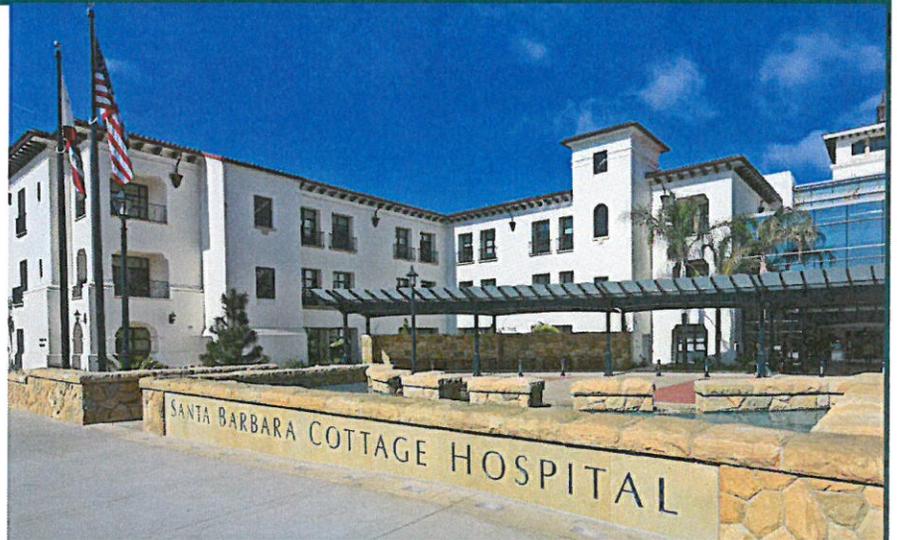
Santa Barbara Cottage Hospital Neighborhood Meeting

for hospital neighbors and interested community members

Thursday
May 14, 2015
5:30 – 6:30 pm

RSVP to 569-8915

Cottage Rehabilitation Hospital
2415 De la Vina Street
Meisel Conference Center



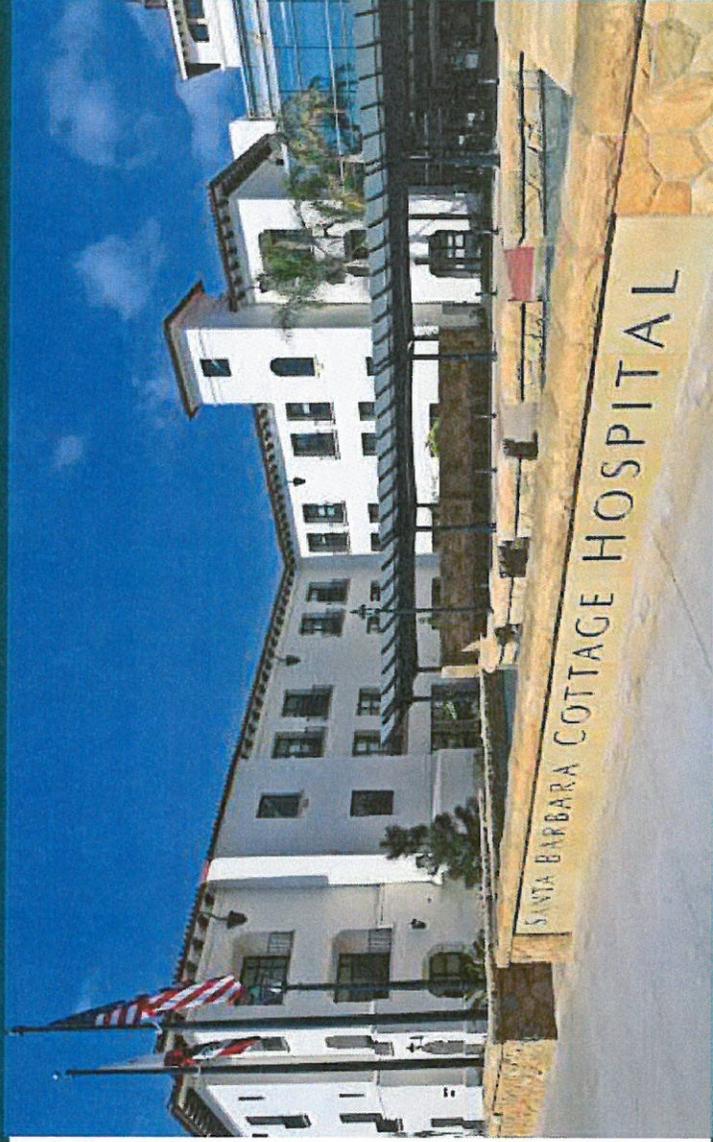
We'll update you on what's currently in progress,
discuss future construction phases and answer your questions.
Light refreshments provided.

Santa Barbara Cottage Hospital Neighborhood Meeting

for hospital neighbors and interested community members

Tuesday
August 11, 2015
5:30 – 6:30 pm
RSVP to 569-8915

Cottage Rehabilitation Hospital
2415 De la Vina Street
Meisel Conference Center

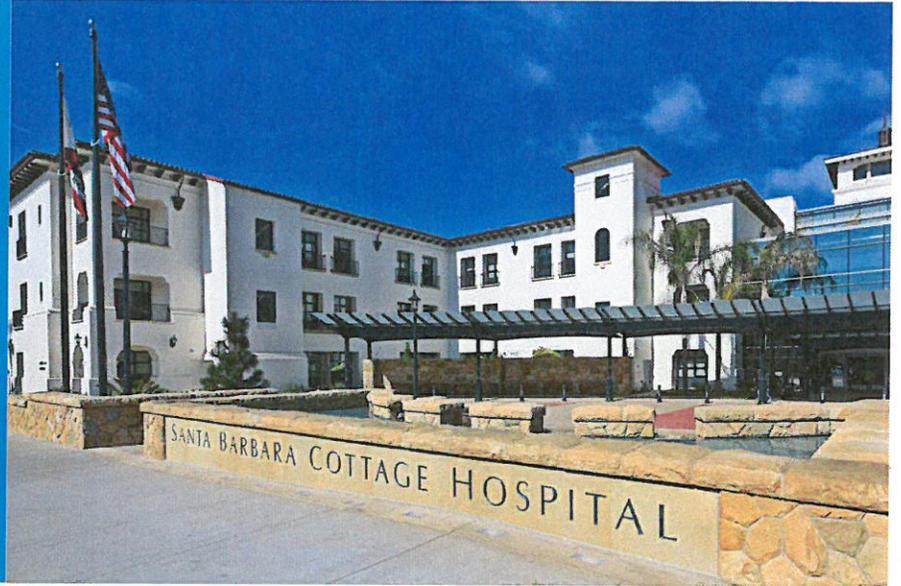


We'll update you on what's currently in progress,
discuss future construction phases and answer your questions.
Light refreshments provided.

SANTA BARBARA COTTAGE HOSPITAL

Neighborhood Meeting

for hospital neighbors and interested community members



when:

Thursday, November 12
5:30 – 6:30 pm
RSVP to 569-8915

where:

Cottage Rehabilitation Hospital
2415 De la Vina Street
Meisel Conference Center

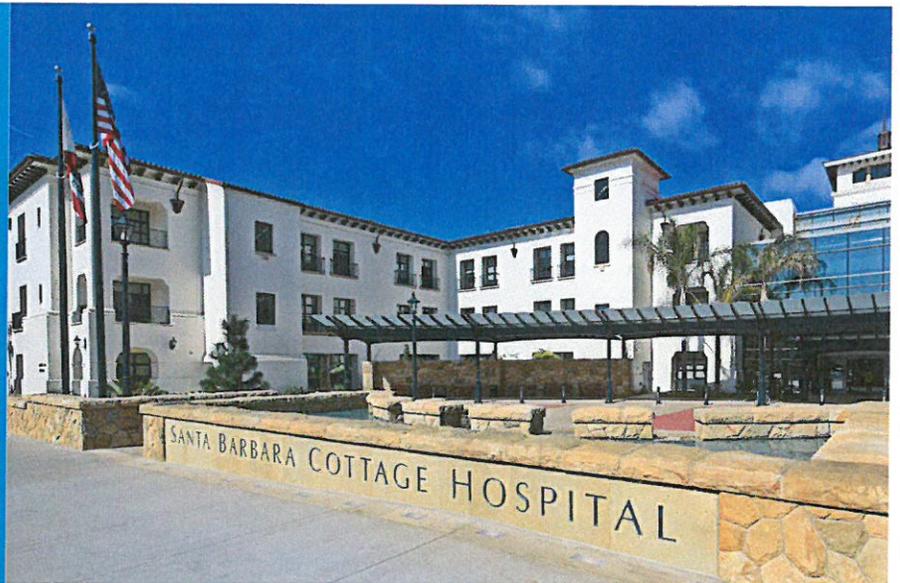
what:

We'll update you on what's currently in progress, discuss future construction phases and answer your questions.
Light refreshments provided.

SANTA BARBARA COTTAGE HOSPITAL

Neighborhood Meeting

for hospital neighbors and interested community members



when:

Thursday, November 12
5:30 – 6:30 pm
RSVP to 569-8915

where:

Cottage Rehabilitation Hospital
2415 De la Vina Street
Meisel Conference Center

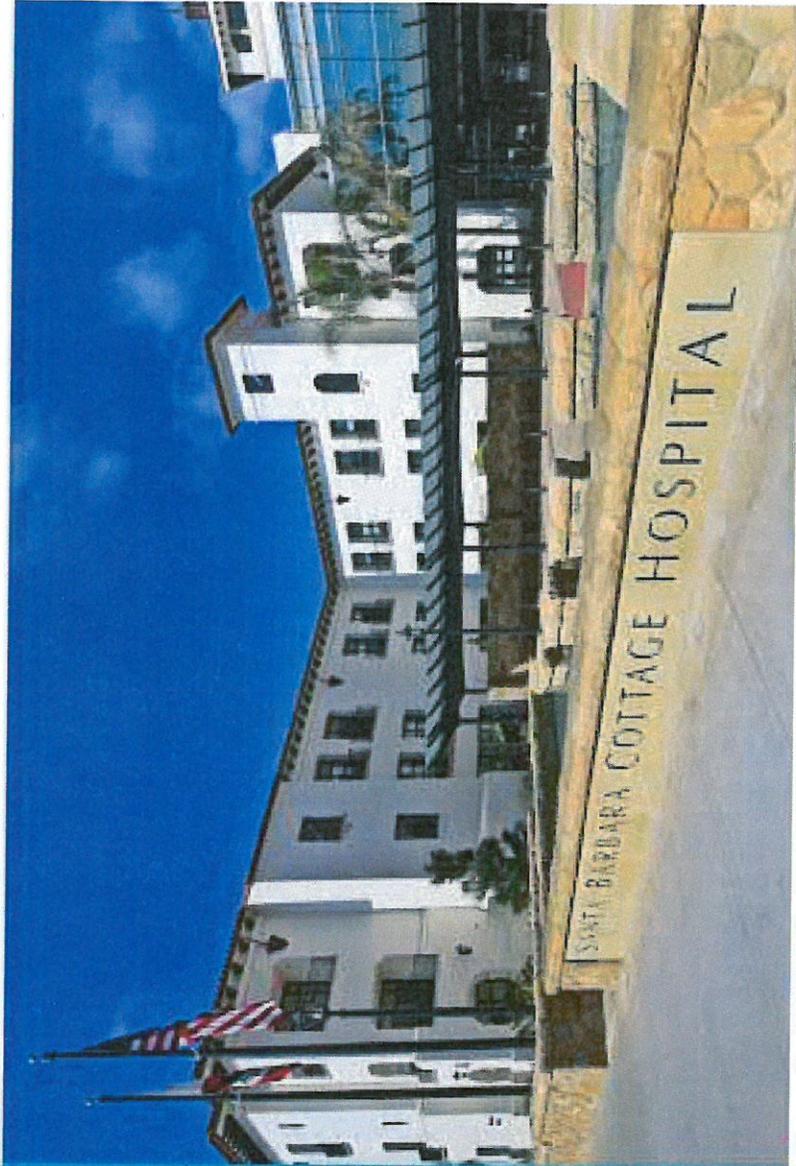
what:

We'll update you on what's currently in progress, discuss future construction phases and answer your questions.
Light refreshments provided.

SANTA BARBARA COTTAGE HOSPITAL

Neighborhood Meeting

for hospital neighbors and interested community members



when:

Thursday, November 12
5:30 – 6:30 pm
RSVP to 569-8915

where:

Cottage Rehabilitation Hospital
2415 De la Vina Street
Meisel Conference Center

what:

We'll update you on what's currently in progress, discuss future construction phases and answer your questions.
Light refreshments provided.

Phase 5 Demo/Link/Conference

November 12, 2015

Phase 6

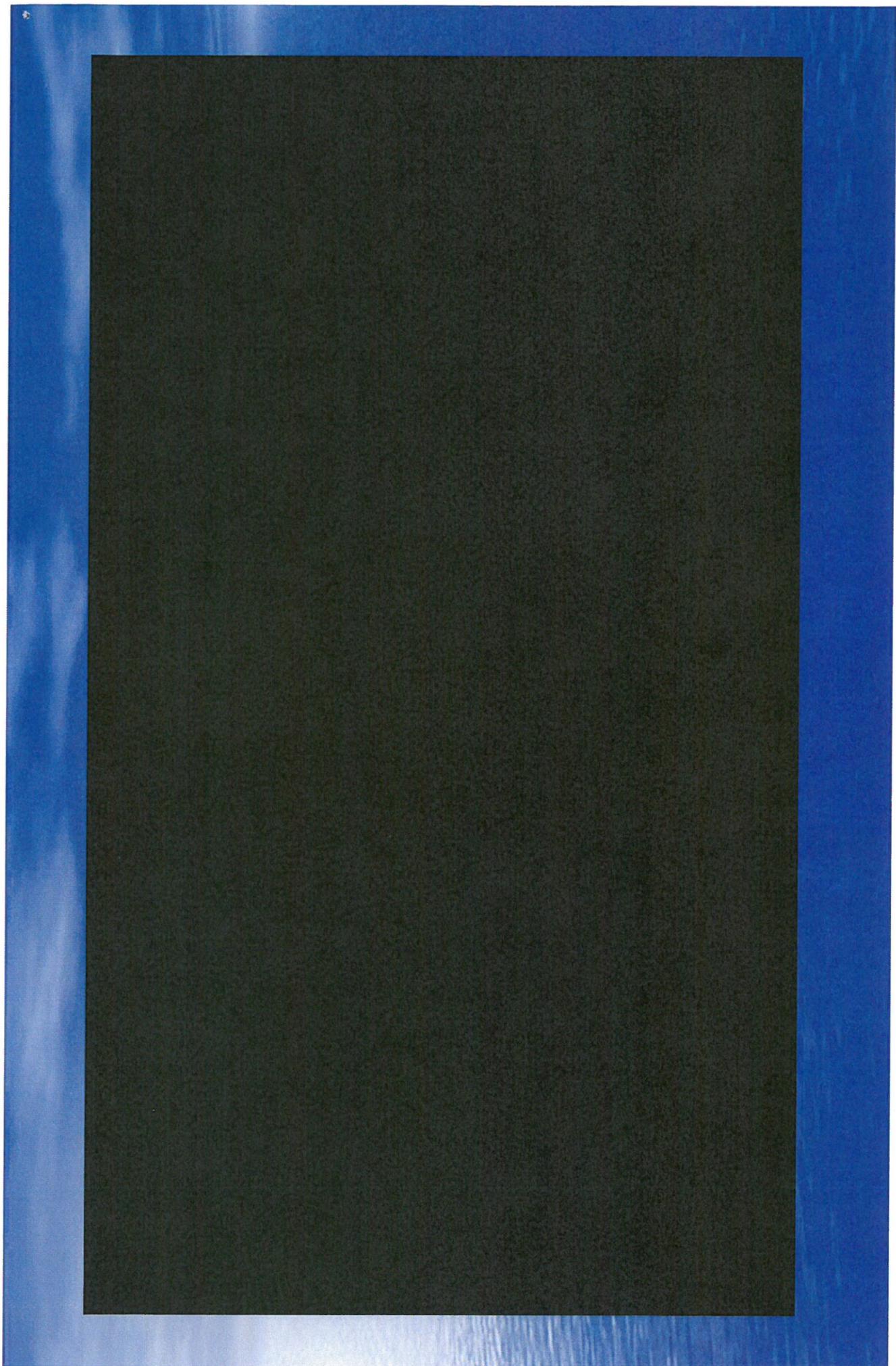
1 New Nursing Pavilion
D & T Expansion

SBCH - Facilities Master Schedule

Project	2002		2003		2004		2005		2006		2007		2008		2009		2010		2011		2012		2013		2014		2015		2016		2017		2018		2019	
	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2		
City Entitlement	9/16							4/29																												
Phase 1 - Demo Eye Center					4/13		6/13																													
Phase 1B - Clear Parking Structure Site					8/1		12/30																													
Phase 2A - Knapp Parking Structure					4/3		6/19																													
Phase 2A - Pueblo Parking Structure					8/1		11/1																													
Phase 2A - Child Care Center					4/3		7/17																													
Phase 2B - Central Plant					11/1		1/30																													
Phase 3 - Demo Ex Plant and PS					12/1		9/2																													
Storm Drain					4/12		12/19																													
NTMP Street Intersections Phase 1					2/1		10/1																													
Underground Utilities					9/1		6/29																													
Phase 4 - D&T, 2 Nursing Pavilions					11/15		9/30																													
Phase 4A - Remodel Centennial Wing					3/2		6/9																													
Phase 5A - Remodel Existing Buildings					3/19		7/31																													
Phase 5B - Demo West, North, Reeves, Central					7/20		9/8																													
Phase 6 - Build Nursing Pavilion & Partial D&T					9/14		6/14																													
Phase 8 - Remodel Existing Buildings to Remain					6/14		6/12																													

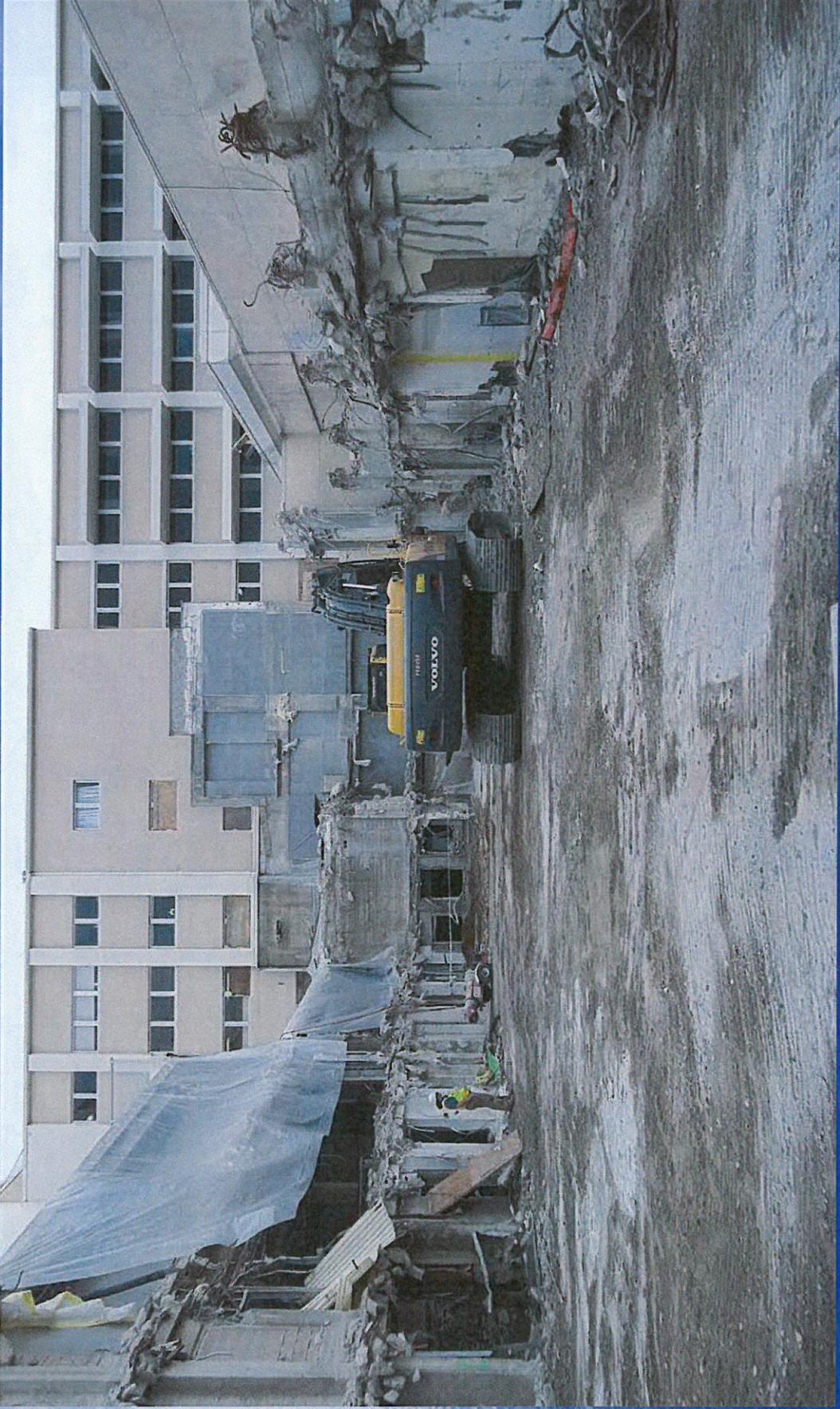
TODAY

November 12, 2015



Q1 2013

North Wing Demolition



Q3 2014 Link Building



Q1 2015 Reeves Hard Demo



Q3 2015 Skin Wall @ South Wing

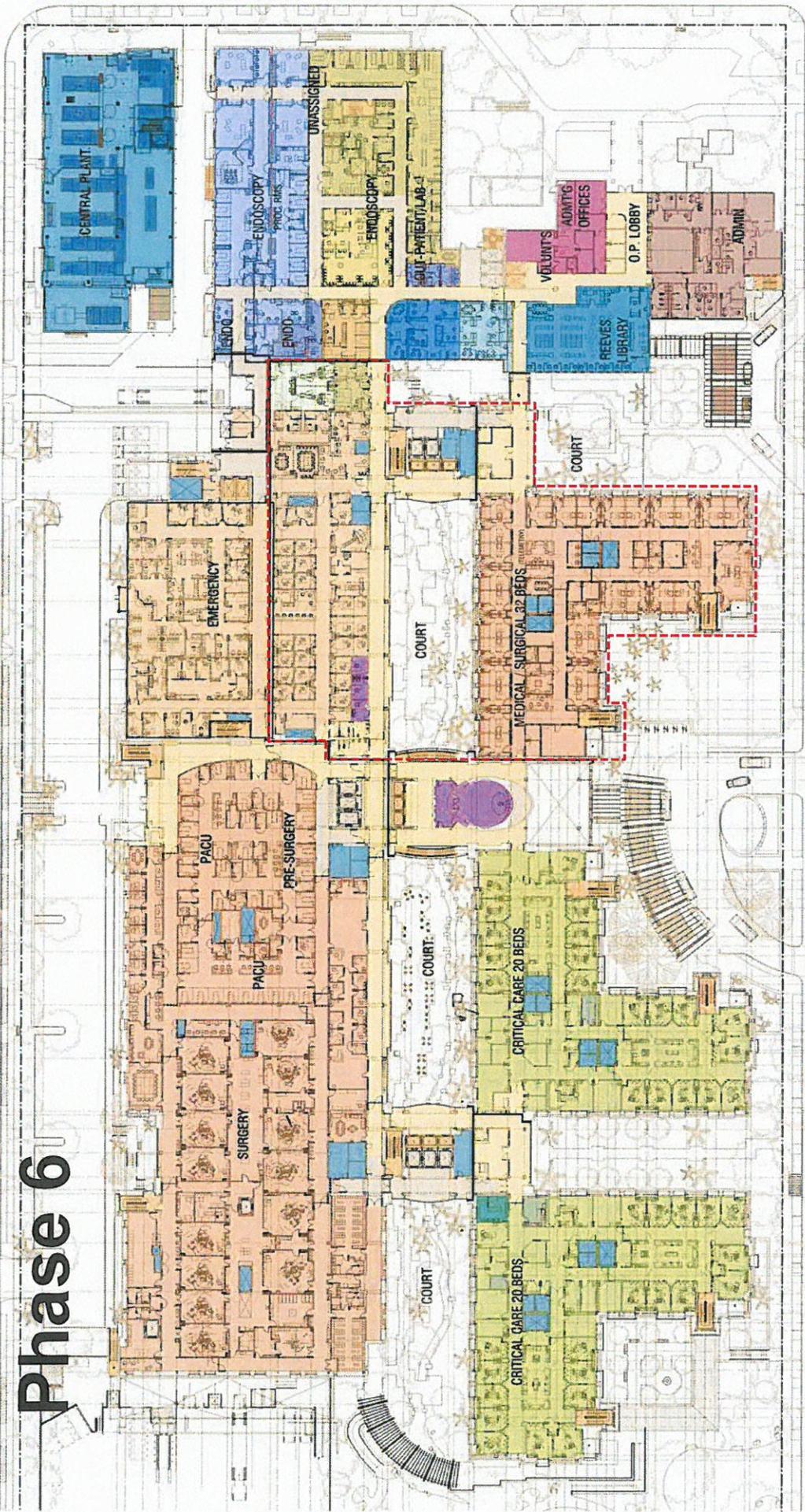


Q3 2015 Site Preparation/Shoring



Phase 6

JUNIPERO STREET



PUEBLO STREET

Lee
Burkhart
Liu

Second Floor Plan

0 20 40 80

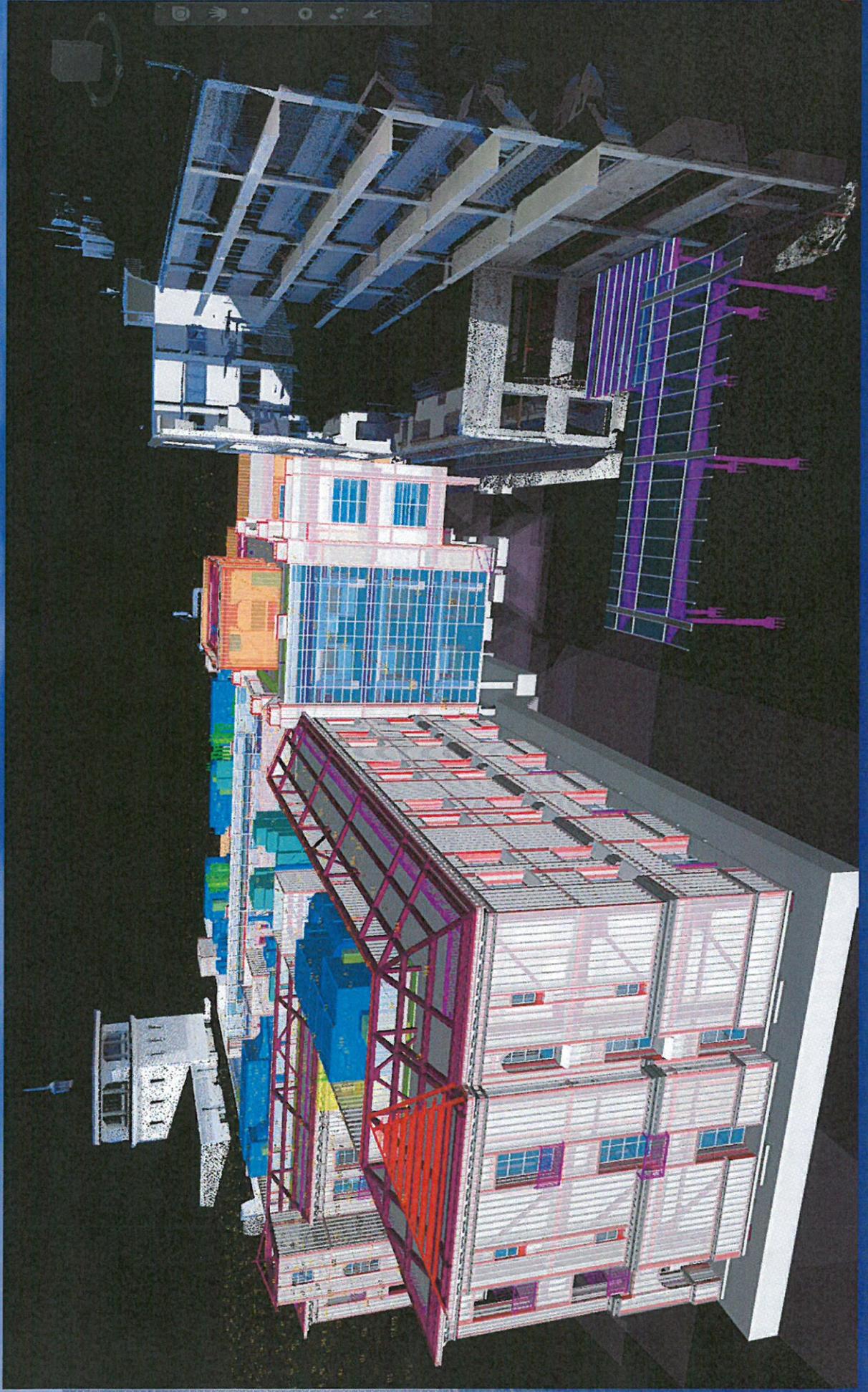
December 22, 2005
Santa Barbara Cottage Hospital
Cottage Health System

PHASE 6 OF PHASE 6A, 6B AND 6C. COURTESY: WOODS BAGOT ARCHITECTS

Phase 6 Preconstruction

- McCarthy and 11 key subcontractors have spent 15 months building a virtual 3D model and coordinating the job. (known as BIM)
- 2,460 questions posed / 59 OSHPD Change Orders created
- 10 Deferred Approvals (Subcontractor Design)
- 3D model is complete and coordinated with a 3D Survey (known as the point cloud)

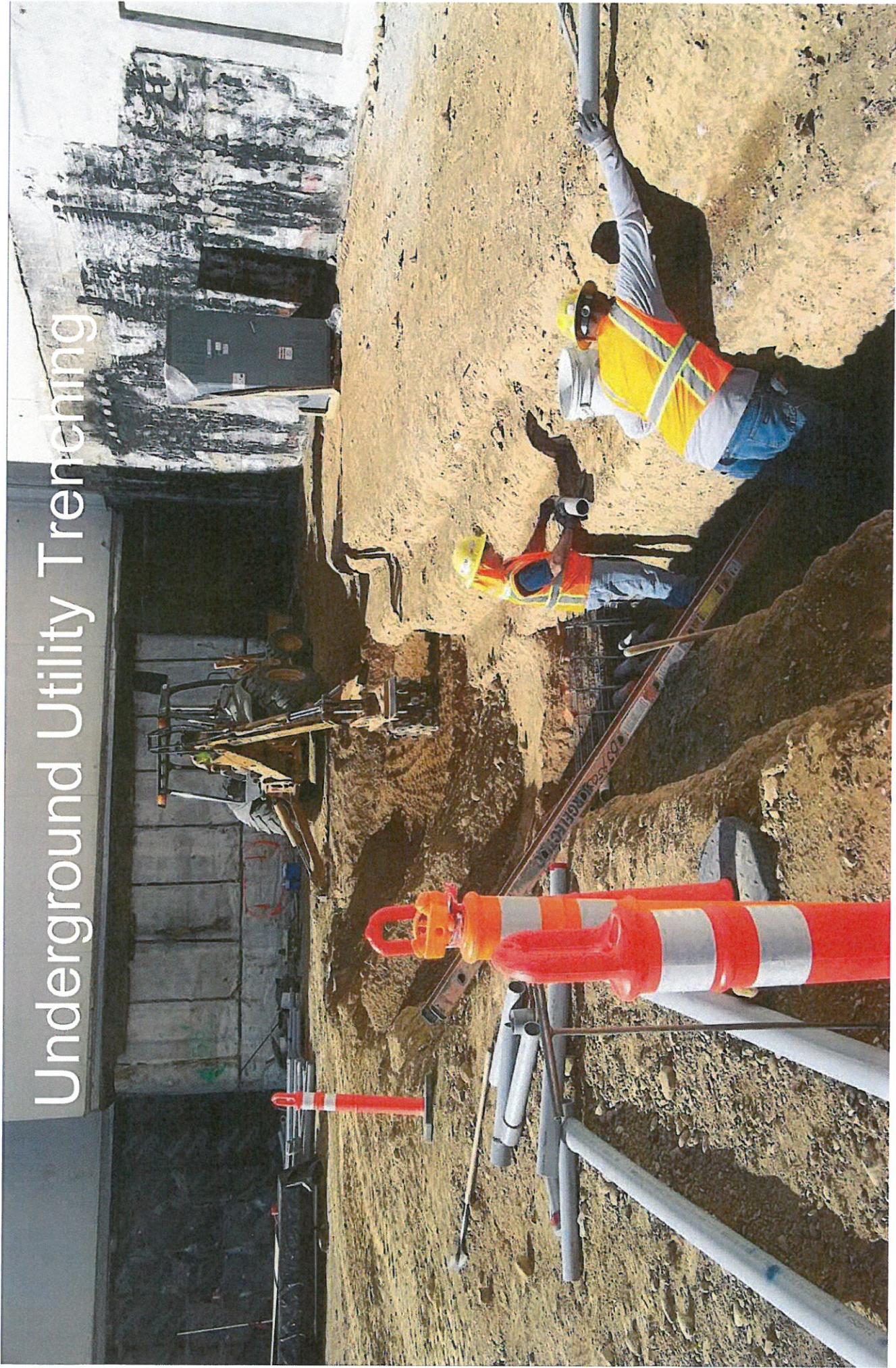
3D BIM Coordination / Exterior Coordination



BIM Flythrough



Underground Utility Trenching



Q4 2015 Tower Crane Base



www.CottageHealth.org

- About Us (lower left)
- Construction Updates

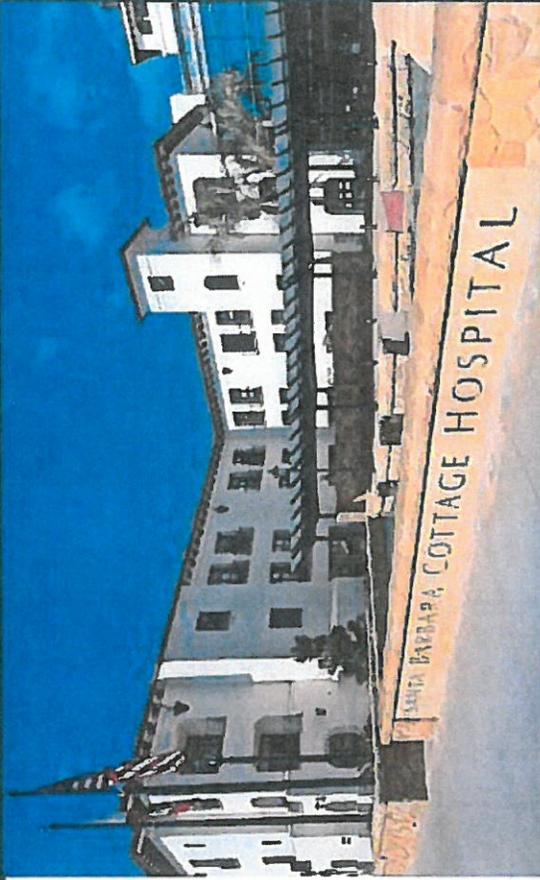
<http://www.cottagehealth.org/about/construction-updates/>

Santa Barbara Cottage Hospital Neighborhood Meeting

for hospital neighbors and interested community members

Tuesday
February 10, 2015
5:30 – 6:30 pm
RSVP to 569-8915

Cottage Rehabilitation Hospital
2415 De la Vina Street
Meisel Conference Center



We'll update you on what's currently in progress,
discuss future construction phases and answer your questions.
Light refreshments provided.



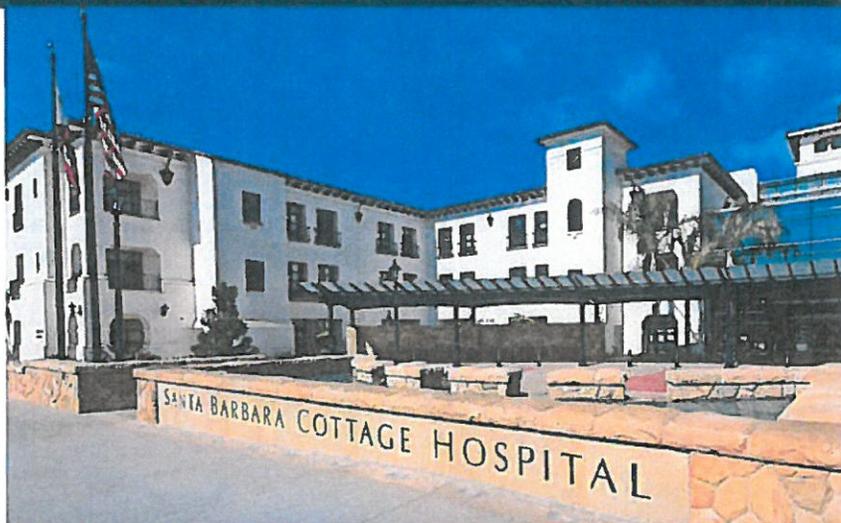
Santa Barbara Cottage Hospital Neighborhood Meeting

for hospital neighbors and interested community members

Thursday
May 14, 2015
5:30 – 6:30 pm

RSVP to 569-8915

Cottage Rehabilitation Hospital
2415 De la Vina Street
Meisel Conference Center



We'll update you on what's currently in progress,
discuss future construction phases and answer your questions.
Light refreshments provided.

Santa Barbara Cottage Hospital Neighborhood Meeting

for hospital neighbors and interested community members

Thursday
May 14, 2015
5:30 – 6:30 pm

RSVP to 569-8915

Cottage Rehabilitation Hospital
2415 De la Vina Street
Meisel Conference Center



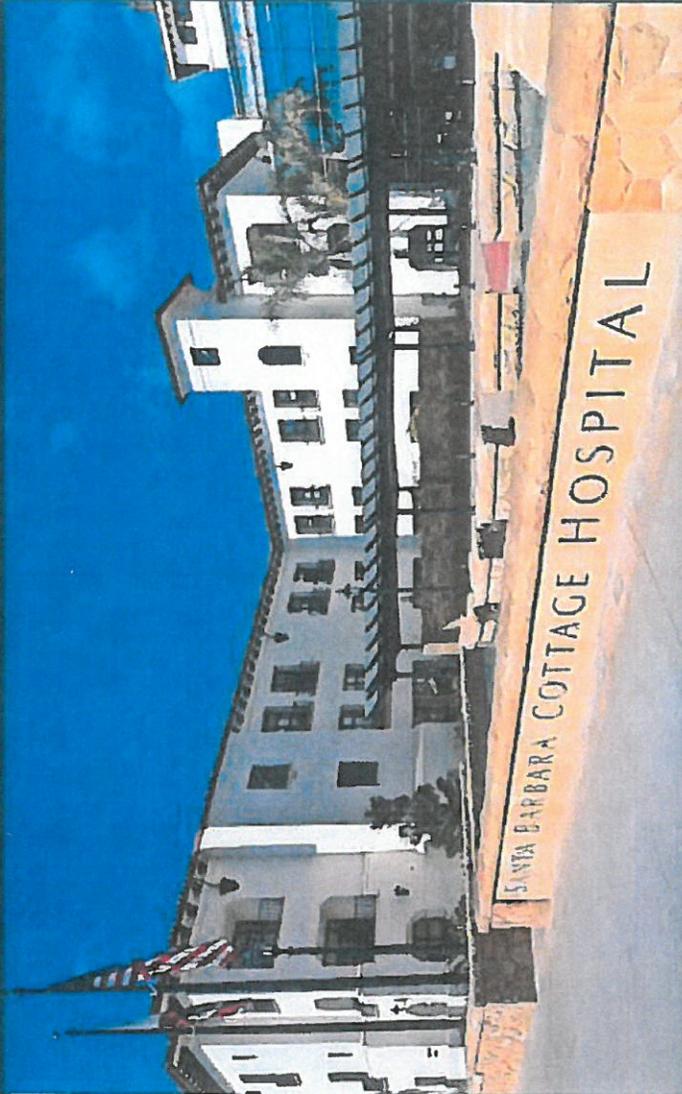
We'll update you on what's currently in progress,
discuss future construction phases and answer your questions.
Light refreshments provided.

Santa Barbara Cottage Hospital Neighborhood Meeting

for hospital neighbors and interested community members

Tuesday
August 11, 2015
5:30 – 6:30 pm
RSVP to 569-8915

Cottage Rehabilitation Hospital
2415 De la Vina Street
Meisel Conference Center

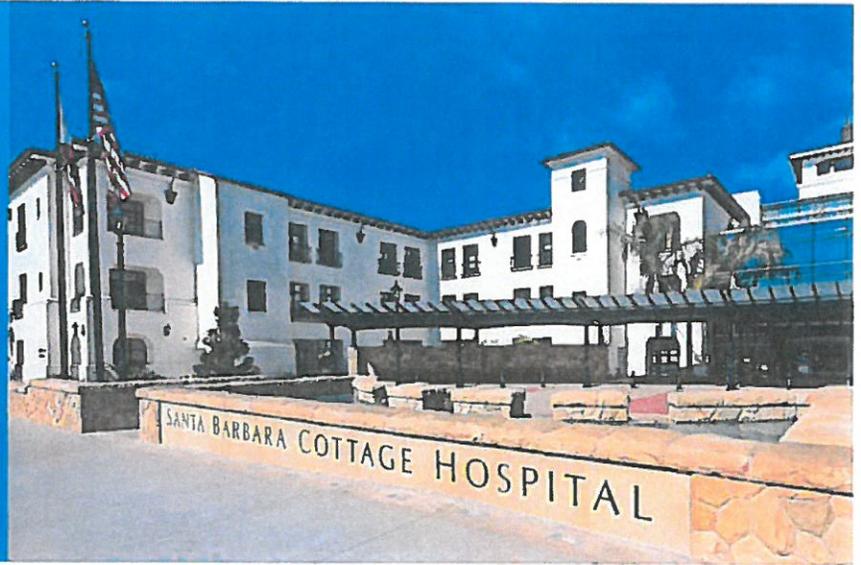


We'll update you on what's currently in progress,
discuss future construction phases and answer your questions.
Light refreshments provided.

SANTA BARBARA COTTAGE HOSPITAL

Neighborhood Meeting

for hospital neighbors and interested community members



when:

Thursday, November 12
5:30 – 6:30 pm
RSVP to 569-8915

where:

Cottage Rehabilitation Hospital
2415 De la Vina Street
Meisel Conference Center

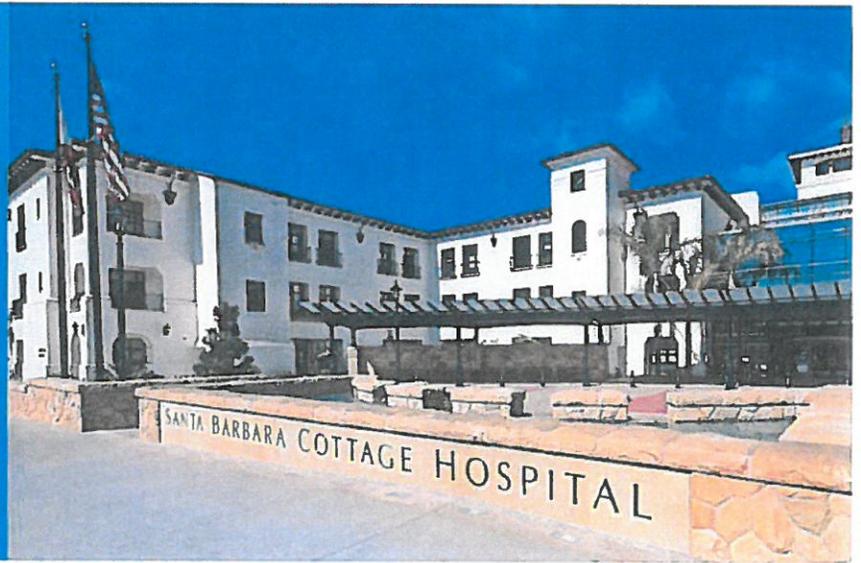
what:

We'll update you on what's currently in progress, discuss future construction phases and answer your questions.
Light refreshments provided.

SANTA BARBARA COTTAGE HOSPITAL

Neighborhood Meeting

for hospital neighbors and interested community members



when:

Thursday, November 12
5:30 – 6:30 pm
RSVP to 569-8915

where:

Cottage Rehabilitation Hospital
2415 De la Vina Street
Meisel Conference Center

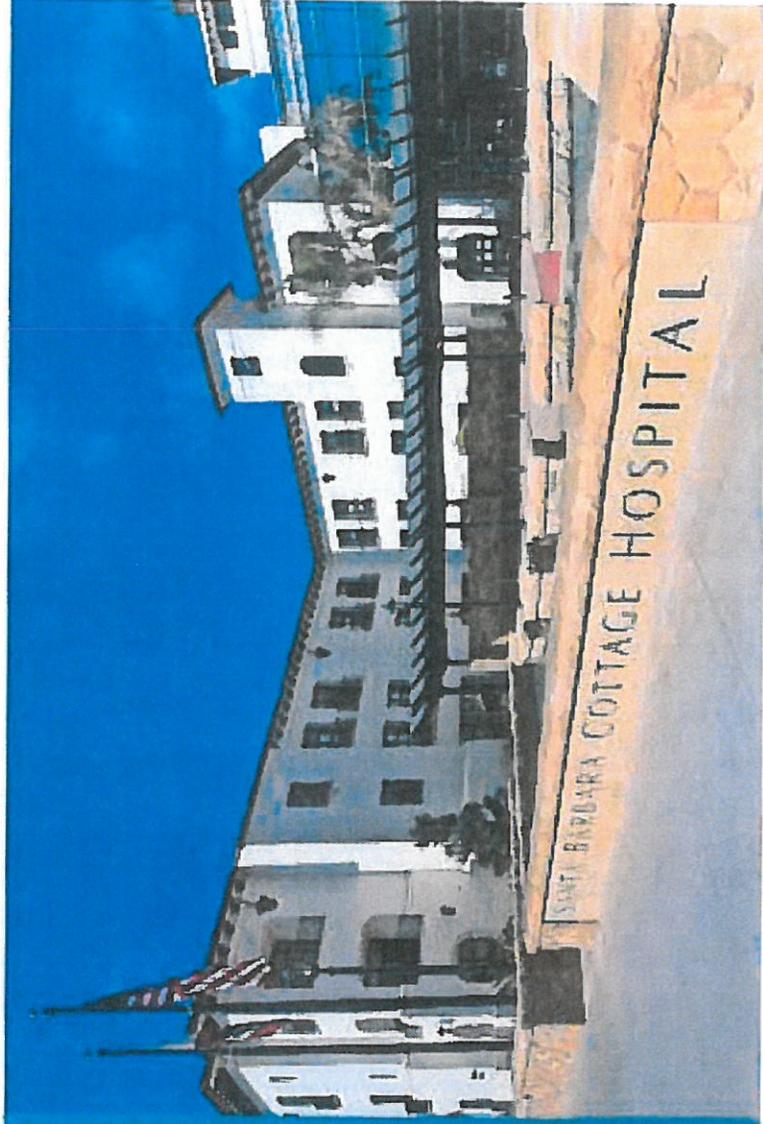
what:

We'll update you on what's currently in progress, discuss future construction phases and answer your questions.
Light refreshments provided.

SANTA BARBARA COTTAGE HOSPITAL

Neighborhood Meeting

for hospital neighbors and interested community members



when:

Thursday, November 12
5:30 – 6:30 pm
RSVP to 569-8915

where:

Cottage Rehabilitation Hospital
2415 De la Vina Street
Meisel Conference Center

what:

We'll update you on what's currently in progress, discuss future construction phases and answer your questions. Light refreshments provided.

Neighborhood Meeting #33

- Mandated by the City of Santa Barbara Conditions of Approval as part of the Development Plan for the Santa Barbara Cottage Hospital Facilities Master Plan (FMP)
- To be held twice yearly (has been quarterly)
- Report on the status of FMP construction

Phase 5 Demo/Link/Conference

November 12, 2015

Phase 6

1 New Nursing Pavilion
D & T Expansion

- Phase 1: Demolition & Clearing for the Central Plant and the Parking Structures
- Phase 2: Build Central Plant, 2 Parking Structures, Child Care Center
- Phase 3: Demolition & Clearing for Phase 4
- Phase 4: 2 Nursing Pavilions and Diagnostic & Therapeutic Wing
- Phase 5: Demo/Clearing for Phase 6, Link Building, Conference Rooms
- Phase 6: 1 Nursing Pavilion, Centennial Wing Expansion
- Phase 8: Internal Remodels

SBCCH - Facilities Master Schedule

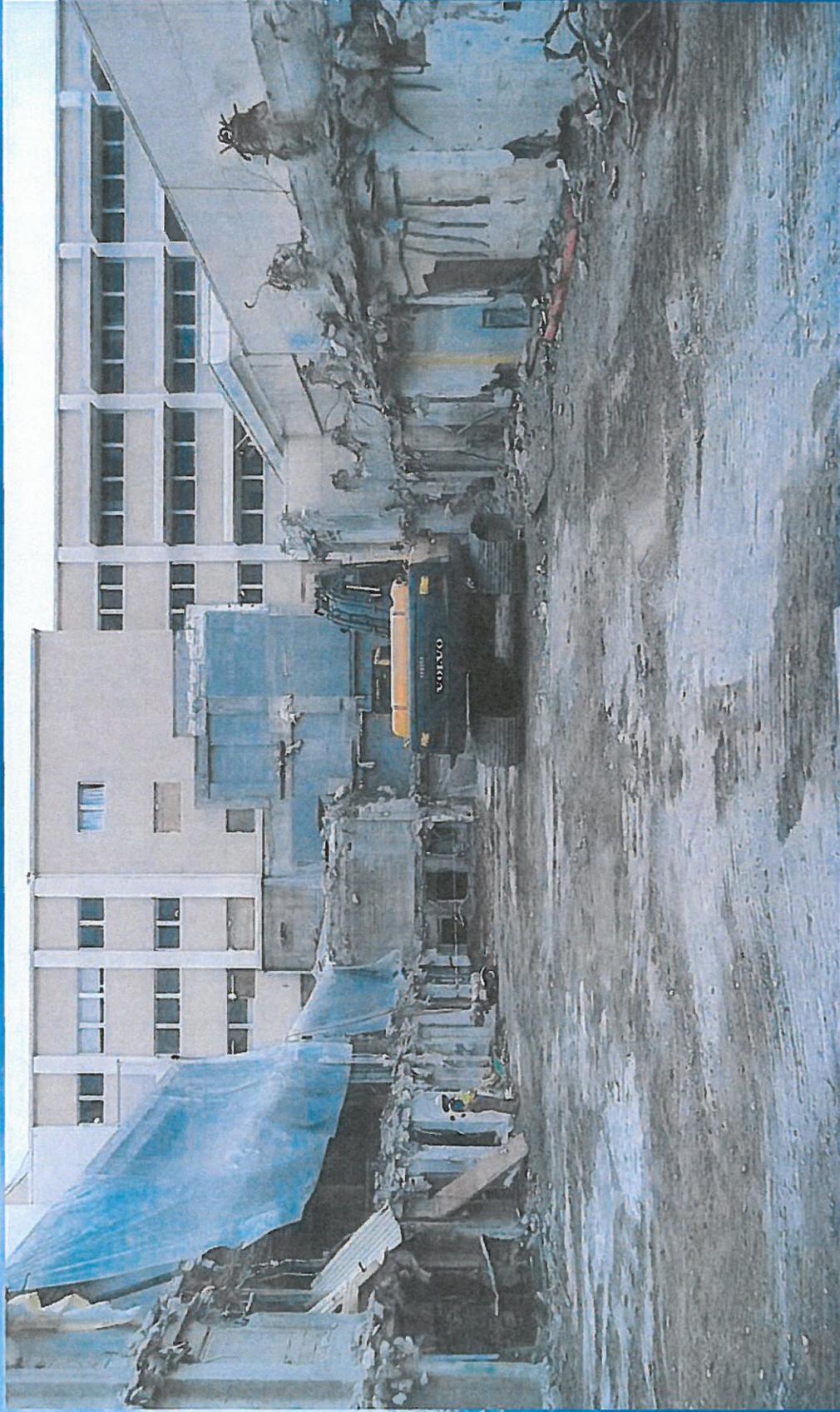
Project	2002		2003		2004		2005		2006		2007		2008		2009		2010		2011		2012		2013		2014		2015		2016		2017		2018		2019																																	
	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2																																										
City Entitlement	9/16		4/29		4/13		6/13		8/1		12/30		4/3		6/19		8/1		11/1		4/3		7/17		11/1		1/30		12/1		9/2		4/12		12/19		2/1		10/1		9/1		6/29		11/15		9/30		3/2		6/9		3/19		7/31		7/20		9/8		9/14		6/14		6/14		6/12	
Phase 1 - Demo Eye Center	9/16		4/29		4/13		6/13		8/1		12/30		4/3		6/19		8/1		11/1		4/3		7/17		11/1		1/30		12/1		9/2		4/12		12/19		2/1		10/1		9/1		6/29		11/15		9/30		3/2		6/9		3/19		7/31		7/20		9/8		9/14		6/14		6/14		6/12	
Phase 1B - Clear Parking Structure Site	9/16		4/29		4/13		6/13		8/1		12/30		4/3		6/19		8/1		11/1		4/3		7/17		11/1		1/30		12/1		9/2		4/12		12/19		2/1		10/1		9/1		6/29		11/15		9/30		3/2		6/9		3/19		7/31		7/20		9/8		9/14		6/14		6/14		6/12	
Phase 2A - Knapp Parking Structure	9/16		4/29		4/13		6/13		8/1		12/30		4/3		6/19		8/1		11/1		4/3		7/17		11/1		1/30		12/1		9/2		4/12		12/19		2/1		10/1		9/1		6/29		11/15		9/30		3/2		6/9		3/19		7/31		7/20		9/8		9/14		6/14		6/14		6/12	
Phase 2A - Pueblo Parking Structure	9/16		4/29		4/13		6/13		8/1		12/30		4/3		6/19		8/1		11/1		4/3		7/17		11/1		1/30		12/1		9/2		4/12		12/19		2/1		10/1		9/1		6/29		11/15		9/30		3/2		6/9		3/19		7/31		7/20		9/8		9/14		6/14		6/14		6/12	
Phase 2A - Child Care Center	9/16		4/29		4/13		6/13		8/1		12/30		4/3		6/19		8/1		11/1		4/3		7/17		11/1		1/30		12/1		9/2		4/12		12/19		2/1		10/1		9/1		6/29		11/15		9/30		3/2		6/9		3/19		7/31		7/20		9/8		9/14		6/14		6/14		6/12	
Phase 2B - Central Plant	9/16		4/29		4/13		6/13		8/1		12/30		4/3		6/19		8/1		11/1		4/3		7/17		11/1		1/30		12/1		9/2		4/12		12/19		2/1		10/1		9/1		6/29		11/15		9/30		3/2		6/9		3/19		7/31		7/20		9/8		9/14		6/14		6/14		6/12	
Phase 3 - Demo Ex Plant and PS	9/16		4/29		4/13		6/13		8/1		12/30		4/3		6/19		8/1		11/1		4/3		7/17		11/1		1/30		12/1		9/2		4/12		12/19		2/1		10/1		9/1		6/29		11/15		9/30		3/2		6/9		3/19		7/31		7/20		9/8		9/14		6/14		6/14		6/12	
Storm Drain	9/16		4/29		4/13		6/13		8/1		12/30		4/3		6/19		8/1		11/1		4/3		7/17		11/1		1/30		12/1		9/2		4/12		12/19		2/1		10/1		9/1		6/29		11/15		9/30		3/2		6/9		3/19		7/31		7/20		9/8		9/14		6/14		6/14		6/12	
NTMP Street Intersections Phase 1	9/16		4/29		4/13		6/13		8/1		12/30		4/3		6/19		8/1		11/1		4/3		7/17		11/1		1/30		12/1		9/2		4/12		12/19		2/1		10/1		9/1		6/29		11/15		9/30		3/2		6/9		3/19		7/31		7/20		9/8		9/14		6/14		6/14		6/12	
Underground Utilities	9/16		4/29		4/13		6/13		8/1		12/30		4/3		6/19		8/1		11/1		4/3		7/17		11/1		1/30		12/1		9/2		4/12		12/19		2/1		10/1		9/1		6/29		11/15		9/30		3/2		6/9		3/19		7/31		7/20		9/8		9/14		6/14		6/14		6/12	
Phase 4 - D&T, 2 Nursing Pavilions	9/16		4/29		4/13		6/13		8/1		12/30		4/3		6/19		8/1		11/1		4/3		7/17		11/1		1/30		12/1		9/2		4/12		12/19		2/1		10/1		9/1		6/29		11/15		9/30		3/2		6/9		3/19		7/31		7/20		9/8		9/14		6/14		6/14		6/12	
Phase 4A - Remodel Centennial Wing	9/16		4/29		4/13		6/13		8/1		12/30		4/3		6/19		8/1		11/1		4/3		7/17		11/1		1/30		12/1		9/2		4/12		12/19		2/1		10/1		9/1		6/29		11/15		9/30		3/2		6/9		3/19		7/31		7/20		9/8		9/14		6/14		6/14		6/12	
Phase 5A - Remodel Existing Buildings	9/16		4/29		4/13		6/13		8/1		12/30		4/3		6/19		8/1		11/1		4/3		7/17		11/1		1/30		12/1		9/2		4/12		12/19		2/1		10/1		9/1		6/29		11/15		9/30		3/2		6/9		3/19		7/31		7/20		9/8		9/14		6/14		6/14		6/12	
Phase 5B - Demo West, North, Reeves, Central	9/16		4/29		4/13		6/13		8/1		12/30		4/3		6/19		8/1		11/1		4/3		7/17		11/1		1/30		12/1		9/2		4/12		12/19		2/1		10/1		9/1		6/29		11/15		9/30		3/2		6/9		3/19		7/31		7/20		9/8		9/14		6/14		6/14		6/12	
Phase 6 - Build Nursing Pavilion & Partial D&T	9/16		4/29		4/13		6/13		8/1		12/30		4/3		6/19		8/1		11/1		4/3		7/17		11/1		1/30		12/1		9/2		4/12		12/19		2/1		10/1		9/1		6/29		11/15		9/30		3/2		6/9		3/19		7/31		7/20		9/8		9/14		6/14		6/14		6/12	
Phase 8 - Remodel Existing Buildings to Remain	9/16		4/29		4/13		6/13		8/1		12/30		4/3		6/19		8/1		11/1		4/3		7/17		11/1		1/30		12/1		9/2		4/12		12/19		2/1		10/1		9/1		6/29		11/15		9/30		3/2		6/9		3/19		7/31		7/20		9/8		9/14		6/14		6/14		6/12	

Q4 2012 North Wing - Start of Demolition

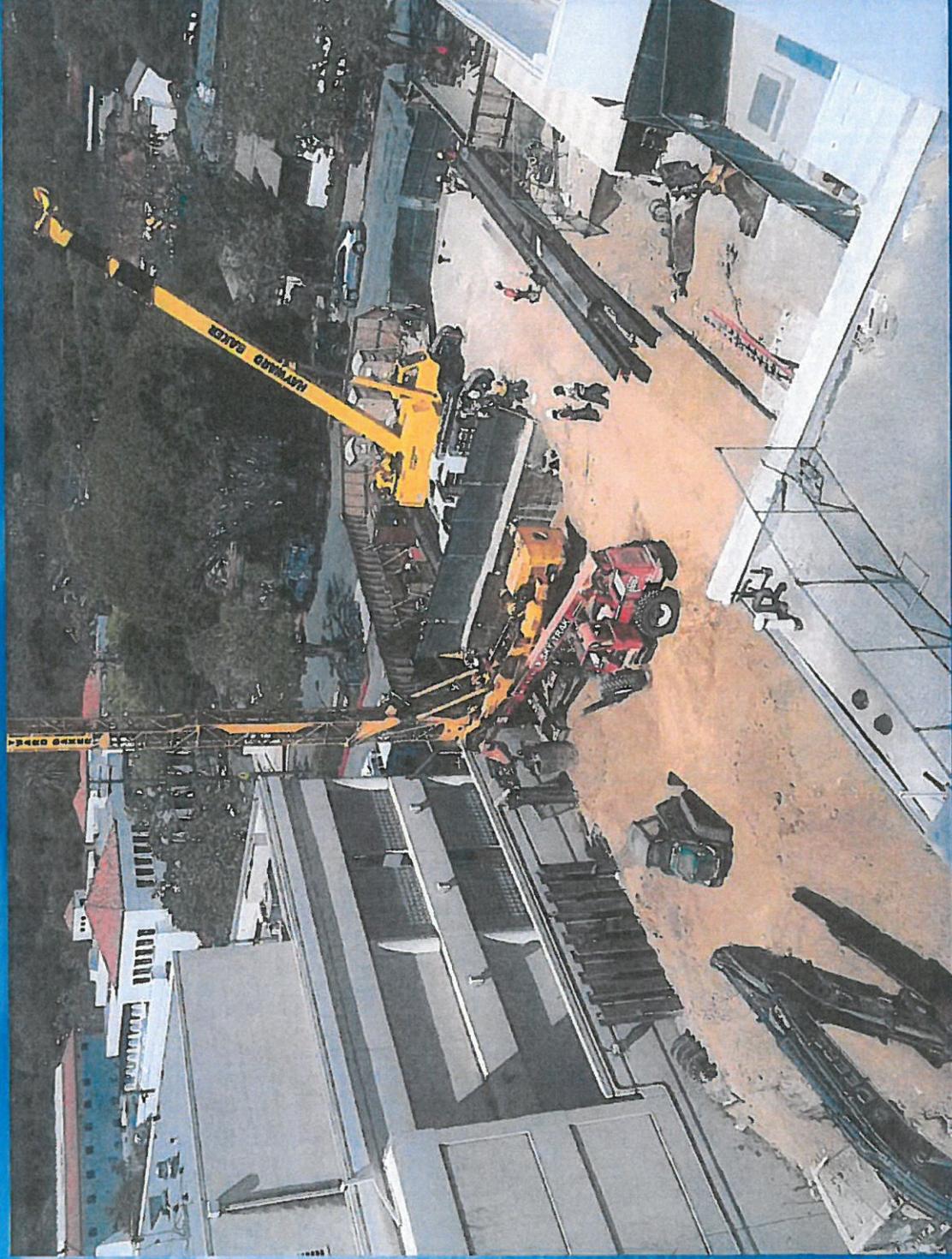


Q1 2013

North Wing Demolition



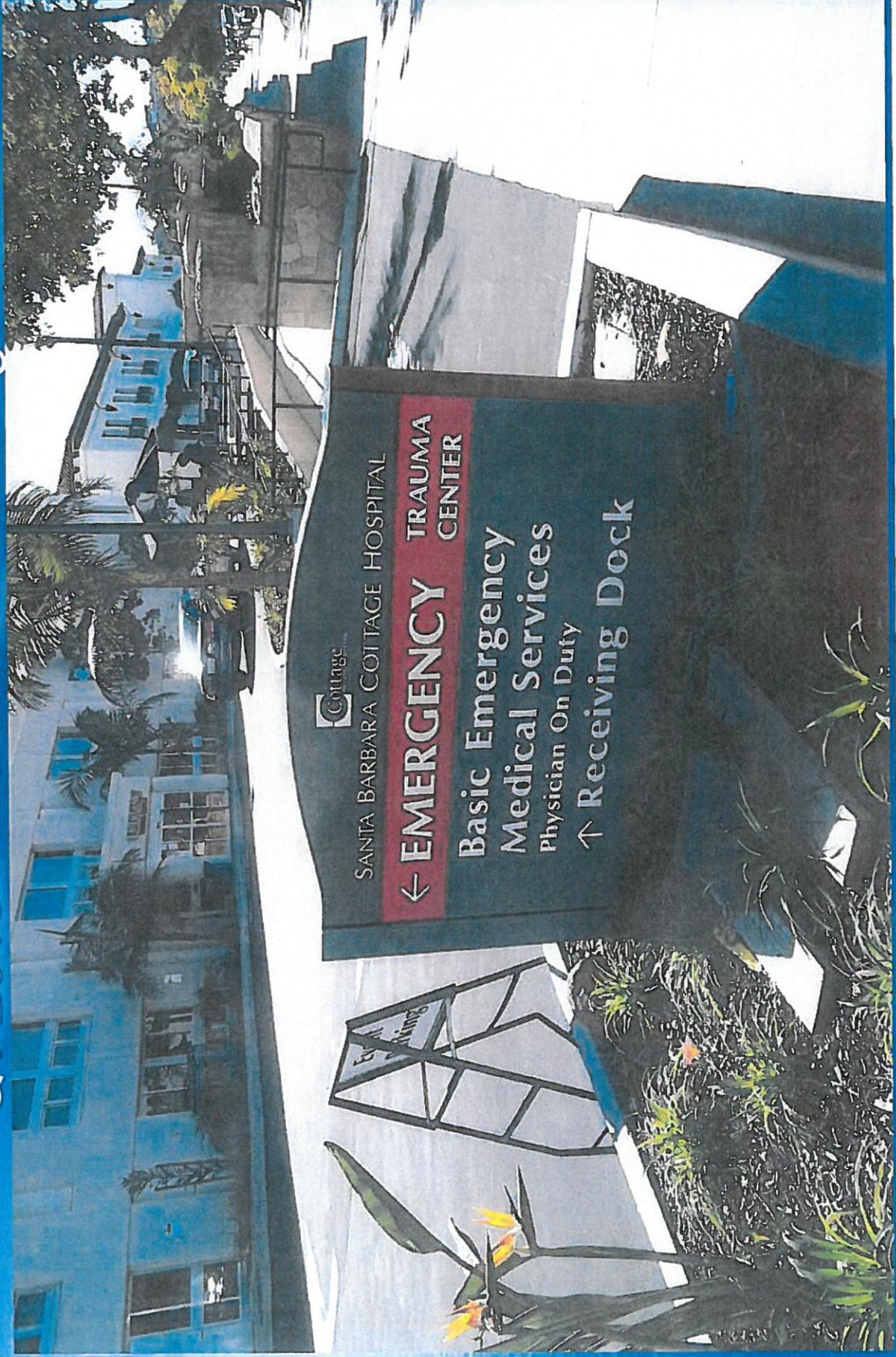
Q2 2013 Centennial Wing Shoring



Q3 2014 Link Building



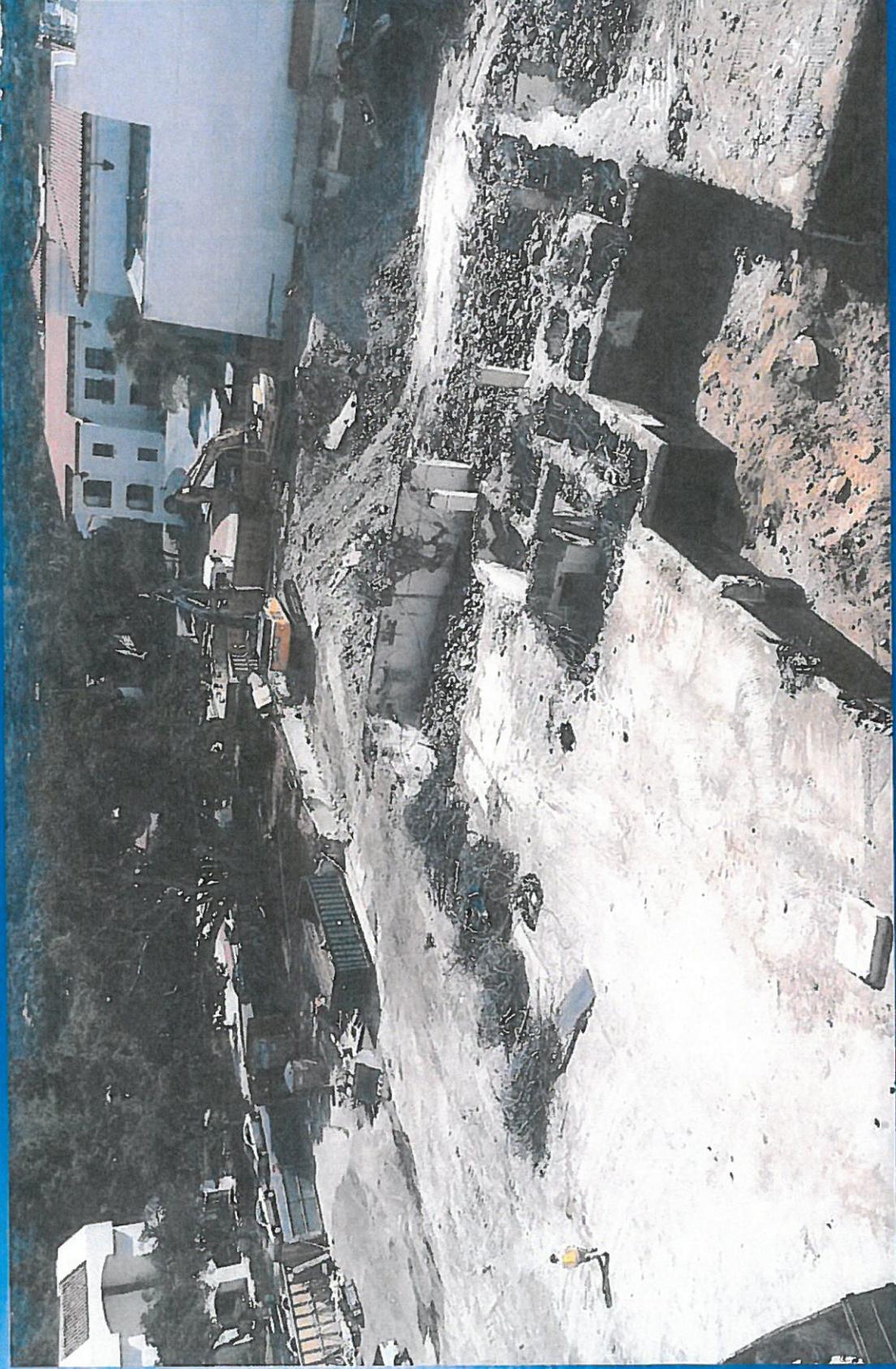
Q1 2015 Finished ED Parking Lot



Q1 2015 Reeves Hard Demo



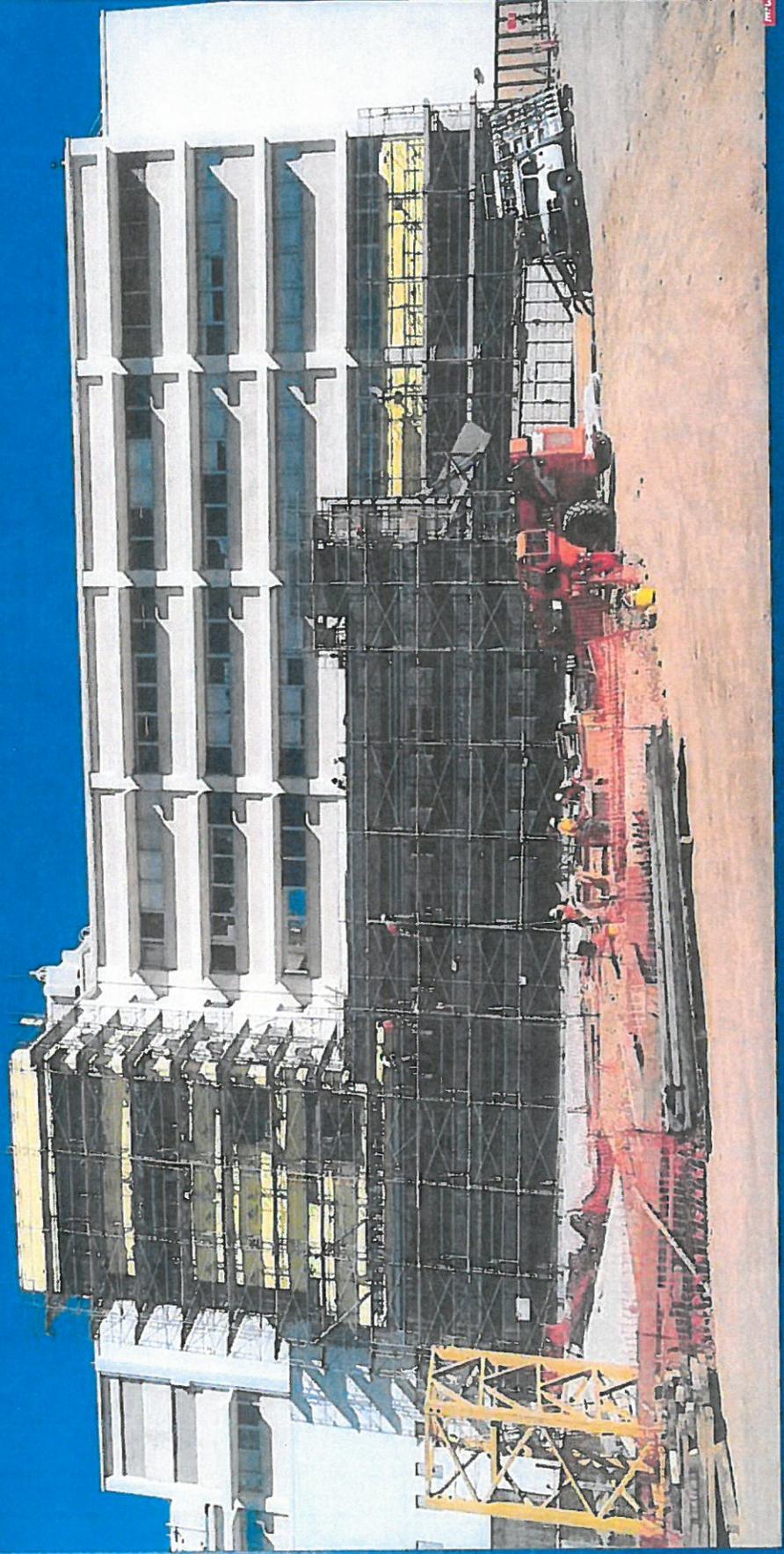
Q2 2015 Demolition Footprint looking Southwest



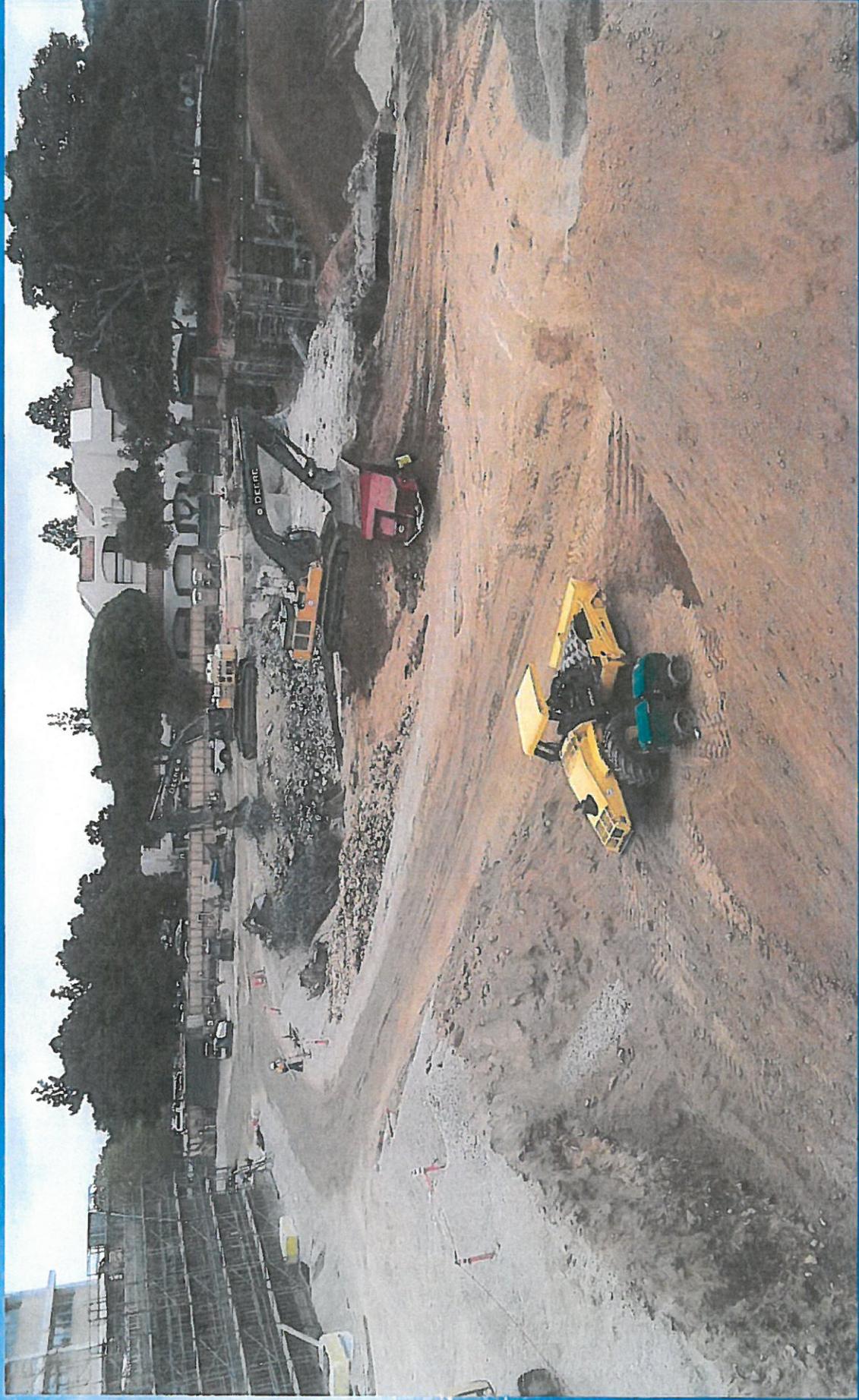
Q3 2015 Skin Wall @ South Wing



Q4 2015 Skin Wall @ South Wing



Q3 2015 Site Preparation/Shoring

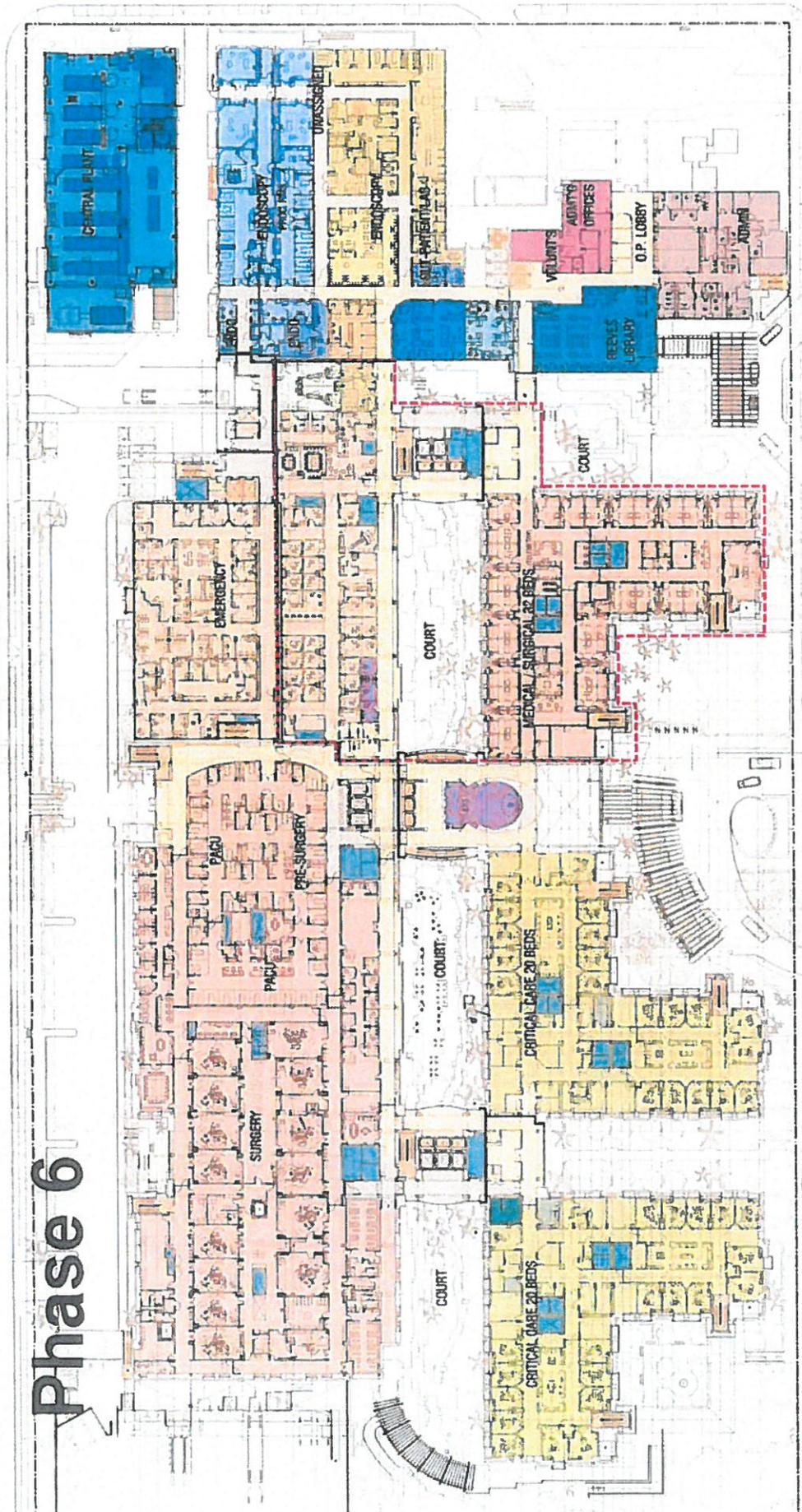


Phase 5 Wrap Up

- Demolition of all 4 Buildings are complete
- Link Building is complete
- Backfill and Grading Operations are complete
- Exterior Skin Wall Plaster is in progress
- Storefront and window installation is in progress
- Work to be completed in early 2016

Phase 6

JUNIPERO STREET



PUEBLO STREET

December 17, 2009

Santa Barbara Cottage Hospital
Cottage Health System

Lee
Burkhardt
Liu

Second Floor Plan



Phase 6 Construction

Contractor: McCarthy Building Co's

Architect: Perkins Eastman

Start Date: September 23, 2015

Construction Duration: 36 months

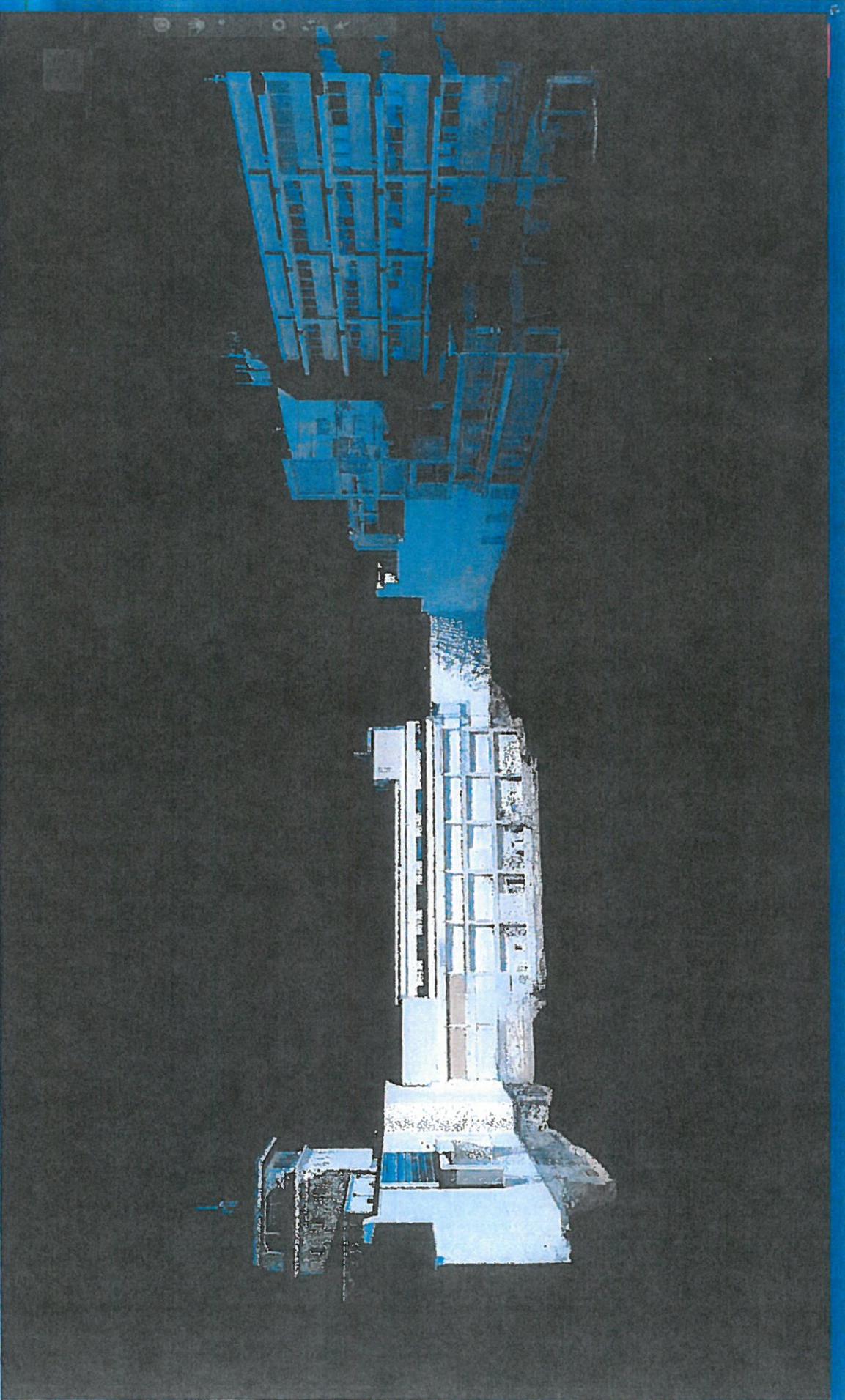
Construction Value: \$129 M

Total Project Value: \$189 M

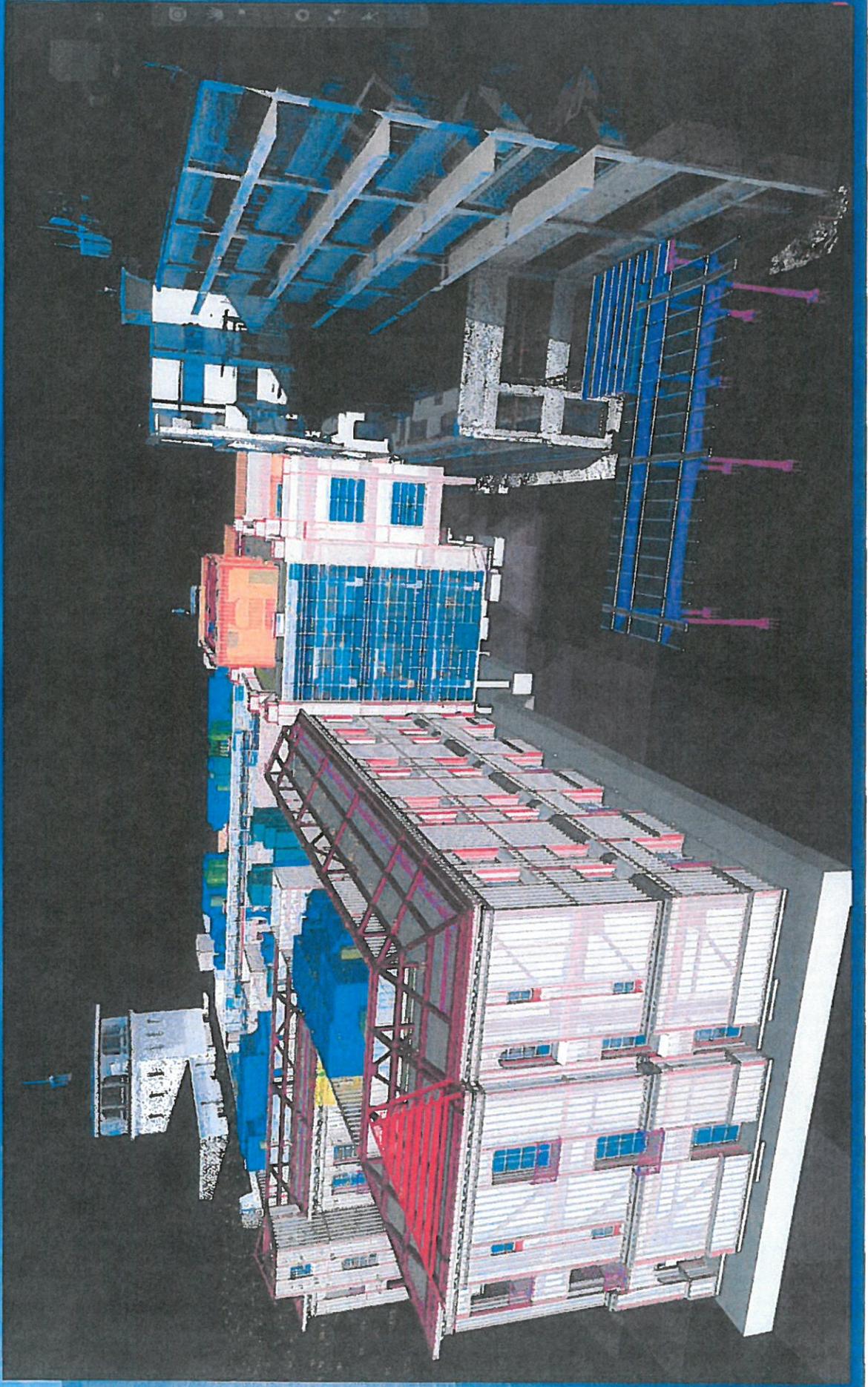
Phase 6 Preconstruction

- McCarthy and 11 key subcontractors have spent 15 months building a virtual 3D model and coordinating the job. (known as BIM)
- 2,460 questions posed / 59 OSHPD Change Orders created
- 10 Deferred Approvals (Subcontractor Design)
- 3D model is complete and coordinated with a 3D Survey (known as the point cloud)

3D Exterior Coordination / Point Cloud Survey



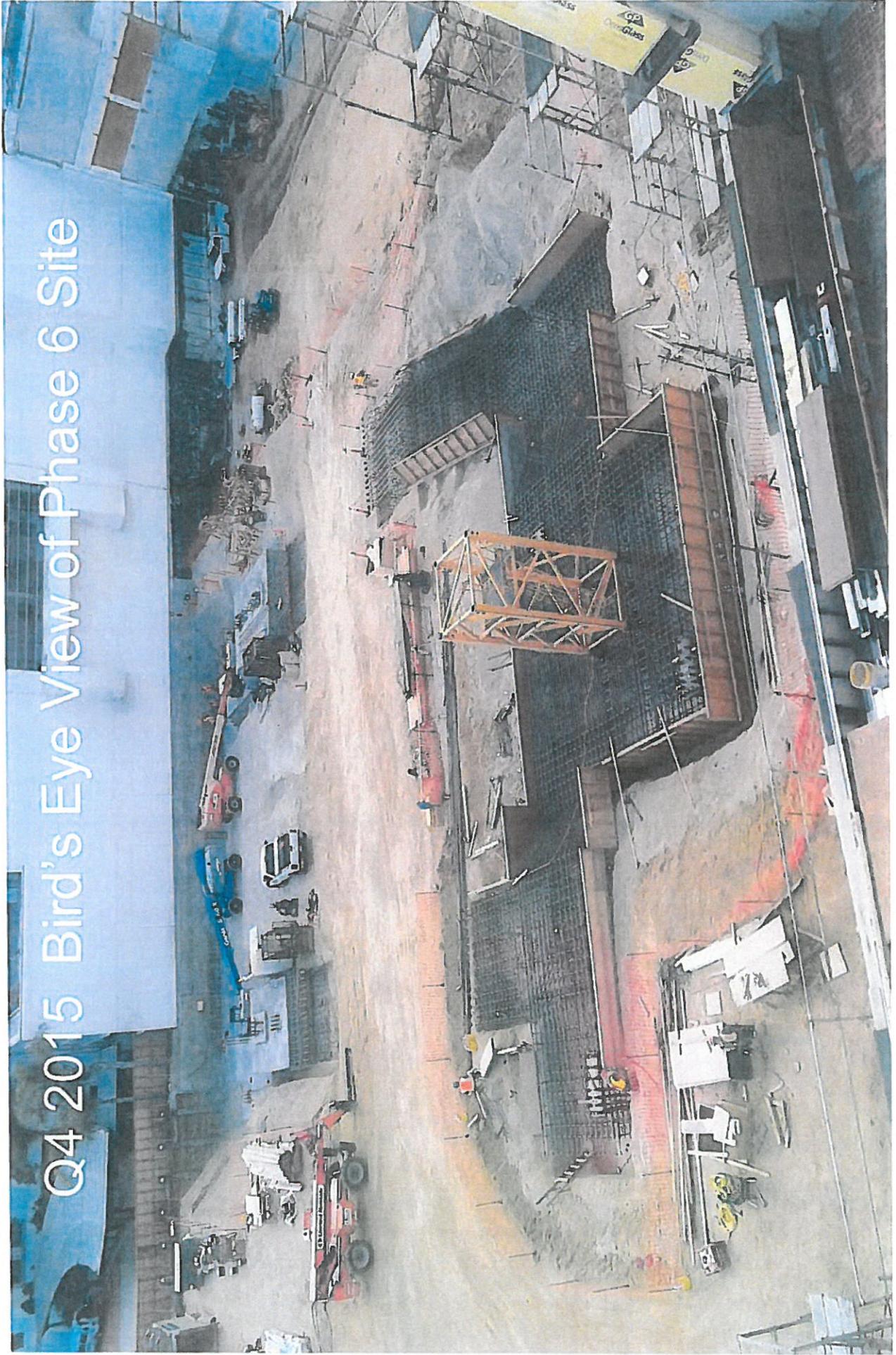
3D BIM Coordination / Exterior Coordination



3D BIM Coordination – 3rd Floor



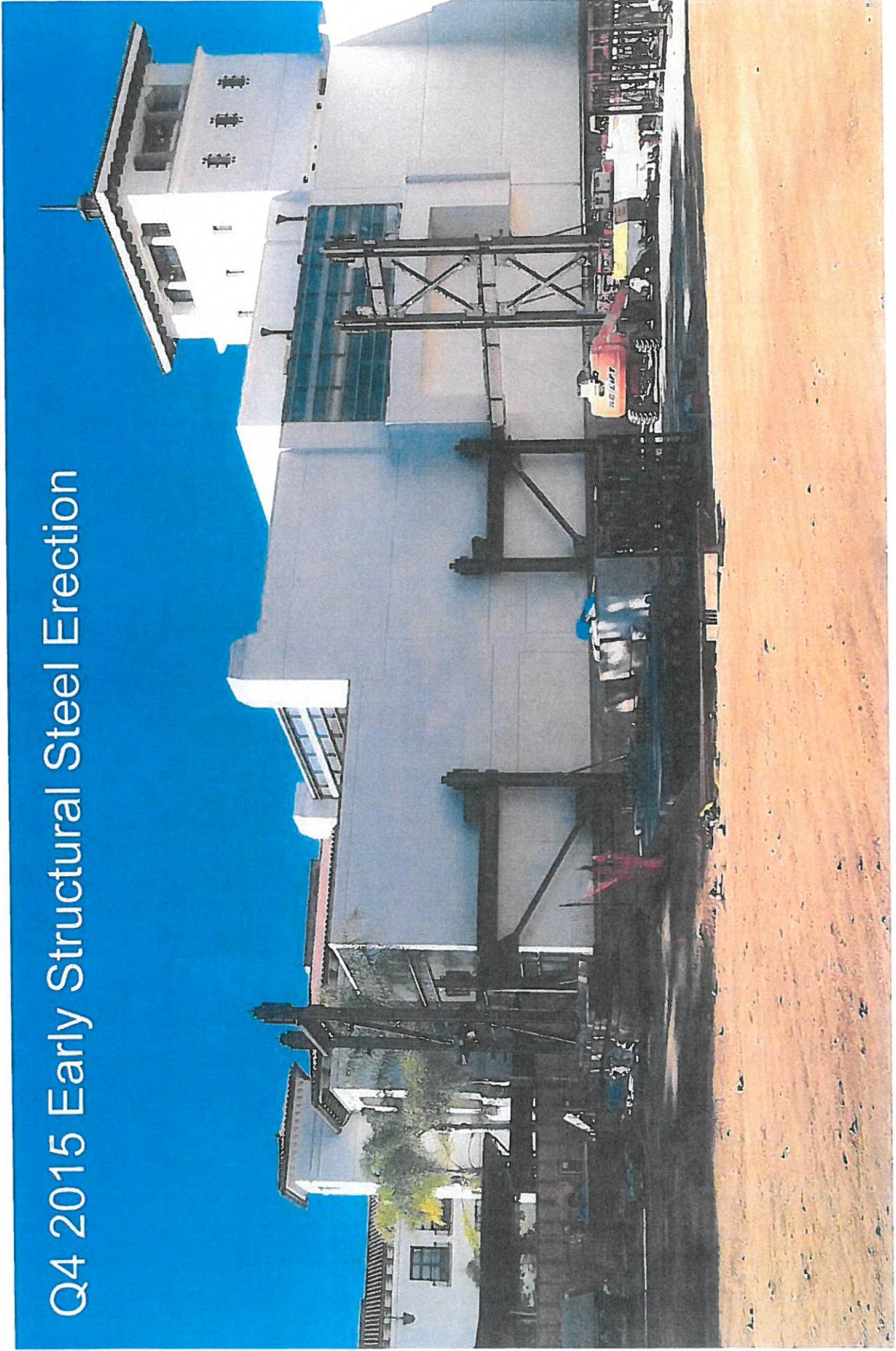
Q4 2015 Bird's Eye View of Phase 6 Site



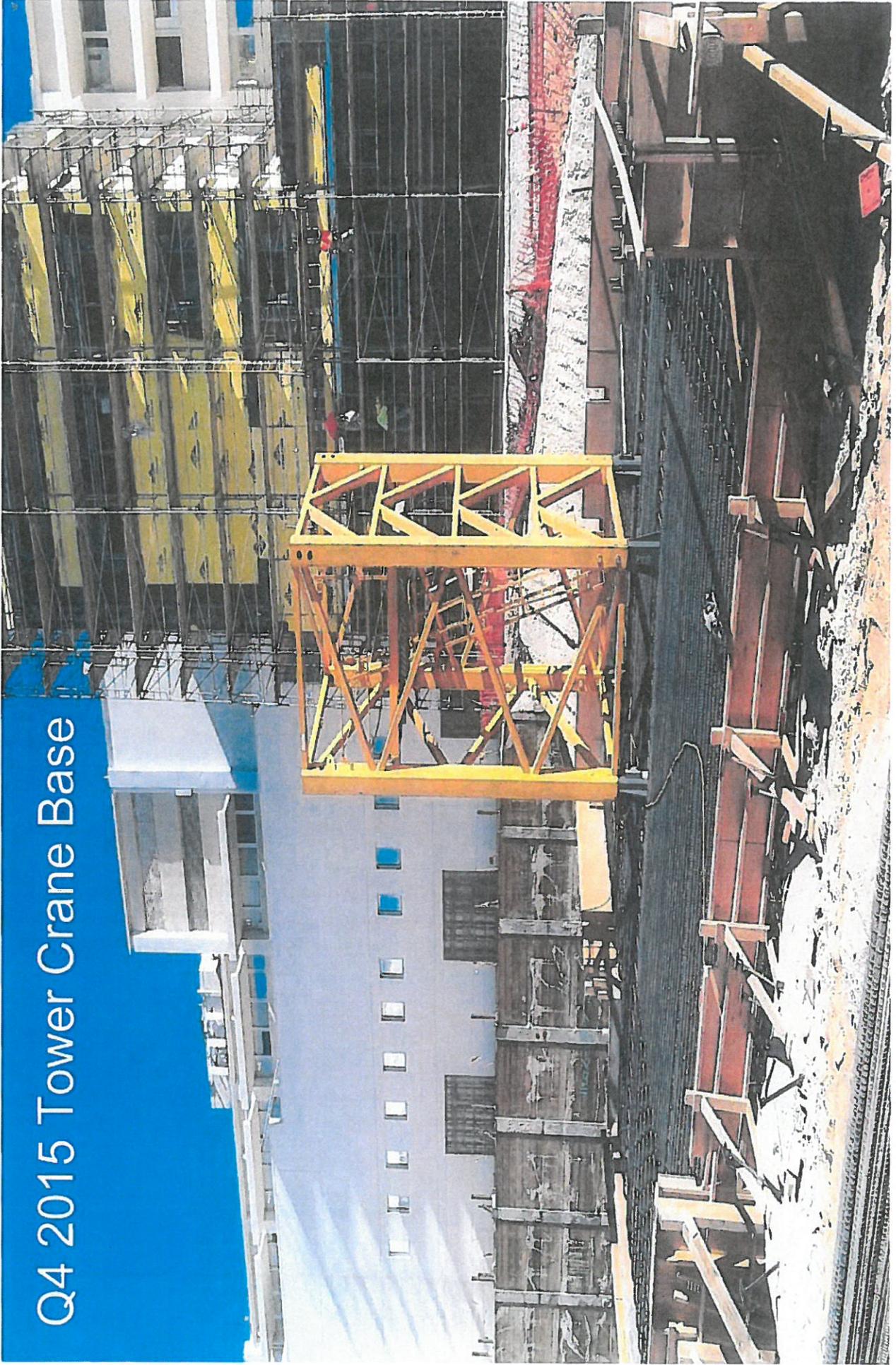
Underground Utility Trenching



Q4 2015 Early Structural Steel Erection



Q4 2015 Tower Crane Base



www.cottagehealth.org

The screenshot shows the homepage of Cottage Health's website. At the top, the URL <http://www.cottagehealth.org> is visible in the browser's address bar. The page features a navigation menu with the following items: SERVICES, DOCTORS, LOCATIONS, PATIENTS & VISITORS, and CLASSES & EVENTS. A search bar is located in the top right corner with the placeholder text "I am looking for...". Below the navigation menu is a large banner image of two people walking on a beach at sunset. Overlaid on the left side of the banner is a white box with the text: "Life. Where You Love It. Watch stories of real patients who faced health challenges and, with Cottage's help, recovered and returned to enjoying the life they love in their home town. Learn More". To the right of the banner, there are four buttons: "Pay My Bill" (with a hand icon), "Follow MyHealth" (with a person icon), "Send a Cheer Card" (with a smiley face icon), and "Make a Donation" (with a heart icon). The bottom of the page features a "Register for a Class" button. The browser's taskbar at the bottom shows various icons, including MSN, Google, and several application icons. The system tray in the bottom right corner displays the date and time: "7:18 PM 5/13/2013".

www.CottageHealth.org

- About Us (lower left)
- Construction Updates

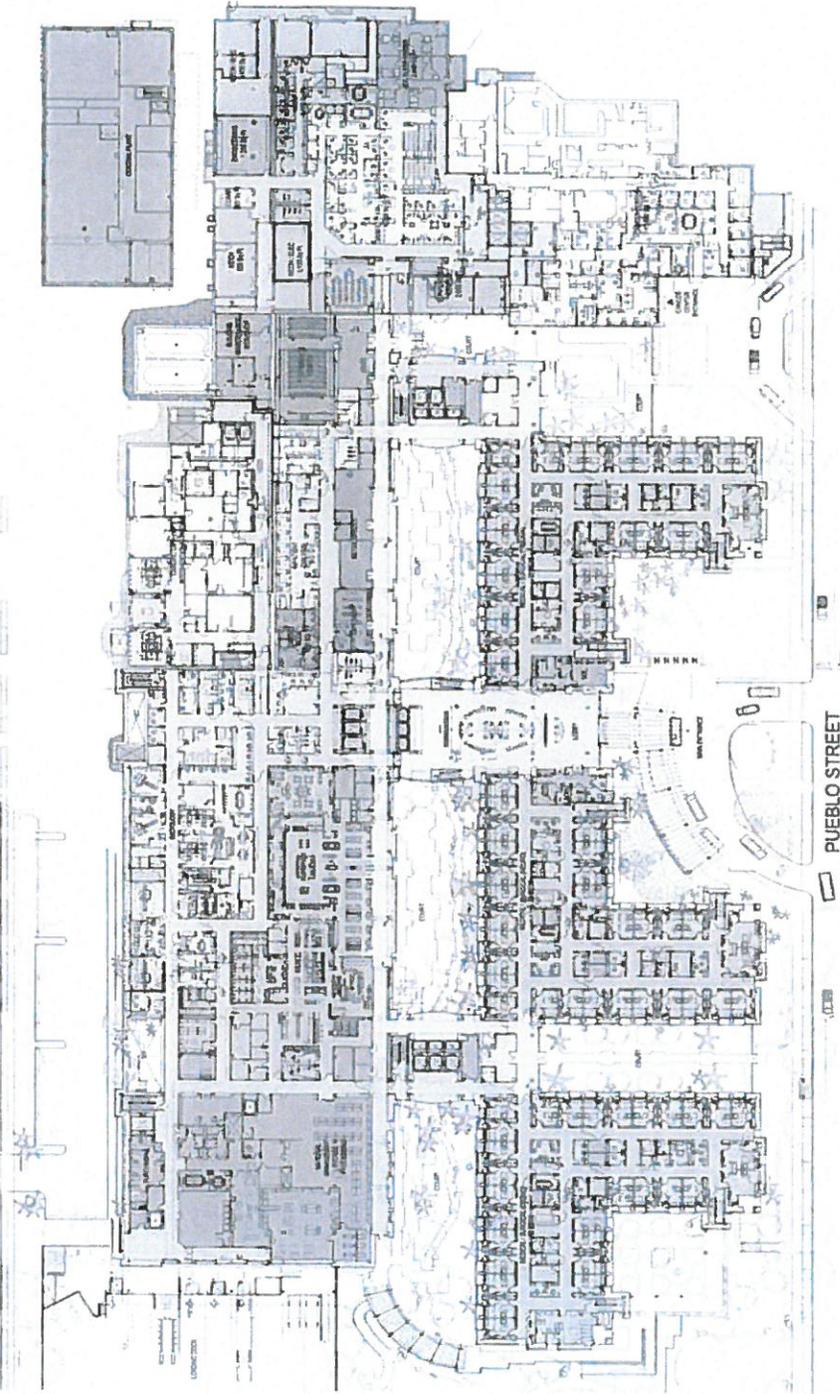
<http://www.cottagehealth.org/about/construction-updates/>

Project Management Hotline

(805) 569-8915

QUESTIONS?

JUNIPERO STREET



Loc
Barbait
L10

First Floor Plan

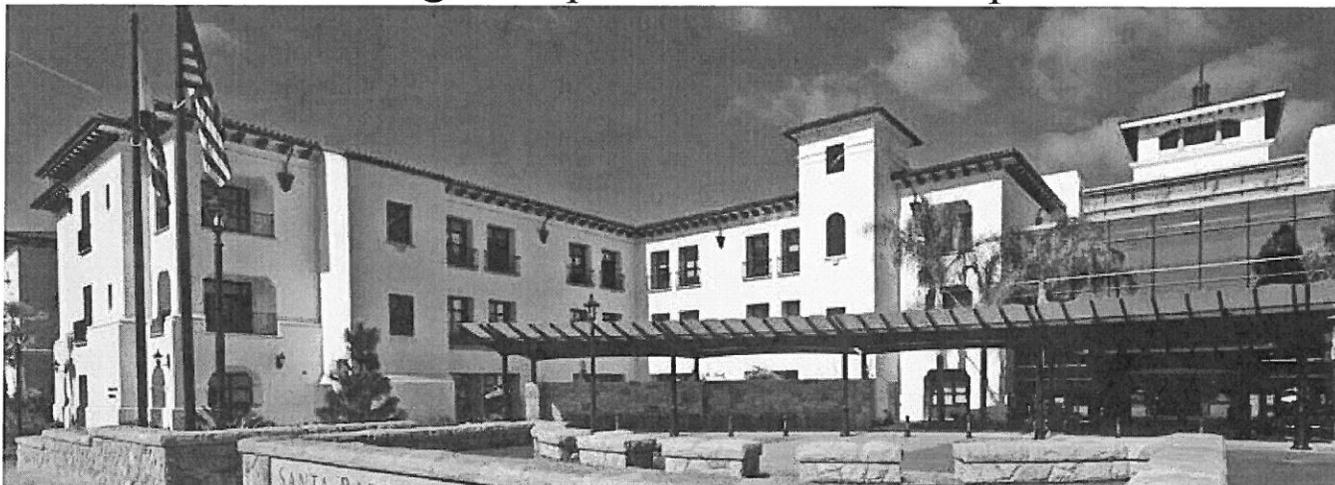
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Santa Barbara Cottage Hospital
Cottage Health System

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Santa Barbara Cottage Hospital Construction Updates



Project Management Hotline

To contact the Project Management Team please call 1-805-569-8915

The construction of the New Santa Barbara Cottage Hospital consists of seven phases. Phase 4 was completed in 2011, and patients were moved into the new wings in February 2012.

The rest of the project entails demolishing and rebuilding part of the existing hospital building, which will connect to the new buildings. These last few phases should be completed in 2018.

Follow this link to view a live feed on the Santa Barbara Cottage Hospital Construction Camera

Facilities Master Plan - Quarterly Update

November 12, 2015

Phase 5 (Exterior Skin for the South Wing), is expected to be complete in early 2016.

Phase 6, Nursing Pavilion and D&T Expansion began on September 23rd. Shoring and Underpinning activities are complete. The base for the Tower Crane has been set. Utility underground work is in progress. The Foundations for the Pavilion are underway.

August 11, 2015

The Site Preparation for Phase 6 will be complete in September. The exterior skin wall on the South Wing is ongoing and will be complete, in late 2015.

February 10, 2015

The Emergency Department Parking Lot is complete. The interior demolition of the Reeves, Central and West Wings are 80% complete and the hard demolition of the exterior of the Reeves Building has commenced.

November 5, 2014

The Link Building and Conference Center was complete on September 24, 2014. The Emergency Department Parking Lot is nearing completion. Make-Ready work, Hazardous Materials Abatement and Soft Demolition has commenced for the West, Central and Reeves Buildings.

August 12, 2014

The Link Building Structure is substantially complete. The interior finishes (paint, cabinetry, electrical are being installed. The Link Building parking lot and city street improvements are complete. The East Wing Exterior Skin wall is complete. The Emergency Department parking lot improvements are underway and expected to be complete by years end.

May 22, 2014

Framing for the Link Building and peripheral projects is at 90% complete and Drywall is roughly 50% complete. Mechanical Electrical and Plumbing (MEP's) for the Link Building is substantially complete and is in progress in adjacent areas. The Exterior Skin Wall on the East Wing is substantially complete. Work in the Emergency Department Parking Lot is expected to start in Q3 of 2015.

March 4, 2014

The superstructure which consists of reinforced concrete for the Link Building is complete. The Exterior Skin on the East Wing is framed and sheathed. The vaults for the underground emergency water tanks are complete and ready to accept the tank installation in late March 2014.

November 12, 2013

Structural Steel and Concrete for the Conference Room Infill is complete. Concrete footings for the Link Building are complete and concrete walls for the Emergency Water Storage tanks are well underway.

August 15, 2013

Shoring is complete. Structural concrete for the Conference Room Infill and the Link Building is ongoing.

May 13, 2013

Shoring for the Centennial Wing (Emergency Department) is underway, with excavation to follow in the next month. Foundations for the Link Building should begin in July. Foundations for the Conference Room Infill under the east wing are underway.

February 11, 2013

The demolition of the North Wing (Building F) is now complete. The demolition contractor continues with some small miscellaneous demolition projects such as removing the old tunnel under the North Wing. Shoring and excavation for the link building is expected to start in April.

November 15, 2012

The shoring piles necessary for the demolition of the North Wing (Bldg. F) are complete. Interior abatement and demolition are substantially complete. We expect to start the exterior demolition of the North Wing on or around 11/15/12.

Procurement of the Link and Conference buildings is under way and completion is expected by January 2013.

August 20, 2012

Phase 5 is currently in the process of mobilizing demolition and shoring contractors. We anticipate interior demolition and abatement to begin in the next couple of weeks after we receive APCD clearances. We anticipate the shoring contractor to be on-site setting the first 11 piles in early September. Site fencing has been installed in front of the North Wing, and we are currently tunneling for underground utilities in and around the North Wing. Hard demolition is expected to begin late this year.

Santa Barbara Cottage Hospital
Facilities Master Plan
2015 Annual Review

ID	Task Name	Duration	Start	Finish	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
					H1	H2																
1	Preliminary Phase - City Review	551 days	Mon 9/16/02	Mon 10/25/04																		
2	Actual City Entitlement/COMPLETE	685 days	Mon 9/16/02	Fri 4/29/05																		
3	Phase 1 - Demo Eye Center	115 days	Wed 4/21/04	Tue 9/28/04																		
4	Construction Complete	44 days	Wed 4/13/05	Mon 6/13/05																		
5	Phase 1B - clear pkg structure site	90 days	Wed 6/23/04	Tue 10/26/04																		
6	Construction Complete	110 days	Mon 8/1/05	Fri 12/30/05																		
7	Phase 2A - Knapp Parking Structure	1002 days	Mon 4/14/03	Tue 2/13/07																		
8	Construction Complete	317 days	Mon 4/29/06	Tue 6/19/07																		
9	Phase 2A - Pueblo Parking Structure	702 days	Mon 4/14/03	Tue 12/20/05																		
10	Construction Complete	328 days	Mon 8/1/05	Wed 11/1/06																		
11	Phase 2A - Child Care Center	132 days	Thu 9/8/05	Fri 3/10/06																		
12	Construction Complete	337 days	Mon 4/3/06	Tue 7/17/07																		
13	Phase 2B - Central Plant	998 days	Wed 5/1/02	Fri 2/24/06																		
14	Construction Complete	849 days	Tue 1/17/05	Fri 1/30/09																		
15	Phase 3 - Demo Ex Plant and PS	824 days	Tue 1/21/03	Fri 3/17/06																		
16	Construction Complete	719 days	Fri 12/1/06	Wed 9/27/09																		
17	Storm Drain	468 days	Tue 11/2/04	Thu 8/17/06																		
18	Construction Complete	441 days	Wed 4/12/06	Wed 12/19/07																		
19	NTMP Street Intersections Phase 1	186 days	Fri 1/20/06	Fri 10/6/06																		
20	Construction Complete	173 days	Thu 2/1/07	Mon 10/1/07																		
21	Underground Utilities	264 days	Fri 2/11/05	Wed 2/15/06																		
22	Construction Complete	216 days	Fri 9/1/06	Fri 6/29/07																		
23	Phase 4 - D&T, 2 Nursing Pavilions	1713 days	Wed 9/18/02	Fri 4/10/09																		
24	Construction Complete	1012 days	Thu 11/15/07	Fri 9/30/11																		
25	Phase 4A - Remodel Centennial Wing	1648 days	Wed 9/18/02	Fri 1/9/09																		
26	Construction Complete	854 days	Wed 3/2/11	Mon 6/9/14																		
27	Phase 5A - Remodel Existing Buildings	290 days	Mon 4/13/09	Fri 5/21/10																		
28	Construction Complete	358 days	Mon 3/19/12	Wed 7/31/13																		
29	Phase 5B - Demo West, North, Reeves, Central	594 days	Tue 9/9/08	Fri 12/17/10																		
30	Construction Complete	829 days	Fri 7/20/12	Wed 9/23/15																		
31	Phase 6 - Build Nursing Pavilion & partial D&T	2618 days	Wed 9/18/02	Fri 9/28/12																		
32	Projected Construction Schedule	716 days	Wed 9/23/15	Wed 6/20/18																		
33	Phase 8 - Remodel Existing Buildings to Remain	2773 days	Wed 9/18/02	Fri 5/3/13																		
34	Projected Construction Schedule	260 days	Wed 6/20/18	Tue 6/18/19																		

Task Split Milestone Summary Rolled Up Task

External Milestone Inactive Task Inactive Milestone Inactive Summary Manual Task

Duration-only Manual Summary Rollup Manual Summary Start-only Finish-only

Progress Deadline