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January 11, 2010

Ms. Kathleen Kennedy
Planner
630 Garden Street
Santa Barbara, CA 93101

SUBJECT: Final Project Description, Cancer Center of Santa Barbara
Case: MST2007-00092; 540 West Pueblo Street, City of Santa Barbara

Dear Kathy:

Since there have been minor revisions to the proposed Cancer Center Master Plan during the course of preliminary review and interaction, we are providing this updated, final project description for as the basis of environmental and permit review by the City. The following Final Project Description should be considered the official version for discretionary review of project development applications.

Project Description – Master Plan Development - Cancer Center Property

The Cancer Center of Santa Barbara, a local non-profit cancer treatment organization, is proposing to develop a comprehensive out-patient cancer treatment campus on its property located between West Pueblo Street and West Junipero Street, in the vicinity of Oak Park within the City of Santa Barbara. The approximately 3.38 acre project site (147,316 square feet) is currently composed of 10 individual parcels which are developed with a variety of structures and uses. A voluntary merger of the ten existing parcels into one legal parcel is proposed to accommodate the Master Plan Development. The Cancer Center is specifically requesting approval of a Development Plan for the property and Measure E allocations.

The Master Plan project includes Demolition of the existing primary medical building on-site (540 West Pueblo Street) and approximately 2,510 net square feet of existing medical and office space housed in several structures at the site. The Master Plan would include 55,799 net square feet of commercial space, including medical office, office, and related uses. This represents a net increase of 33,453 net square feet of new medical office floor area over and above what exists on the site today. A four tier parking structure is proposed immediately adjacent to the medical facility, containing 169 parking stalls. Site vehicular access and circulation would be simplified with a single ingress/egress driveway connecting to each West Pueblo Street and West Junipero Street.

The Master Plan also proposes to demolish five existing residential structures (containing 8 total residential units), and to partially replace these with two new duplex structures and a single residential unit addition to the one retained residence, for a total of 5 new/replacement residential units and a grand total of six (6) residential units within the Master Plan property.

The proposed architecture incorporates elements of the California Craftsman / bungalow style to compliment both on-site preserved structures and the surrounding neighborhood. The proposed primary medical facility structure would be three stories in height, while the new residences and residential additions would be two stories in height. The parking structure is proposed to have one tier partially below ground and three tiers above ground, but with a total height of 37 feet. All proposed structures would meet the zoning ordinance height limit of 45 feet. However, the main entrance to the three-story cancer treatment facility would include an architectural feature which projects above the 45-foot plane (see Sheet A.5).

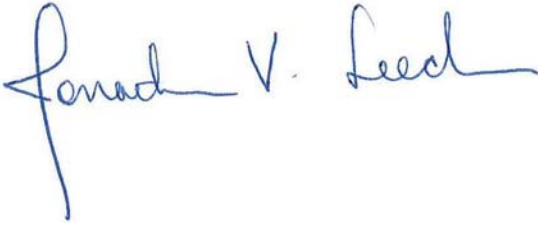
Cancer Center Operations / Background

It must be noted the proposed Master Plan addresses development of the Cancer Center Treatment Campus on their 540 West Pueblo Street property. However, Cancer Center operations also exist at other locations in the City, some of which will be consolidated at the 540 West Pueblo property, and some of which will remain off-site at current or substitute locations.

Currently, the Cancer Center of Santa Barbara is operating from two separate campuses: one is on the first floor of Cottage Hospital (where it has been since its inception in 1949) and the other is on the property for which this project is proposed. The treatment facility in Cottage Hospital is where patients are treated by the Radiation Oncology and Nuclear Medicine departments. The Cancer Center occupies approximately 18,700 square feet in this facility. So long as the Cancer Center of Santa Barbara (CCSB) remains the cancer center for Cottage Hospital's in-patients, CCSB will always have a presence within this space to treat patients. The majority of the Radiation Oncology functions currently conducted within the treatment facility in Cottage Hospital will be relocated to the proposed Master Plan location once it is completed. The Nuclear Medicine Department will end up in three locations, once this project is complete: a smaller presence in the new Master Plan location, predominantly in the current location within Cottage Hospital, and a new location adjacent to Cottage Hospital's new ER in the yet-to-be-built third pavilion (circa 2013). The two

Cottage locations will be used to care for in-patients, emergency patients, and outpatients while the new Master Plan location will be an outpatient only facility.

Sincerely,

A handwritten signature in blue ink that reads "Jonathan V. Leech". The signature is written in a cursive style with a large initial 'J'.

Jonathan V. Leech, AICP
Environmental Planner VI

Cancer Center of Santa Barbara

Master Plan

Project Construction Phasing

Project Construction

As part of the Development Plan approval for this project, the Cancer Center of Santa Barbara will be requesting the phasing of occupancy permits. Phasing is required because of the need to demolish or relocate the buildings on West Pueblo Street (520, 524 & 526) and on West Junipero Street (519 & 521) while allowing the existing outpatient functions within 540 West Pueblo to continue without interruption.

The proposed phasing program would allow for patient and the majority of staff parking to continue to be accommodated on-site and off-street during implementation of the Cancer Center Master Plan. In order to avoid disruption of current operations and services provided by the Cancer Center as a whole, the Cancer Center will orchestrate several relocations of employees within the scope of the project, and as the new facilities become operational. To accommodate the relocation of services and staffing, the applicant will be requesting several different temporary occupancy permits as construction of the project is phased. The primary request will be to allow the Radiation Oncology Department to relocate from the current Cottage Hospital location to our new campus, thereby accommodating the hospital's development schedule. Concurrently, the Medical Oncology Department would move its practice into the new building in conjunction with other departments that would be located there.

Once the two oncology departments are relocated, the demolition of the 540 W. Pueblo building would take place. The last phase of our Master Plan project would be to construct the residential building components along West Junipero Street, including the remodel of the 601 W. Junipero Street structure.

Detailed information on this phased construction schedule, including construction equipment requirements, peak manpower, staging and permit compliance, are provided below.

Phases:

- I. Relocation or demolition of 524 and 526 West Pueblo Street structures; demolition of apartment buildings at 519 and 521 West Junipero Street; relocation of 520 West Pueblo Street to 521 West Junipero Street;
- II. Construction of Temporary Parking and Sound/Dust barrier;
- III. Excavation; Soil Stabilization and Construction of parking structure;
- IV. Importation of Fill; Construction of the new Cancer Center; Landscaping and miscellaneous site improvements related to the Cancer Center;
- V. Demolition of 540 W. Pueblo Street;
- VI. Soil preparation and construction of Residential Units (New Duplex; residential unit addition to 521 & 519 West Junipero, including restoration of original structures); planting for creek restoration/re-vegetation, landscaping of former building envelop of 540 West Pueblo.

Phase I: Relocation or demolition of 524 and 526 West Pueblo Street structures; demolition of apartment buildings at 519 and 521 West Junipero Street; relocation of 520 West Pueblo Street to 521 West Junipero Street (4 weeks)

1. The work in this phase consists of either the relocation of the buildings at 524 and 526 West Pueblo street, which is the preferred option, or the demolition of the structures. Those structures that cannot be relocated by a third party would be demolished. Apartment structures currently existing at 519 and 521 West Junipero Street would be demolished. The structure at 520 West Pueblo Street would then be relocated to a new foundation on the 521 West Junipero Street parcel. All demolition and disposal bins will be on-site.
2. For the structures on West Pueblo Street, access will be from West Pueblo Street and flagmen will be utilized as needed. For the structures on West Juniper Street, access will be from West Junipero Street, and flagmen will again be used as necessary.
3. Peak manpower for this phase will be approximately 10 workmen.
4. Staging area requirements for this work will be onsite and will include space to accommodate overnight parking / fueling area for 2 hydraulic excavators.
5. The anticipated work hours are Monday through Friday, from 7:00 a.m. to 5:00 p.m. There may be some Saturday work, if required.
6. Dust control and APCD requirements shall be in accordance with the City of Santa Barbara's requirements.
7. Equipment to be used during Phase I:
 - Demolition
 - Two (2) hydraulic excavators
 - Two (2) dumpsters/trucks on rotation

**Phase II: Construction of Temporary Parking and Sound/Dust Barrier
(3 weeks)**

1. The work in this phase consists of creating two temporary parking areas, one of which will be constructed in the locations cleared of present structures via work completed in Phase I along West Pueblo Street. Additionally, an eight foot (8') wood sound/dust barrier will be constructed along perimeters and locations per City instruction.
2. Access to the Pueblo Patient Parking lot will be from the existing driveway for 540 W. Pueblo Street (see map). This lot will provide patients with 24 spaces and will utilize an existing and well-known access point to the Cancer Center.
3. Access to the Junipero parking area (staff parking) will be from West Junipero Street. The lot will consist of an area currently used for parking; this area will be slightly expanded to allow for 14 cars to park there. Additional staff parking will be provided off-site at the First Presbyterian Church located at 21 E. Constance, from which staff will be shuttled to and from the Cancer Center.
4. Peak manpower for this phase will be approximately 10 workmen.
5. Staging area requirements for this work will be onsite toward the center of the property and will be in an area unused at this time.
6. The anticipated work hours are Monday through Friday, from 7:00 am to 5:00 pm. There may be some Saturday work, if required.
7. Dust control and APCD requirements shall be in accordance with the City of Santa Barbara's requirements.
8. Equipment to be used during Phase II:
 - Temporary Parking Lots
 - One (1) D3 dozer
 - Two (2) end dump trucks
 - One (1) paving machine
 - One (1) rollers

Phase III: Excavation; Soil Stabilization and Construction of Parking Structure (5.5 months, or 22 weeks)

1. Penfield & Smith has estimated that earthwork for the parking structure will involve 1,100 cubic yards (CY) of excavation, and 900 CY of fill. The net excess 200 CY of soil will be stockpiled for use as fill beneath the Cancer Center structure.
2. In assessing the possible access points for this work it has been determined that the truck access should be from West Pueblo Street using an expanded driveway at the 520 W. Pueblo address.
3. Activities during this phase include soil excavation and stockpile, soil compaction, foundation concrete, masonry, structural steel erection, concrete fill on deck, and underground utilities.
4. Peak manpower for this phase will be approximately 20 workers.
5. Staging area requirements for this work will be onsite in the center of the property and will be in an area unused at this time.
6. The anticipated work hours are Monday through Friday, from 7:00 am to 5:00 pm. There may be some Saturday work, if required.
7. Dust control and APCD requirements shall be in accordance with the City of Santa Barbara's requirements.
8. Equipment to be used during Phase III:
 - Soil Excavation and Stockpile
 - One (1) hydraulic excavator
 - Two (2) backhoe
 - One (1) dump truck
 - One (1) vibratory roller
 - One (1) water truck
 - One (1) D3 dozer
 - Parking Structure Construction
 - One (1) 70-ton RT hydraulic crane
 - One (1) snorkel lift
 - Eight (8) skill saws
 - Two (2) chop saws (steel studs)
 - Ten (10) screw guns
 - Two (2) gas welders
 - One (1) Masonry block saw
 - Four (4) concrete trucks
 - One (1) 42-meter concrete pump
 - Three (3) power trowels
 - Two (2) scissor lifts

Phase IV. Construction of New Cancer Center (20 months, or 80 weeks)

1. Penfield & Smith has estimated that earthwork for the project overall will involve importation of 2,800 CY of soil material. It is anticipated that 15 CY end-dump trucks will be used for the majority of the import operation. In order to be conservative, we are estimating using 80% 15 CY end-dump trucks and 20% smaller 10 CY ten-wheel trucks. Based upon this utilization, it is estimated soil importation will require 206 truck loads, or 412 trips. Flagmen will be used when necessary.
2. Activities during this phase include importation of fill material, compaction, utilities, foundation construction, Exterior Insulation and Finish System (EIFS), drywall installation, roofing, electrical, plumbing, sprinkler, HVAC, communication systems, solar/photo voltaic system, elevators, finishes, hardscape and landscaping (immediately adjacent to the structure).
3. Heavy equipment access for this phase will continue to be from a widened driveway at 520 West Pueblo Street. Traffic control (signage and flagmen) will be provided as required on West Pueblo Street.
4. Peak manpower for Phase IV will be approximately 75 workers.
5. Construction parking (worker vehicles) will occur onsite in a portion of the parking structure, as well as at remote off-site locations; off-site parking locations will be investigated and specified prior to initiation of this construction phase.
6. Staging for this phase will be located onsite and at close proximity to the proposed new structure construction; the temporary parking areas along Pueblo Street will be retired to create space for on-site staging. Material storage will include: reinforcing steel, form work, structural steel, masonry block, mechanical and plumbing piping, conduit, cable, equipment, and steel studs. The storage and handling of hazardous materials shall comply with all applicable Federal, State, and Local authorities' safety regulations. NPDES requirements for concrete wash-out areas, de-silting basins, etc., shall be complied with.

7. The goal will be to utilize the parking structure, via a temporary occupancy permit, that will allow the applicant to demolish the temporary parking lots. The patient access to this temporary-basis parking in the parking garage would then be from West Junipero Street.
8. The anticipated work hours will be Monday through Friday from 7:00 a.m. to 5:00 p.m. There may be occasions that construction operations start earlier or conclude later than the aforementioned times as well as weekends due to the need to perform certain tasks on a time-critical schedule (i.e., continuous pour concrete operations, etc).
9. Dust control and APCD requirements shall be in accordance with the City of Santa Barbara's requirements.
10. Equipment to be used in Phase IV:
 - Soil Importation and Compaction
 - Five (5) end-dump semi or 10-wheeled dump trucks
 - One (1) vibratory roller
 - One (1) water truck
 - Two (2) backhoe
 - One (1) D3 dozer
 - Building Construction
 - One (1) 70-ton RT hydraulic crane
 - One (1) snorkel lift
 - Eight (8) skill saws
 - Two (2) chop saws (steel studs)
 - Ten (10) screw guns
 - Two (2) gas welders
 - One (1) Masonry block saw
 - Four (4) concrete trucks
 - One (1) 42-meter concrete pump
 - Three (3) power trowels
 - Two (2) scissor lifts

Landscaping of Cancer Center Buildings (Final 4 weeks of Phase IV timing)

1. The work in this sub-phase consists of the installation of the approved landscaping in and around the buildings completed. This portion of Phase IV will begin at the appropriate time and the new Cancer Center building will be landscaped as part of completing this overall Phase. The additional landscaping needs within phases V and VI will be done within the estimated timeframe for those phases.
2. Access to the site will be at West Pueblo Street.
3. Peak manpower for this sub-phase will be approximately 6 workmen.
4. Staging area requirements for this work will be onsite. The storage and handling of hazardous materials, if employed or encountered, shall comply with all Federal, State and Local authorities.
5. Construction parking (worker vehicles) will occur onsite in a portion of the parking structure, as well as at remote off-site locations; off-site parking locations will be investigated and specified prior to initiation of this construction phase.
6. The anticipated work hours are Monday through Friday, from 7:00 a.m. to 5:00 p.m. There may be some Saturday work, if required.
7. Dust control and APCD requirements shall be in accordance with the City of Santa Barbara's requirements.
8. Equipment to be used during Phase IV Landscaping Operations:
 - Landscaping Equipment
 - One (1) Flatbed truck
 - One (1) bobcat with auger
 - One (1) leaf blower
 - Several shovels and hand tools

At this point in the project the medical building, for all intensive purposes, would be complete. However, the area immediately fronting Pueblo Street would not be landscaped yet, such that it could be used as the primary staging area for the demolition of the existing medical facility (540 West Pueblo). As Phase V begins, patients, staff, and visitors could enter the site via West Junipero or West Pueblo to gain access to the parking structure and new medical facility.

Phase V. Demolish 540 W. Pueblo St. and Install Restoration Plantings / Landscaping Along Creek and in Former Cancer Center Building Footprint (1.5 months, or 6 weeks)

1. The work in this phase consists of the demolition of the existing Cancer Center Building. All demolition and disposal bins will be on-site.
2. Access to the demolition site will be at the existing main entrance from West Pueblo Street and flagmen will be utilized as needed.
3. Peak manpower for this phase will be approximately 15 workmen.
4. Staging area requirements for this work will be onsite, along West Pueblo Street. The storage and handling of hazardous materials, if employed or encountered, shall comply with all Federal, State and Local authorities.
5. The parking for construction personnel will be at remote off-site locations; off-site parking locations will be investigated and specified prior to initiation of this construction phase.
6. The anticipated work hours are Monday through Friday, from 7:00 a.m. to 5:00 p.m. There may be some Saturday work, if required.
7. Dust control and APCD requirements shall be in accordance with the City of Santa Barbara's requirements.
8. Equipment to be used during Phase V:
 - Demolition
 - Two (2) hydraulic excavators
 - Two (2) dumpsters/trucks on rotation
 - Landscaping Equipment
 - One (1) Flatbed truck
 - One (1) bobcat with auger
 - One (1) leaf blower
 - Several shovels and hand tools

Upon completion of Phase V, the entire medical facility and offices will be operational and the Pueblo Street side of the project will be complete. Phase VI, the construction of the residential component of the project, will be staged on site and surrounded by a dust/noise barrier. There will be noise and traffic from this construction phase, as with any residential project in a neighborhood, but these noise and traffic effects will only be in the immediate area and will affect very few during the time of construction.

Phase VI: Soil Stabilization, Construction of Residential Units and Restoration/ Addition to 519 & 521 West Junipero Street (10 months, or 40 weeks)

1. The activities in this phase are: grading, foundations, framing, electrical, plumbing, underground utilities, plastering, roofing, and interior finishes.
2. Traffic control (signage and flagmen) will be provided as required on West Junipero Street.
3. Peak manpower for Phase VI is anticipated to be 25 workers.
4. Parking will be located in designated areas on the site.
5. Material storage for this phase will be limited, but to the extent required, will be located in the staging area.
6. The anticipated work hours will be Monday through Friday from 7:00 a.m. to 5:00 p.m. Weekend or after hours work may occur as the result of particular needs of the project.
7. Dust control and APCD requirement shall be in accordance with the City of Santa Barbara's requirements.
8. Equipment to be used during Phase VI:
 - Site Preparation (Grading)
 - One (1) backhoe
 - One (1) snorkel lift
 - One (1) small crane
 - Building Construction
 - Six (6) skill saws
 - Two (2) chop saws
 - Eight (8) screw guns
 - One (1) gas welder
 - Two (2) concrete trucks
 - One (1) concrete pump
 - Two (2) power trowels
 - Two (2) scissor lifts
 - Scaffolding (2 stories)
 - Structure Restoration/Rehabilitation
 - Four (4) skill saws
 - Two (2) chop saws
 - Two (2) screw guns
 - One (1) Air compressor

CCSB Construction

