



**CITY OF SANTA BARBARA  
COMMUNITY DEVELOPMENT DEPARTMENT  
FINAL MITIGATED NEGATIVE DECLARATION – MST2007-00092  
May 27, 2010**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970," as amended to date, this Draft Mitigated Negative Declaration has been prepared for the following project:

**PROJECT LOCATION: 540 W. Pueblo Street**

**PROJECT PROPONENT: Cancer Center of Santa Barbara**

**PROJECT DESCRIPTION:** The project would result in the construction of a new comprehensive outpatient cancer treatment facility and rental housing for the Cancer Center on a site that includes existing development. The proposed facility on the project site would be for outpatients only.

The existing development on the project site consists of a 17,444 square foot main medical building, five additional medical office buildings totaling 9,248 square feet, a residential duplex, a residential tri-plex and an uninhabitable single-family dwelling.

The proposed project includes the demolition of the main medical building that is located less than 25 feet from the top of Mission Creek bank and two other medical office buildings (for a total of 21,767 square feet of medical office space), the residential duplex, the residential tri-plex and the uninhabitable single-family dwelling. The proposed project also includes the merger of the ten existing lots into one 3.38-acre lot.

The proposal includes the construction of a new 53,407 square foot, three-story medical facility, located approximately 130 feet from the top of Mission Creek bank. The new facility would have a maximum height of 45 feet except for an architectural feature that would extend to 50 feet. Two of the buildings to be retained would continue to be used as medical offices. One of the buildings to be retained would be converted to a residential duplex and two new residential duplexes would be constructed.

The proposed project would result in a total of 57,239 square feet of medical office space and six residential units, an increase of 30,547 square feet of medical space and one residential unit, over what currently exists onsite.

The proposal includes a new three-story (four tier), 66,170 square foot parking structure with 169 parking spaces. The parking structure would have a maximum height of 39 feet. Seven residential parking spaces would be located in the parking structure. Three additional uncovered parking spaces would be located onsite, for a total of 172 proposed parking spaces. Vehicular access to the site would be provided by one driveway on West Pueblo Street and one driveway on West Junipero Street.

The proposed project would involve grading in the amount of 2,700 cubic yards of cut and 5,500 cubic yards of fill. There would be 2,800 cubic yards of fill imported to the project site. The proposed project includes restoration/revegetation of the area within 25 feet from the top of Mission Creek bank and the creek bank/channel area. Seven coast live oak trees would be removed and twenty-two replacement coast live oak trees would be planted.

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**MITIGATED NEGATIVE DECLARATION FINDING:**

Based on the attached Initial Study prepared for the proposed project, it has been determined that the proposed project will not have a significant effect on the environment.

MB  
Environmental Analyst

5/24/2010  
Date