



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: June 11, 2015
AGENDA DATE: June 18, 2015
PROJECT ADDRESS: 400 W. Pueblo Street (MST2003-00152)
Santa Barbara Cottage Hospital
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 2687
 Beatriz Gularte, Senior Planner *BGG*
 Suzanne Riegler, Associate Planner *SR*

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 will be 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 Santa Barbara Cottage Hospital Modernization and Seismic Compliance Plan approval 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 12, 2014 for construction during the 2013 calendar year. This report reviews the 2014 calendar year of project construction, with specific focus on the schedule, solid waste reduction and neighborhood issues and concerns (See Exhibit B for more details):

A. SCHEDULE

The following provides an annual summary of major construction accomplishments made during the last year (2014):

- Phase 5 is underway and is approximately 60% complete as of March 16, 2015.
- The Link Building is complete and opened for use as of October 2014.
- The exterior skin of the East Wing is framed and sheathed.
- Vaults for the underground emergency water tanks were completed in March 2014 and the tanks became fully operational in December 2014.
- Structural steel and concrete for conference room infill is complete.
- Conference rooms became operational mid-October 2014.

- Demolition of the North Wing (Building F) is complete. The contractor completed other small miscellaneous demolition projects such as removing the old tunnel under the North Wing.

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 was submitted as part of Exhibit B (Attachment 7: Facilities Master Plan Construction Schedule).

B. CONDITION COMPLIANCE /MORETON BAY FIG TREE/ TREE REMOVALS

1. Moreton Bay Fig

The Moreton Bay fig tree (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).

On December 6, 2011, the Moreton Bay Fig Tree (*Ficus Macrophylla*) was designated by City Council (City Council Resolution No. 11-075) as a City Landmark. In December 2013, the Moreton Bay fig underwent tree limb and root pruning in preparation for Phase 6 work, under the supervision of Arborist Peter Winn.

2. Canary Island Pine Tree Removal

In September 2014, SBCH requested the removal of an existing Canary Island Pine tree located near Building D (South Wing) that was previously identified on the tree protection plan as a protected tree. During Phase 5 construction planning, a conflict was exposed between the demolition of Buildings A, B & C and the construction of the new patient pavilion (Phase 6). The Office of Statewide Health Planning and Development (OSHPD) revealed that the exit and stairway between Building B and Pueblo Street would require encroachment into the critical root zone of the Pine tree, creating a structural weakness hazard. SBCH proposed to mitigate the loss of the Canary Island Pine tree with thirteen new trees and increased sizes for nine additional trees that were to be installed in Phase 6 of the project. Eight of the proposed trees are proposed to be located in the public right-of-way as street trees. Due to the location in the right-of-way additional approvals and permits are required from the Parks & Recreation Department. At the time of installation, the combined biomass of the proposed tree replacement mitigation will total approximately 75% of the removed trees bio-mass. The replacement trees should reach full bio-mass replacement by the completion of the project in 2018. On September 29, 2014, the Architectural Board of

Review approved the revised landscape and tree planting plan. Due to the current drought conditions, the applicant has been advised that the installation of any proposed street trees would likely be deferred until drought conditions are stabilized.

C. CONSTRUCTION TRAFFIC

Conditions of approval related to construction traffic were applied to the SBCH project to minimize traffic conflicts and congestion in the immediate area and the surrounding neighborhood. To lessen impacts to local roadways, parking, and pedestrian circulation, SBCH was required to prepare a Construction Management Plan (CMP) for each phase of construction. The CMP establishes routes for construction-related traffic in order to minimize construction trips through residential areas. The CMP also identifies street closures anticipated during each construction phase as well as associated detour routes for such street closures. In order to minimize conflicts associated with construction traffic, a Haul Route Plan was prepared to limit construction equipment hauls and delivery routes to Junipero and Pueblo Streets. The plan requires that the shortest routes to U.S. 101 be used.

In general, construction traffic has been managed adequately. Although some concerns were expressed from neighboring residents and surrounding uses regarding the inconvenience of street closures, SBCH has complied with Conditions of Approval C.3 and C.34 requiring advance notification of construction activities and street closures.

While not directly related to construction traffic conflicts and congestion, complaints were received about parking on City Streets that was both project and non-project related. Where the parking issue was determined to be project related, SBCH and the PEC reminded the contractor and subcontractors of the condition of approval related to Construction Worker Parking. Subsequently, both SBCH personnel and the project construction contractor monitored the work site to ensure compliance with the approved construction hours.

D. 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. Through the combined efforts of ProWest, and Marborg Industries, Inc., approximately 52% of all solid waste materials associated with Phase 5 of the project was diverted from the Tajiguas Landfill.

The overall recycle rate of approximately 52% meets the State of California requirement for waste diversion but does not meet the City's Construction and Demolition Ordinance minimum requirement of 70% diversion. The following solid waste quantities were diverted over the preceding year:

Solid Waste Reduction (2014)

Solid Waste Reduction Practice	Tons	Percent
Source Separated Concrete and Asphalt Loads (job-site)	60	28.8%
Source Separated Metal Loads (job-site)	48.29	23.2%
Total Tonnage Diverted from Landfill	108.29	52%
Total Tonnage Sent to Landfill (Garbage directly disposed at the Landfill)	99.75	48%

E. **OTHER ISSUE AREAS**

Neighborhood 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 construction update meetings held on March 4, May 22, August 12, and November 5, 2014, the neighbors had an opportunity to provide comments and ask questions.

Issues and concerns expressed by neighborhood residents for the previous year (2014) were documented by SBCH and submitted as part of Exhibit B (Attachment 6: Neighborhood Complaint Log). The Complaint Logs identify the type of complaints filed and actions taken to resolve them, if warranted. A complaint was received related to construction related parking on surrounding streets.

IV. **CONCLUSION**

Phase 5 began on September 6, 2012 and is projected to be completed by late 2015, when Phase 6 construction of the third patient pavilion and Centennial Wing expansion is estimated to begin. 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 relatively 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 CC on April 26, 2005](#) (available on the City's website)
- B. Annual Report Submitted by Applicant, March 16, 2015



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



16 March 2015

Ms. Suzanne Riegle
City of Santa Barbara Planning Division
630 Garden Street
Santa Barbara, CA 93101

**Subject: Santa Barbara Cottage Hospital Modernization and Seismic Compliance Plan
2014 Annual Report to Planning Commission**

Dear Ms. Riegle:

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, 2014 through December 31st 2014.

Phase under Construction during this period

Phase 5 (Demo/Link/Conference) is comprised of: Installation of two 40,000-gallon underground water tanks, footings and foundation for the new "Link" building, to connect the East Wing to the Centennial Wing; construction of three new conference rooms and restrooms (1 East);

Notable accomplishments made during this reporting period are summarized below:

- Phase 5 (Demo/Link/Conference) underway (60% complete as of this date).
- 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 tank installation completed in late March 2014. Tanks became fully operational in December 2014.
- 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 complete.
- Shoring is complete. Structural concrete for the conference room Infill and the Link Building is ongoing. Link building completed and opened for use in October 2014.

EXHIBIT B

- Shoring for the Centennial Wing (Emergency Department) is complete, with excavation. Foundations for the Link Building began in July 2013. Foundations for the conference Room infill under the east wing are underway. Conference rooms became operational mid-October 2014.
- The demolition of the North Wing (Building F) is complete. The demolition contractor also completed some small miscellaneous demolition projects such as removing the old tunnel under the North Wing.
- Demolition of the Reeves Wing (Building C, Cancer Center) is underway, and will prepare for the future connection of the South Wing with the Phase 6, 3rd patient pavilion.

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. There were not any condition compliance issues identified by the mitigation monitor during the 2014 construction period. Please note that Phase 5 construction activities began in September of 2012 and are presently ongoing. Some coordination with SBCH and the project contractor, Prowest, was necessary to discuss construction worker parking. On several occasions questionable project and non-project related parking was a concern. The subject parking issues were subsequently resolved as it was either determined to not be construction related parking or construction related whereas SBCH reminded the contractor and sub-contractors of the Conditions of Approval and informed them of a fine program for non-compliance.

Section II. Condition Compliance/Moreton Bay Fig Tree/Tree Removals

Moreton Bay Fig Tree

The next phase 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 informational packet was submitted to the City and the Historic Landmarks

Commission prior to this work commencing. The tree conditions cited above as well as the arborist report is attached for your reference (**Attachment 1**). This information was included in the 2103 Annual Report, however, we are providing the documentation again as the actual root and canopy pruning was completed in January 2014.

Canary Island Pine Tree Removal and Mitigation

In September of 2014, SBCH requested that the City review a request to remove an existing Canary Island Pine tree. This tree was located near Building D (South Wing) and was previously identified on the tree protection plan as a tree to be protected. Phase 5 of SBCH Facilities Master Plan exposed a conflict between the demolition activities of Buildings A, B & C and the construction of the New Patient Pavilion (Phase 6). The exit requirements of OSHPD revealed that the proposed exit and stairway between Building B and the Pueblo St. sidewalk would require encroachment into the Pine trees critical root zone, creating a structural weakness hazard. After careful consideration and consultation with the project Arborist Peter Winn, Landscape Architect Bob Cunningham and City staff, it was determined that removal of the Pine with appropriate mitigation was the desired solution to this conflict.

The proposed removal was reviewed by the ABR on Sept. 29, 2014 and a mitigation plan was developed and approved by City staff. The mitigation plan is to achieve 75% equivalence of the biomass of the Canary Island Pine Tree; this resulted in the enclosed plan that provides a total of 13 new trees, and increased sizes of 9 trees previously specified for Phase 6 installation, to provide foliage volume of various species and sizes of foliage volume to produce a biomass sufficient for mitigation. To date, five (5) plantings have been completed on-site. Eight (8) of the seventeen (17) remainder plantings will be city-owned street trees, and while SBCH offered to install and provide irrigation, the city felt it would not be prudent to install trees 6-13 during the drought emergency. Trees #14-22 will be planted during landscape installation for Phase 6, presumably late 2016. Please see **Attachment 2** for copies of City correspondence on this issue, ABR meeting minutes, the Tree Mitigation Plan, Arborist letter and photographs of trees planted on the SBCH campus.

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 (99% of all solid waste generated) during the Phase 5 construction period in 2014. The Phase 5 construction period is now 60% complete (please see **Attachment 3** for a full copy of the report).

Section IV. Neighborhood Coordination

IV.A. Meetings

The Hospital organized four neighborhood meetings in 2014. Each meeting covered the current construction schedule and associated updates (Phase 5 Demo/Link/Conference (D/L/C)) and future construction phases. The neighborhood meetings were held on the following dates (attendance noted):

- March 4, 2014, a total of four (4) neighbors were in attendance.
- May 22, 2014, a total of seven (7) neighbors were in attendance.
- August 12, 2015, a total of two (2) neighbors were in attendance.
- November 5, 2014, a total of five (5) neighbors were in attendance.

Meeting flyers and attendance sign-in sheets are included for your reference. Please see **Attachment 4**.

In addition, I 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 5**. 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 2014. The call received was from a neighbor who was concerned about construction related trucks/cars parking in the neighborhood. This issue was discussed at the Project Manager staff meeting and contractors were notified of the complaint and reminded of their contract and associated parking requirements. In addition, they were notified that a fine would be levied should additional non-compliance occur. Please see **Attachment 6** 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 2014 and moving through projected build-out. (**See Attachment 7**).

Suzanne Riegle
SBCH Annual Report to Planning Commission (2014)
March 2014
Page 5

This concludes the 2014 annual report. Should you have any questions or require additional information, please call me at (805) 966-2758 x: 19.

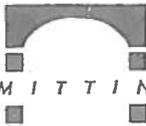
Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.



Heidi Jones, AICP
Associate Planner

Attachments

1. Moreton Bay Fig Tree; Lim and Root Trimming Information packet dated 12/12/13
2. Canary Island Pine Tree removal and Mitigation
3. Solid Waste Reduction Plan, Phase 5 landfill diversion report dated ____
4. Neighborhood Meeting Flyers/Postcards and Meeting Sign-In Sheets
5. Neighborhood Meeting Power Point Presentation and SBCH Website Update
6. SBCH Neighborhood Complaint Log, 2014
7. Facilities Master Plan Construction Schedule, 2014

S U Z A N N E  E L L E D G E
P L A N N I N G & P E R M I T T I N G S E R V I C E S , I N C .

PRINCIPAL PLANNERS
SUZANNE ELLEDGE • LAUREL F. PEREZ

12 December 2013

Suzanne Riegler
City of Santa Barbara
Community Development
630 Garden Street
Santa Barbara, CA 93101

RE: **Santa Barbara Cottage Hospital – 320 W. Pueblo St.**
Moreton Bay Fig Tree; Limb and Root Trimming
Invigoration and Protection Compliance

Dear Suzanne,

In accordance with the conditions of approval related to the Cottage Hospital's Master Plan (Resolution #020-05), we hereby submit this progress report and update regarding the required Moreton Bay Fig Tree limb and root trimming. We are providing this information for your review and understand you intent to forward to the Historic Landmarks Commission as an Informational Item.

The next phase of renovations at the hospital is proposed to commence in 2015 and will require (as previously approved) root pruning and canopy pruning on the eastern side of the Moreton Bay Fig Tree to accommodate the new structure, please see the attached plan sheets L1 and L2 for reference (Attachment A). As outlined in 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. 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. The above mentioned conditions and report are attached for your reference (Attachment B).

Please see page 10 of the Spiewak report for the specific schedule and recommendations. Note that the specific schedule dates noted in this report and in Condition #19 are not consistent with the actual build-out schedule to-date but are occurring in the correct order. Attached for your use is the documentation showing the fertilization/invigoration and much installation as follows:

- Bartlett's Tree Care from 2007-2010 (Attachment C)
- Tree Care Summary of mulch and supplemental irrigation by Bartlett's Tree Care from 2009-2013 dated 11/21/13 (Attachment D)
- Letter from Arborist Peter Winn dated 2/24/10 regarding overall compliance for 2009 (Attachment E).

Please note the summary below of the preparation work that has been completed to date:

- Root Pruning and Installation of Root Barrier (completed 5/11/07)
- Invigoration/Fertilization (Completed 5/7/07, 3/14/09, 3/16/10, 6/7/11)
- Mulch application (completed 3/13/09, 9/7/10, 7/20/11, 4/25/12)
- Root Invigoration (completed 2/22/11 and 4/25/12)
- Watering and Moisture Monitoring (Conducted each month by Bartlett's Tree Care as noted in letter dated 11/21/13)

The history of care, invigoration and protection of the Moreton Bay Fig Tree is consistent with the recommendations of the Moreton Bay Fig Tree Maintenance Plan and the project Conditions of Approval. In addition, the project consulting arborist, Peter Winn, Landscape Architect, Bob Cunningham, the Project Environmental Coordinator (PEC) and members of Cottage's construction management team met on site on 11/26/13 to discuss the required tree work, timing and maintenance and protection plan. It has been recommended that the required tree work (dead wood clearance, limb and root pruning) are completed as soon as possible due to this being the optimal season in which to do the work for the well being of the tree. Please refer to Peter Winn's letter report dated 12/11/13 for additional information and recommendations (Attachment F).

Should you have any questions or require additional information, please contact our office at 966-2758.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.



Heidi Jones, AICP
Associate Planner

Attachments:

- A: Plan Sheets L1, L2 (Landscape Plans)
- B: Condition #17, #19 and Moreton Bay Fig Tree Report by Bill Spiwak dated 9/2/04
- C: Bartlett Tree Care Invoices noting tree work for 2009-2010
- D: Bartlett Tree Care Summary of Tree Care 2009-2013 dated 11/21/13
- E: Letter from Arborist Peter Winn dated 2/24/10
- F: Letter from Arborist Peter Winn dated 12/11/13

specifications include a requirement that all vegetation identified in the Final Landscape Plan be installed prior to completion of the construction phase, except for landscaping which would be disturbed by construction in later construction phases. (B-3)

17. **Moreton Bay Fig Tree Maintenance Plan.** Prior to issuance of a grading permit for Phase III of the proposed project, SBCH shall provide a Moreton Bay Fig Tree Maintenance Plan for review by the City Arborist. The Maintenance Plan shall identify measures to be implemented by SBCH during and after installation of landscaping in Phase III to promote the health of the tree. These measures shall include but not be limited to supplemental irrigation, addition of mulch materials beneath the canopy, and avoidance of mulch and irrigation near the woody buttress roots. The Maintenance Plan shall include requirements for annual reporting of the tree's condition and SBCH's compliance with the requirements of the Plan prepared by a Certified Arborist, accredited by the International Society of Arboriculture (ISA) or a Consulting Arborist registered by the American Society of Consulting Arborists (ASCA). The annual reports shall be provided to the City Arborist for review and approval for a period of five years after completion of Phase III of the proposed project. (B-4)

18. **Air Quality and Energy Usage.**

- a. **Energy Conservation Features.** SBCH shall strive to comply with Title 24 of the California Code of Regulations established by the California Energy Commission regarding energy conservation standards and, as appropriate any measure that would reduce energy use, including:
 - i. **Water heaters/Structure Other than Main Hospital.** Solar or low-emission water heaters shall be used with combined space/water heater units.
 - ii. **Window Treatments/Structures Other than Main Hospital.** Double-paned glass or window treatment for energy conservation shall be used in all exterior windows. (AQ-1)
 - i. **Daylight and Views.** To the extent feasible, based on hospital operational requirements, provide for the building occupants a connection between indoor spaces and the outdoors through the introduction of daylight and views into the regularly occupied areas of the building, to the extent feasible. Strive to achieve a minimum Daylight Factor of 2% (excluding all direct sunlight penetration) in 75% of all space occupied for critical visual tasks. Spaces excluded from this requirement include copy rooms, storage areas, mechanical plant rooms, laundry and other low occupancy support areas. Other exceptions for spaces where tasks would be hindered by the use of daylight will be considered on their merits. (This condition is satisfied in the current design.)
 - ii. **Thermal Comfort.** Provide a thermally comfortable environment that supports the productivity and well-being of building occupants. Comply with ASHRAE Standard 55-1992, Addenda 1995, for thermal comfort standards including humidity control within established ranges per climate zone.

18. Recycling/Waste Reduction Plan. (PS-5) As identified in the Solid Waste Management Plan by Cini-Little Schachinger, and further enhanced below:

- a. Prior to construction, the project contractor shall arrange for construction recycling service with a waste collection provider. Roll-off bins for the collection of recoverable construction materials shall be located on-site. Materials earmarked for recycling shall include, but shall not be limited to: wood, concrete, metal, cardboard, asphalt, soil, and land clearing debris (green waste).
- b. All subcontractors shall be informed of the recycling plan, including which materials are to be source-separated and placed in proper bins.
- c. The project contractor and subcontractors shall employ the use of recycled materials in construction wherever feasible, as outlined below:
 - i. **Resource Reuse/Structures Other Than Main Hospital.** Reuse building materials and products in order to reduce demand for virgin materials and to reduce waste, thereby reducing impacts associated with the extraction and processing of virgin resources. Use salvaged, refurbished or reused materials, products and furnishings with a goal of at least 5% of building materials. Consider salvaged materials such as beams and posts, flooring, paneling, doors and frames, cabinetry and furniture, brick and decorative items.
 - ii. **Recycled Content: 5% (post-consumer + 1/2 post-industrial).** Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the post-industrial content with a goal of at least 5% of the total value of the materials in the project. The value of the recycled content portion of a material or furnishing shall be determined by dividing the weight of recycled content in the item by the total weight of all material in the item, then multiplying the resulting percentage by the total value of the item. Mechanical and electrical components shall not be included in this calculation. Recycled content materials shall be defined in accordance with the Federal Trade Commission document, *Guides for the Use of Environmental Marketing Claims, 16 CFR 260.7 (e)*.
 - iii. **Regional Materials: 20% manufactured regionally.** Set a goal to use a minimum of 20% of building materials and products that are manufactured regionally within a radius of 500 miles. The intent is to increase demand for building materials and products that are extracted and manufactured within the region, thereby supporting the regional economy and reducing the environmental impacts resulting from transportation.

19. Moreton Bay Fig Tree Invigoration and Protection. The Project Arborist shall monitor the condition of the Moreton Bay fig tree specifically in regard to the action plan and tree protection recommendations specified in the SBCH Moreton Bay Fig Report, dated September 2004. The report's recommendations shall be written into the construction specifications for the hospital retrofit project, with verification provided to the City prior to issuance of any demolition or grading permit for Phases II and III. SBCH shall comply with any field design modifications recommended by the Project Arborist. (B-13)

The report includes an action plan with a timeline of recommendations that begin with tree invigoration prior to the start of construction. Tree invigoration action items for the first two years (2004 to 2006) include monthly deep watering from April through October, yearly mulch applications, yearly deep root fertilization, and specific pruning in October 2005. Hand tools shall be used to demolish the walkway on the west side in November 2006. The watering, fertilizing, and mulch application schedule continues through 2010 and thereafter on an ongoing basis. Roots and limbs on the north and east sides will be cut in November 2009. All work shall be done under the direction of the Project Arborist.

20. **Moreton Bay Fig Tree Landmark Designation.** Prior to issuance of building permits for Phase 4, SBCH shall apply to the City of Santa Barbara to designate the Moreton Bay fig tree as a City Landmark.
21. **Public Street Improvement Plans.** The following public street improvement conditions relative to general circulation changes shall be included in the Development Agreement, and implemented as stated:
 - a. **Street Improvement Plans Applicable to All Street Improvements.** Construction of the Hospital will be conducted in "Phases." The Hospital will construct improvements in the public right-of-way during each Phase of the Project. The public improvements will be constructed gradually between 2005 and 2014; specific improvements in the public right-of-way shall be completed to meet the requirements as listed for each Street as described below (Bath Street, Castillo Street, Junipero Street, Oak Park Lane and Pueblo Street). Improvements, as determined by the Public Works Department for each phase of the project as it is completed shall include, but not be limited to: City standard 8' colored sidewalk (Santa Barbara Sandstone), 4' mortarless brick parkway, 6" faux sandstone curbs, 18" concrete gutters, City standard driveway(s), dual access ramps, commercial (Type A) street lights to City standards every 200 feet (coordinate with City staff to retire light fixtures on existing utility poles), preserve and/or reset City survey monuments, directional/regulatory traffic control signs, street trees and tree grates every 30 feet.
 - b. **Bath Street Improvement Plans.** Prior to issuance of permits for Phase 3, SBCH shall submit building plans for construction of improvements along the subject property road frontage on **Bath Street**. As determined by the Public Works Department the improvements shall include dual access ramps at Bath and Junipero Streets and Bath & Pueblo Streets, one (1) commercial (Type A) streetlight to City standard, and preserve City survey monument #10-29 at the intersection of Bath and Pueblo Streets. The building plans shall be prepared by a registered civil engineer or licensed architect and reviewed by the City Engineer.
 - c. **Castillo Street Improvement Plans.** Prior to issuance of permits for Phase 3, SBCH shall submit C-1 public improvement/ building plans for construction of improvements along the subject property road frontage on **Castillo Street**. As determined by the Public Works Department, the improvements shall include dual access ramp at the intersection of Pueblo and Castillo Streets, and one (1) commercial (Type A) streetlight



Bill Spiewak CONSULTING ARBORIST

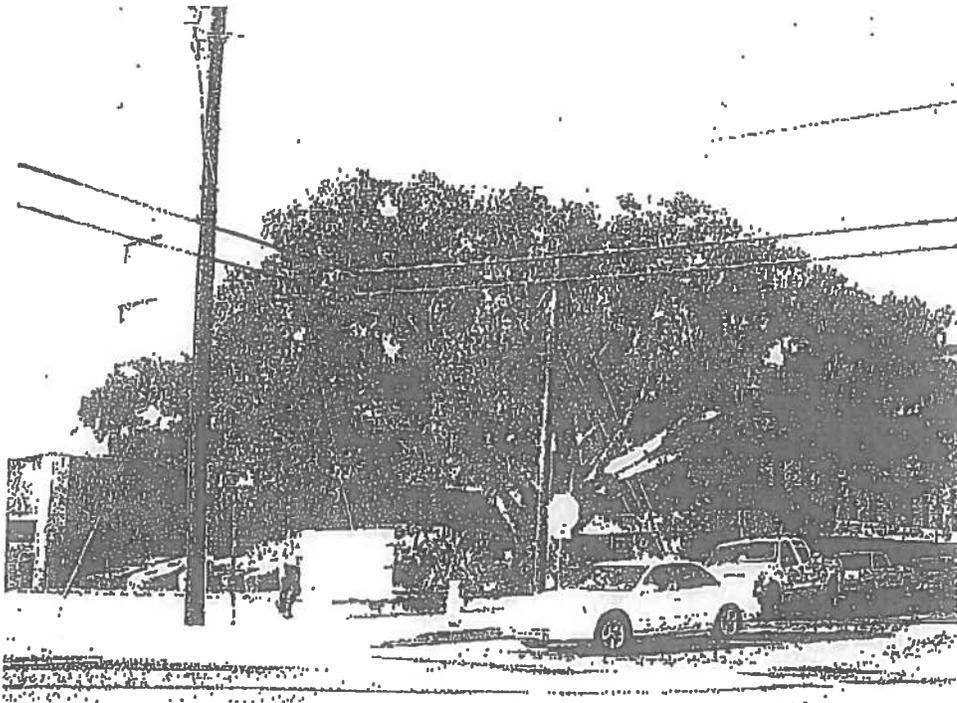
Registered Consulting Arborist #1199 • American Society of Consulting Arborists

September 2, 2004

Scott Allen, Director of Construction Management
Santa Barbara Cottage Hospital
PO Box 689
Santa Barbara, Ca 93102-0698

569-7358

MORTON BAY FIG REPORT



Summary

This is an assessment and preservation plan for the Morton Bay Fig tree at the southwest corner of Santa Barbara Cottage Hospital. The tree in fair condition, currently impacted by the lack of rainfall and or supplemental irrigation. The renovation of the hospital proposed to commence in 2006 will require extensive root pruning primarily on the eastern side of the tree. However, with proper care including supplemental irrigation, mulching the soil surface, fertilization, fencing and timely root and canopy pruning, the tree can be protected, invigorated and preserved. Scheduled and supervised maintenance as described in detail within this report will be the key to its sustainability, including irrigation, which should begin immediately.

*Santa Barbara Cottage Hospital Morton Bay Fig Report**September 2004***Assignment**

I have been assigned to assess the Morton Bay Fig on the corner of Pueblo and Castillo Streets in Santa Barbara and prepare a report that:

1. Addresses the condition of the tree
2. Identifies potential impacts from proposed construction
3. Recommends procedures to minimize impacts
4. Provides tree protection guidelines
5. Recommends care to optimize the health of the tree in preparation for the project and for the long term.

Scope of Project

The finding and recommendations provided in this report are based on the collection and analysis of information from:

- a visual tree assessment.
- meetings with landscape architect, Bob Cunningham regarding potential project impacts.
- a meeting with Director of Facilities Planning, Brooks Larsen (31 years with hospital), to gain historical information regarding previous work surrounding the tree.
- exploratory excavation with an airspade to gain more knowledge about the root system.

Tree and Site Observations

1. The Morton Bay Fig (*Ficus macrophylla*) has a DBH of 84" (diameter at breast height measured at 54" above ground).
2. The tree is approximately 60' tall by 80' wide. Limbs on the east side of the tree grow into the building.
3. It is nestled into the corner of the hospital surrounded on the north and east sides by the building and bordered on the west and south sides by Castillo St (to the west) and Pueblo St. (to the south).
4. It is currently in fair condition. There is an abundance of small diameter dead branches throughout the canopy but mostly in the upper portion. The lower lateral limbs are growing more vigorously than the top.
5. There is a concrete walkway and benches beneath the canopy on the west side of the trunk. This walkway originates and ends on the sidewalks of Castillo and Pueblo streets and varies in width from 4' to 12'. According to Brooks Larsen this walkway was installed about 10 to 15 years ago and required significant root cutting. Large diameter root cuts are easily recognized at the soil surface. (See figures 5, 6 and 7).
6. Also on the west side, between the Castillo St. sidewalk and the walkway adjacent the tree is a large water main. This large diameter pipe (approximately 12" diameter) parallels Castillo St. and enters the north side of the building. According to Mr. Larsen, this main is about 6' - 8' deep and was replaced in the early 1990's.
7. Along the north side of the tree but close to the edge of the building is a row of above ground shrub sprinklers. Although they are not currently in use, when other sprinklers are on, small deposits of water are noticeable.
8. The sprinkler row turns to the south at the inside corner of the building and parallels the east side of the tree up to Pueblo street where it turns again and parallels the sidewalk. This irrigation line was reportedly installed in the 1980's.
9. Along the south side (Pueblo St.) are tall lighting fixtures (2) that rise several feet from the ground. These appear to be connected from an electrical box between the two fixtures. There is also another electrical box in line with the first but closer to the tree trunk. This electrical system was reportedly installed in the 1980's.
10. I was also made aware that roots damaged the driveway and walkway greater than 30' from the trunk to the east in front of the cancer center and were out several years ago to repair the concrete.

Santa Barbara Cottage Hospital Morton Bay Fig Report

September 2004

Proposed Project Impacts

The new construction will include:

1. Demolition and removal of the building on the north side of the tree.
2. A significant cut into the eastern side of the root zone to accommodate the expansion of building and walkway above and below ground approximately 12' - 15' from its current location.
3. Installation of a new retaining wall (12" - 24" tall) along the Pueblo St. sidewalk approximately 6"-12" from the existing retaining wall.
4. On the west side of the tree a new driveway, sidewalk and retaining wall will be installed approximately 19' from the existing curb.

In order to better assess the impacts of this project I found it necessary to explore the root zone with the use of an airspade. This tool uses air pressure to remove soil around roots without significant damage.

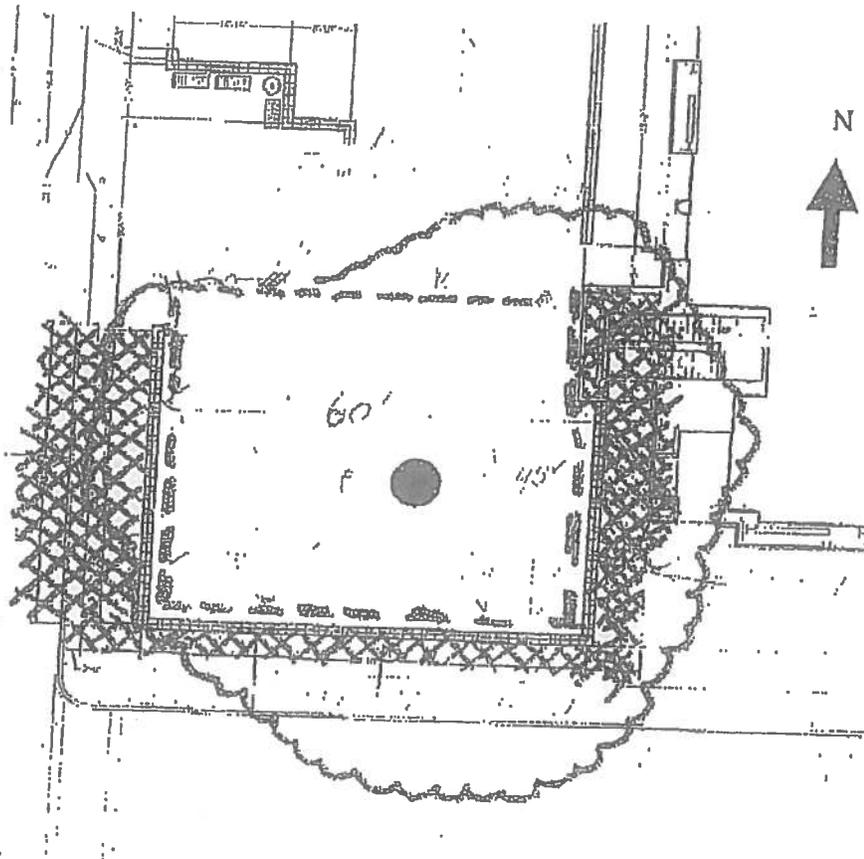


Figure 1: Diagram of tree parameters adapted from the site plan. Hatch marks represent areas where soil and roots will be cut. Bold dashed line is location where tree protection fencing should be installed. Dates indicate when demolition/construction will begin.

2. North Side

The soil was harder in this area below the few inches of topsoil despite the pre-irrigation. A longer soaking period would have allowed us greater penetration. However, there were not nearly as many roots along this side of the tree. I did uncover some medium size roots that were cut a long time ago where young and small roots had originated. There is no construction on this side of the tree. The existing structure will be demolished.

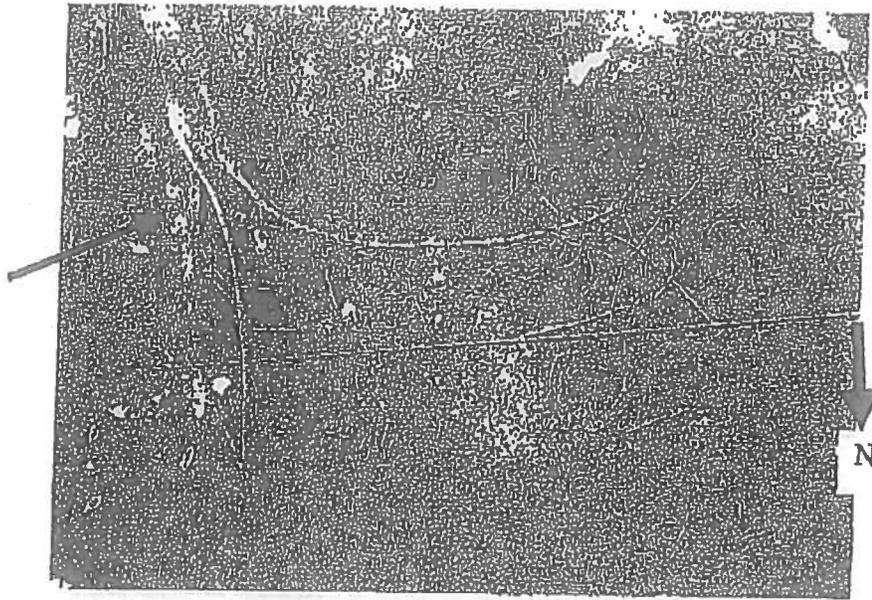


Figure 3: Root growth is more limited on the north side of the tree. The arrow points to a large root that was once cut and the newer emerging roots.

3. South Side

I excavated soil about 12" out from the existing retaining wall and uncovered electrical and irrigation lines. I also found that roots along this line were pruned at least twice in the past and the re-growth was vigorous.

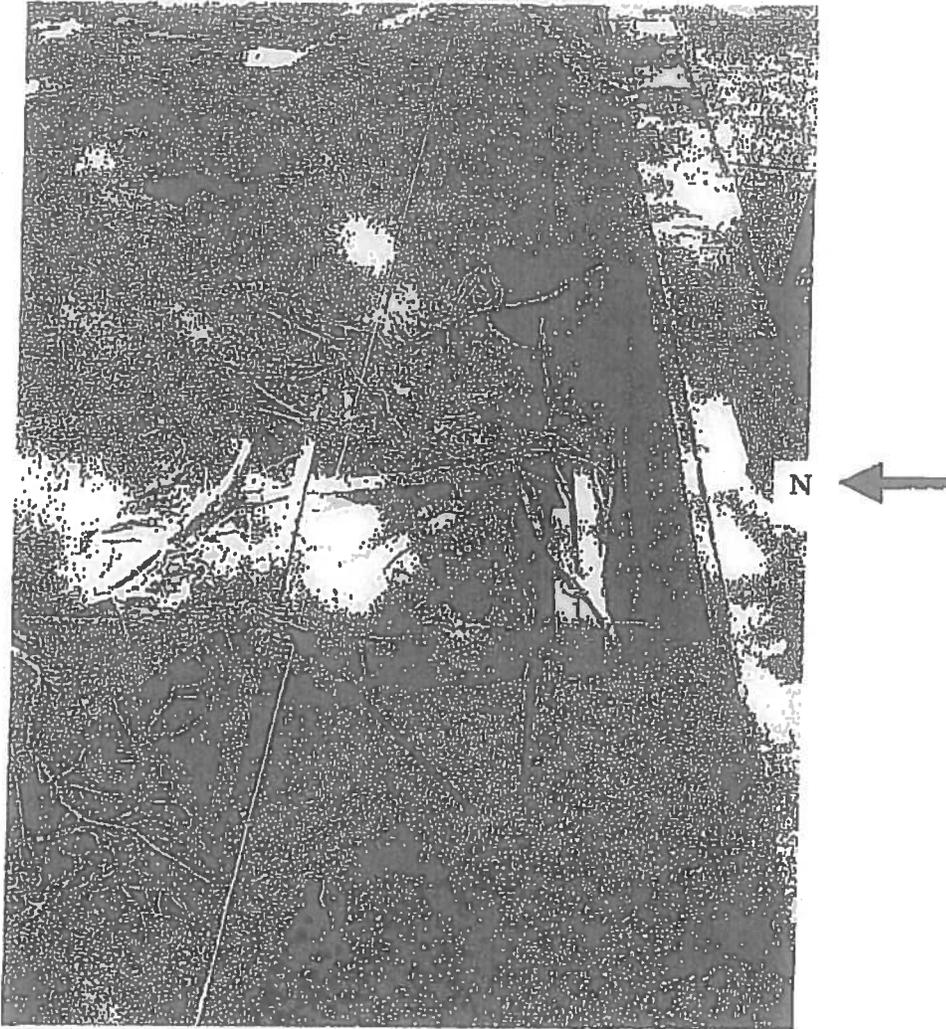


Figure 4: The new wall will be between the two areas of conduit. Roots were historically cut in both areas to accommodate the utilities.

4. West side

Soil excavation revealed the greatest amount of historical root cutting. Due to the landscape and hardscape I was limited in my work area. However, I was able to expose the soil profile along the concrete walkway. I discovered the extensive root cutting between the tree and the walkway where 12" deep plastic root barriers had been installed. This barrier has restricted large diameter root growth toward the west although there were many smaller diameter roots that developed beneath the barrier. I also uncovered a large root (6" diameter) that headed westward along the north edge of the walkway and then beneath it into the grassy landscape area adjacent to the water main. (See figure 7 for a close up of this root).

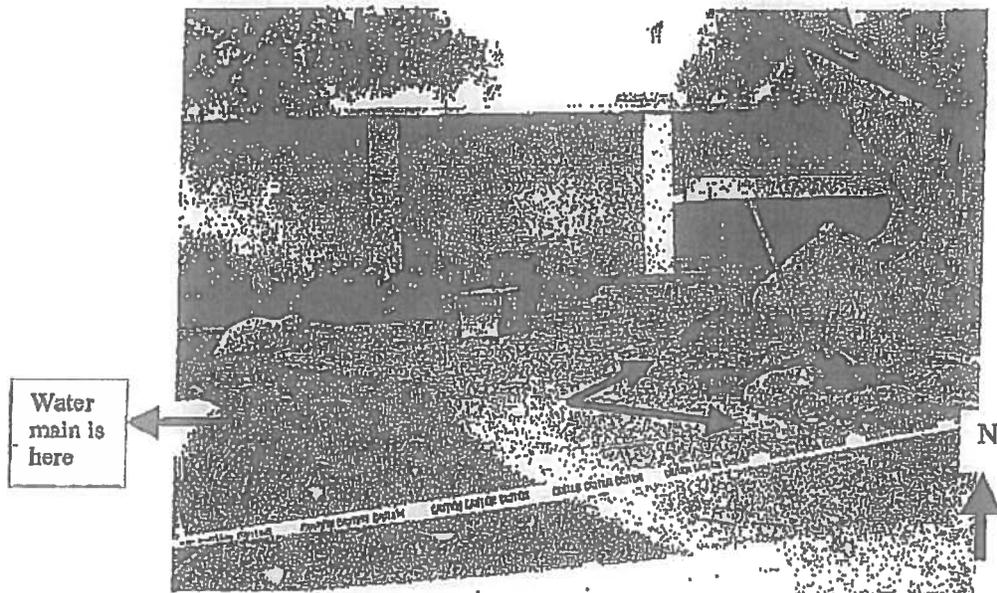


Figure 5: The walkway on the west side of the tree. The center arrows indicate the region of extensive root pruning for the walkway. (See figure 6).

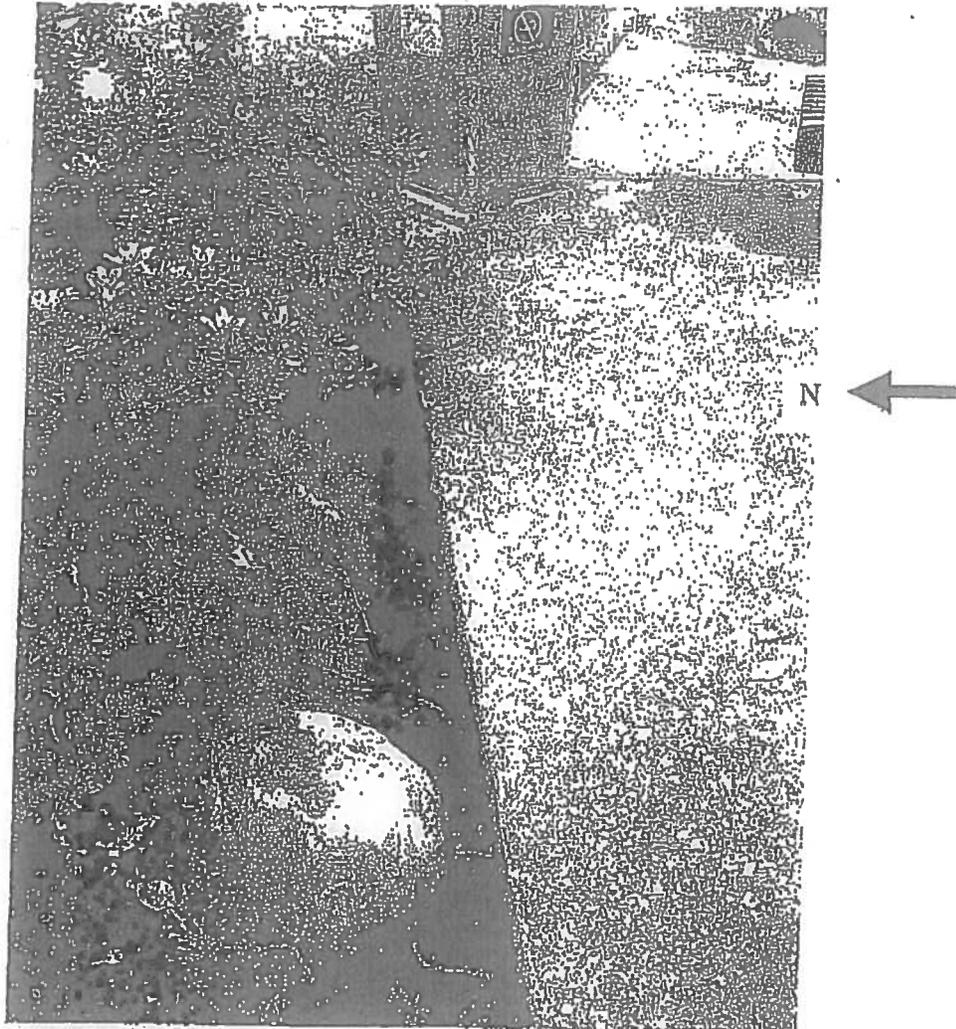


Figure 7: This 6" root was missed during the walkway installation 10 years ago. It runs along the upper edge of the walk (north side), then underneath and finally up into the lawn on the other side. No barriers were ever used in this area.

Santa Barbara Cottage Hospital Morton Bay Fig Report

September 2004

Discussion

The large leaf size and spreading dense canopy of the Morton Bay Fig are indicators of a tree that has a need for water. Despite its Australian origin, Morton Bay Figs also grow well in tropical climates including the wetter regions of the Hawaiian Islands (See zone H2 in the *Sunset Western Garden Book Climate Zones*).

During the airspade excavation it became evident that the majority of root growth was in areas where the moisture levels were highest. It was also clear that vigorous root growth was prolific after root pruning especially in soil that was looser and more accepting of the irrigation and rainfall. Soil areas without irrigation were dry and hard despite the obvious root growth that once penetrated through a mulster surface.

Dead branches throughout the canopy of this tree appear to be consistent with other Morton Bay Figs in Santa Barbara. I've observed several large Morton Bay Figs with similar symptoms in non-landscaped areas where supplemental irrigation is inadequate for the size of the root zone. During normal years of rainfall (16" -- 18" per year) the trees perform well, which explains their massive size.

The proposed hospital project will require extensive root pruning. This can cause severe stress if the tree is not healthy and prepared. The airspade excavation identified areas that had undergone severe root pruning, yet was able to recover, adapt and sustain the tree.

The most significant damage will occur on the east side of the tree. Both roots and limbs need to be cut to accommodate the structure. Yet this phase of the project is not scheduled until 2010 and five to six years is ample time to prepare the tree.

On the north side of the tree only the building will be removed. Roots and limbs will not be impacted provided the contractor uses care and protects the tree throughout the project. This phase is also proposed for 2010.

The south side of the tree will require pruning smaller roots to accommodate a new landscape wall. This area had been pruned at least twice in the past twenty years to accommodate irrigation and electrical lines. After cutting these smaller roots, new growth will rapidly regenerate, especially under moist conditions. This phase will occur between 2006 and 2010.

On the west side of the tree the driveway and sidewalk will be widened, reducing the volume of soil area. However, the majority of roots in this area have been pruned in the past to accommodate the newer water main, walkway, benches and irrigation lines. Observations during the exploratory excavation, tell me that root damage will be minimal. This phase of the project will also be started in 2006.

The key in preserving this Morton Bay Fig during and after construction requires immediate improvement of the soil conditions and gradually pruning roots and limbs in the selected areas after working toward replenishing tree vigor. This can be achieved within the project schedule provided treatments are started right away (irrigation is necessary). The *action plan and tree protection recommendations* below identifies a schedule to improve tree health and proceed with the project as warranted. Note that approximately 2700 square feet of root area will be protected.

Santa Barbara Cottage Hospital Morton Bay Fig Report

September 2004

Action Plan and Tree Protection Recommendations

Month/Year	Recommendation
9/04	Delineate the area to be protected with stakes. This shall also be referred to as the target area.
9/04-11/04	<ul style="list-style-type: none"> Deep water the root-area (target area) monthly or semi-monthly until a total of 2700 gallons have been applied (one gallon per square foot of the target area). Begin in September and continue through the fall until an accumulation of 1" of seasonal rainfall has been recorded within the city. (1" of rainfall is approximately 1600 gallons within the protected area). To properly irrigate, place soaker hoses in a zigzag pattern within the target area. One hundred feet of soaker hose will put out approximately 50 gallons per hour. Leave on for 8 hours or until run-off. Turn back on and move the soaker hose as necessary until all soil within the target area has been irrigated with the total number of gallons. A permanent drip system can be installed if preferred provided it evenly distributes the correct number of gallons throughout the target area.
9/04	Apply a 2" - 4" layer of coarse tree/chip mulch over the soil within the target area. Do not pile mulch onto the base of the trunk or onto the buttress roots.
10/04	Deep root fertilize the target area with a slow release fertilizer high in nitrogen. Do not use quick release. Inject approximately 6 pounds of actual nitrogen into the soil to a depth of 6"-12". Injection holes should radiate outward from the trunk in a grid pattern on three foot centers.
4/05-10/05	*Deep water monthly from April through October as specified above.
10/05	Prune the tree. Remove deadwood. Lift the tree for adequate clearance on the west and south sides to accommodate proposed construction. This should be minimal. Reduce the spread of the limbs on the eastern side in attempt to encourage sprout growth more to the interior. This is in preparation for more drastic limb pruning in 2010 when greater clearance will be required.
10/05	*Deep root fertilize as described above.
4/06-10/06	*Deep water monthly or semi-monthly as described above.
4/06	Check mulch layer and reapply as necessary to maintain a 2"-4" cover.
10/06	*Deep root fertilize as described above.
10/06	Erect chain link fence to delineate the protection zone. Fence should be 4' - 6' high and held firmly with poles every 6' - 10' as necessary.
11/06	Demolish the walkway on the west side of the tree with hand tools and carefully remove debris. Excavate soil at the inside edge of the protected area on the south and west sides to expose roots to be pruned. Hand cut roots with sharp pruning tools to avoid ripping and tearing. Install a chemical or physical root barrier and backfill the trench with native soil. Irrigate the perimeter and repeat weekly until commencement of seasonal rainfall.
4/07-10/07	*Deep water monthly or semi-monthly.
10/07	*Deep root fertilize as described above.
4/08-10/08	*Deep water monthly or semi-monthly.
10/08	*Deep root fertilize as described above.
4/08	Check mulch layer and reapply as necessary to maintain a 2"-4" cover.
4/09-10/09	*Deep water monthly or semi-monthly.

Santa Barbara Cottage Hospital Morton Bay Fig Report

September 2004

11/09	Excavate soil at the inside edge of the protected area on the north and east sides to expose roots to be pruned. Hand out roots with sharp pruning tools to avoid ripping and tearing. Install a chemical or physical root barrier and backfill the trench with native soil. Irrigate the perimeter and repeat weekly until commencement of seasonal rainfall. Prune limbs as necessary to accommodate construction. Assess the tree to determine if more pruning is necessary.
4/2010-10/2010	*Deep water monthly or semi-monthly.
10/2010	*Deep root fertilize as described above.
4/08	Check mulch layer and reapply as necessary to maintain a 2"-4" cover.
On going spring through fall	*Deep water monthly or semi-monthly. *Deep root fertilize annually each spring as described above. Check mulch layer and reapply as necessary to maintain a 2"-4" cover. Assess the health and structure of the tree and prune as necessary.
NOTES	* This tree should be under the care of the project arborist. Upon seasonal inspection it may be determined that less water will be adequate. After a season of normal rainfall, the root area may not need irrigation until the summer. Soil should be moist (not saturated) to a depth of 12", especially during warm months. Monitor moisture with a soil probe and make adjustments as necessary. *Over time the application of mulch may also supply the tree with adequate minerals. A soil test will determine nitrogen levels and direct mineral needs.
TREE PROTECTION DURING CONSTRUCTION	During demolition, excavation and construction, a schedule should be set up with the project arborist to monitor activities around the tree. This may be daily, weekly or monthly depending on the construction schedule and should be determined prior to commencement of the project. Memos documenting tree protection compliance should be sent to the city's project monitor.
	<ul style="list-style-type: none"> The protection zone delineated by the protection fencing is a no entry zone for anyone except for tree related workers and activities. No debris or materials should be dumped or stored in the protected area. During summer construction, it may become necessary to periodically hose off the foliage to wash particulates from the leaf surfaces.
	After completion of construction, landscaping can be incorporated within the dripline to include plants that contribute to the water needs of the tree. Too much water that causes soil saturation between buttress roots should be avoided. Planting at the perimeter will encourage regeneration of roots.

Conclusion

The Morton Bay Fig is in fair condition, currently impacted by the lack of rainfall and/or supplemental irrigation. There will be impacts to the root zone primarily on the eastern side of the tree. However, with proper care including supplemental irrigation, mulching the soil surface, fertilization, fencing and timely root and canopy pruning, the tree can be protected, invigorated and preserved. Scheduled and supervised maintenance as described in detail in this report will be the key to its sustainability. Irrigation should begin immediately.

Santa Barbara Cottage Hospital Morton Bay Fig Report

September 2004

Arborist Disclosure Statement and Certification of Performance

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to structural failure of a tree. Trees are living organisms that fall in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided. Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

I Bill Spiewak, certify:

- That I have personally inspected the trees on the property referred to in this report and have stated my findings accurately.
- The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and commonly accepted arboricultural practices.
- My analysis is based on an objective assessment and has not been designed for my tree service, Bill's Tree Care, to profit from performing tree maintenance or removal.
- Other qualified tree care companies that offer service performed by International Society of Arboriculture Certified Arborists and Certified Tree Workers can undertake the maintenance recommended herein.

Signed: _____



Bill Spiewak
Registered Consulting Arborist #381
American Society of Consulting Arborists





BARTLETT TREE EXPERTS

HOME OFFICE — STAMFORD, CT
THE BARTLETT TREE RESEARCH LABORATORIES & EXPERIMENTAL GROUNDS — CHARLOTTE, NC
INVOICE

ACCOUNT NO. 0121309
INVOICE NO. 30812549-0
INVOICE DATE 05/23/2007
AMOUNT DUE \$4237.50

TO COTTAGE HOSPITAL
NO WORK FOR THEM
PO BOX 689
SANTA BARBARA, CA 93105

YOUR CHECK NUMBER _____
PAY THIS AMOUNT \$4237.50

\$0.00 Tax

INDICATE ANY ADDRESS CORRECTION ABOVE

TO INSURE PROPER CREDIT PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

ALL ACCOUNTS NET PAYABLE UPON RECEIPT

INVOICE NO.	AMOUNT DUE

Work Completed 05/11/2007

Confirmed 05/10/2007

PUEBLO AT BATH
PO BOX 689
SANTA BARBARA CA 93105

FICUS: Dig trench and prune roots on North side of tree to accomodate new building. Install "bio-barrier" root barrier in trench to prevent root encroachment. Install plywood in trench to physically delimitate location of root barrier. This is a Time and Materials job. Approximately 20 hours. 40 linear feet of bio-barrier @ \$7.00 per foot = \$280.00 40 linear feet of plywood @ \$2.00 per foot = \$80.00 Monitor monthly and irrigate when necessary. Per visit: \$125

<input checked="" type="checkbox"/> SBCH 1251	<input type="checkbox"/> GVCH 1256	<input type="checkbox"/> SYVCH 1253	<input type="checkbox"/> SBCH IF 1250
Project # <u>108</u>			
Activity <u>2.21</u>			
Initial <u>WJS</u>			

WJS
5/21/07

FAXED
05-11-07
to Linda

FAXED
05-20-07
to Linda

ATTACHMENT C

ACCOUNT NO. 0121309
INVOICE DATE 05/23/2007
PAY THIS AMOUNT \$4237.50

YOUR BARTLETT REPRESENTATIVE IS: **S STANTON**

A SERVICE CHARGE OF 1.5 % PER MONTH WHICH IS AN ANNUAL PERCENTAGE OF 18.0 %
IS ADDED TO ACCOUNTS 30 DAYS AFTER INVOICE DATE.

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BARTLETT TREE EXPERTS
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STAMFORD, CT 06905-0067

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HOME OFFICE — STAMFORD, CT
THE BARTLETT TREE RESEARCH LABORATORIES & EXPERIMENTAL GROUNDS — CHARLOTTE, NC

INVOICE

ACCOUNT NO.	INVOICE DATE
0121309	05/23/2007
INVOICE NO.	AMOUNT DUE
30812550-0	\$1936.00

COTTAGE HOSPITAL
 NO WORK FOR THEM
 TO PO BOX 689
 SANTA BARBARA, CA 93105

\$0.00 Tax

PAY THIS AMOUNT

YOUR CHECK NUMBER _____

\$1936.00

INDICATE ANY ADDRESS CORRECTION ABOVE

TO INSURE PROPER CREDIT PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

ALL ACCOUNTS NET PAYABLE UPON RECEIPT

INVOICE NO.	AMOUNT DUE
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Work Completed 05/14/2007

Confirmed 05/10/2007

PUEBLO AT BATH
 PO BOX 689
 SANTA BARBARA CA 93105

FICUS: Perform Root Invigoration on remaining root mass to be retained. Using Air Spade and compressed air, pulverize top 8" to 12" of soil, blend in organic matter and nutrients as indicated by testing. This is a Time and Material Job. Approximately 8 hours, \$416 Fertilizer and Soil Amendments.

Handwritten: 2/21/09

SIBCT1 1251	CIVCT1 1256	SYVCT1 1253	SIBCT1P 1250
Project #	108		
Activity	2-51		
Initial	WJ		

FAXED
02-16-09
to Linda

FAXED
01-20-09
to Linda

YOUR BARTLETT REPRESENTATIVE IS:	S STANTON	ACCOUNT NO.	0121309	INVOICE DATE	05/23/2007	PAY THIS AMOUNT	\$1936.00
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A SERVICE CHARGE OF 1.5 % PER MONTH WHICH IS AN ANNUAL PERCENTAGE OF 18.0 % IS ADDED TO ACCOUNTS 30 DAYS AFTER INVOICE DATE.

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 STAMFORD, CT 06905-0067

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 Stamford, CT 06905-0067

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HOME OFFICE - STAMFORD, CT
 THE BARTLETT TREE RESEARCH LABORATORIES & EXPERIMENTAL GROUNDS - CHARLOTTE, NC

INVOICE

RECEIVED

APR - 9 2009

ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER
0121309	04/03/2009	31305638-0
Page 1	AMOUNT DUE	PAY THIS AMOUNT
	720.00	720.00

MAKE CHECK PAYABLE TO: Bartlett Tree Experts
 Pay by check or money order. DO NOT SEND CASH.

YOUR CHECK NUMBER _____

Please check box if your address below is incorrect or has changed. Indicate change(s) on reverse side.

RON BISCARO
 PROJECT DEVELOPMENT

TO INSURE PROPER CREDIT PLEASE RETURN THIS PORTION
 WITH YOUR PAYMENT.
 ALL ACCOUNTS NET PAYABLE UPON RECEIPT



COTTAGE HOSPITAL
 BROOKS LARSEN
 PO BOX 689
 SANTA BARBARA, CA 93102-0689



BARTLETT TREE EXPERTS
 P.O. BOX 3067
 STAMFORD, CT 06905-0067



INVOICE NO:	AMOUNT DUE
-------------	------------

31305638-0 Work Completed 03/13/2009
 Work at COTTAGE HOSPITAL
 SANTA BARBARA

720.00

- 1.) Moreton Bay Fig tree (1) - Install 2-3 inch layer of mulch over root zone.

INVOICE

[Handwritten signature]

SIC11 1251 CIVIL 1256 MECH 1253 SIC11F 1230

Project # 108
 Activity 02-21-02-0019
 Initial WT?

THANK YOU FOR THE OPPORTUNITY TO CARE FOR YOUR PROPERTY

ACCOUNT NUMBER	INVOICE DATE	PAY THIS AMOUNT
0121309	04/03/2009	720.00
BARTLETT REPRESENTATIVE IS: S STANTON		
(805) 963-3324		
A SERVICE CHARGE OF 1.6% PER MONTH WHICH IS AN ANNUAL PERCENTAGE OF 19.0% IS ADDED TO ACCOUNTS 30 DAYS AFTER INVOICE DATE.		
RETAIN THIS PORTION FOR YOUR RECORDS		
		MAKE CHECK PAYABLE TO BARTLETT TREE EXPERTS P.O. BOX 3067 STAMFORD, CT 06905-0067



BARTLETT TREE EXPERTS

HOME OFFICE — STAMFORD, CT
THE BARTLETT TREE RESEARCH LABORATORIES & EXPERIMENTAL GROUNDS — CHARLOTTE, NC

INVOICE

ACCOUNT NO. 31305639-0 INVOICE DATE 04/03/2009

INVOICE NO. 31305639-0 AMOUNT DUE 115.00

RECEIVED

April 13 2009

TO COTTAGE HOSPITAL
BROOKS LARSEN
PO BOX 689
SANTA BARBARA, CA 93105

RON BISCARO
PROJECT DEVELOPMENT

YOUR CHECK NUMBER _____ PAY THIS AMOUNT 115.00

INDICATE ANY ADDRESS CORRECTION ABOVE

INSURE PROPER CREDIT PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

ALL ACCOUNTS NET PAYABLE UPON RECEIPT

INVOICE NO.	AMOUNT DUE
31305639-0	115.00

31305639-0 Work Completed 03/14/2009
Work at COTTAGE HOSPITAL
SANTA BARBARA
Moreton Bay Fig tree (1) - Apply Granular Bartlett Boost Fertilizer at
a rate of 2 pounds per 1000 square feet.

115.00

DUPLICATE

SIXT 1251	GVK11 1236	RYVKT1 0253	SBCIF 1250
Project #	08		
Activity	02-21-02-0119		
Initial	WJ		

Handwritten signature and date: Ron Biscaro 4/14/09



THANK YOU FOR THE OPPORTUNITY TO CARE FOR YOUR PROPERTY

JR BARTLETT REPRESENTATIVE IS: S STANTON
(805) 963-3324

SERVICE CHARGE OF 1.5 % PER MONTH WHICH IS AN ANNUAL PERCENTAGE OF 18.0 %
DUE TO ACCOUNTS 30 DAYS AFTER INVOICE DATE.

ACCOUNT NO.	INVOICE DATE	PAY THIS AMOUNT
31305639-0	04/03/2009	115.00

MAKE CHECK PAYABLE TO
BARTLETT TREE EXPERTS
P.O. BOX 3067



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THE BARTLETT TREE RESEARCH LABORATORIES & EXPERIMENTAL GROUNDS — CHARLOTTE, NC

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OCT 15 2010

PROJECT MANAGEMENT

YOUR CHECK
NUMBER _____

ACCOUNT NO. INVOICE DATE

0121309

10/08/2010

INVOICE NO.

AMOUNT DUE

31507986-0

250.00

TO COTTAGE HOSPITAL
WILLIAM THOMPSON
PO BOX 689
SANTA BARBARA, CA 93105

PAY THIS AMOUNT

250.00

0121309 201010089 0000025000

INDICATE ANY ADDRESS CORRECTION ABOVE

INSURE PROPER CREDIT PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

ALL ACCOUNTS NET

PAYABLE UPON RECEIPT

INVOICE NO.	AMOUNT DUE
-------------	------------

31507986-0 Work Completed 03/16/2010
Work at COTTAGE HOSPITAL
SANTA BARBARA

OK

250.00

Moreton Bay Fig tree (1) - Apply Granular Bartlett Boost Fertilizer at a rate of 2 pounds per 1000 square feet.
Oak trees and Sycamore trees at Southeast corner of project -
Apply Bartlett Boost Granular Fertilizer to the root zones at the rate of _____ pounds nitrogen per 1000 square feet.

INVOICE

SUBJ 1251	ACTI 1256	SYVCH 1233	SBCHE 1250
Project # 108		Activity 02.21.02.0019	
Initial _____			



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BARTLETT REPRESENTATIVE IS:

RICHARD MASON

(805) 963-3324

INVOICE CHARGE OF 1.5 % PER MONTH WHICH IS AN ANNUAL PERCENTAGE OF
DED TO ACCOUNTS 30 DAYS AFTER INVOICE DATE.

18.0 %

ACCOUNT NO. INVOICE DATE
0121309 10/08/2010
INVOICE NO. AMOUNT DUE
31507986-0 250.00

MAKE CHECK PAYABLE TO
BARTLETT TREE EXPERTS

P.O. BOX 3067
STAMFORD, CT 06905-0067



BARTLETT TREE EXPERTS RECEIVED

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Stamford, CT 06905-0067
TEMP-RETURN SERVICE REQUESTED

SEP 28 2010

ACCOUNT NUMBER: 0121309
INVOICE DATE: 09/20/2010
INVOICE NUMBER: 31507985-0
AMOUNT DUE: 1360.00
PAY THIS AMOUNT: 1360.00
Page: 1

HOME OFFICE - STAMFORD, CT
THE BARTLETT TREE RESEARCH LABORATORIES & EXPERIMENTAL GROUNDS - CHARLOTTE, NC

MAKE CHECK PAYABLE TO: Bartlett Tree Experts
Pay by check or money order. DO NOT SEND CASH.

INVOICE PROJECT MANAGEMENT YOUR CHECK NUMBER _____

Please check box if your address below is incorrect or has changed. Indicate change(s) on reverse side.

TO INSURE PROPER CREDIT PLEASE RETURN THIS PORTION WITH YOUR PAYMENT.

ALL ACCOUNTS NET

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000695 0.9280 MB 0.382 TRO0004
COTTAGE HOSPITAL
WILLIAM THOMPSON
PO BOX 689
SANTA BARBARA, CA 93102-0689

BARTLETT TREE EXPERTS
P.O. BOX 3087
STAMFORD, CT 06905-0067



INVOICE NO.	AMOUNT DUE
31507985-0	1360.00

31507985-0 Work Completed 09/07/2010 -
Work at COTTAGE HOSPITAL
SANTA BARBARA

1360.00

- Moreton Bay Fig tree (1) - Install 2-3 inch layer of mulch over root zone.
- 2.) Oak trees and Sycamore trees at Southeast corner of project -
 - B.) Install 2-3 inches of mulch over tree root zone (chips from tree care operation).

INVOICE

SBC11 1251	GVC11 1256	SKVCH 1251	SBC11F 1250
Project # 108			
Activity 02.21.02.0019			
Initial WJS			

Handwritten signature and date: 10/12/10

Register for 'Your Account' at www.bartlett.com to see your service history, review work orders & more. Also, if you had a good experience with us, let others know by submitting an online review. For details, go to www.bartlett.com/review.

Thank you for the opportunity to care for your property.

Y BARTLETT REPRESENTATIVE IS: RICHARD MASON
(805) 983-3324

ACCOUNT NUMBER: 0121309
INVOICE DATE: 09/20/2010
PAY THIS AMOUNT: 1360.00

A SERVICE CHARGE OF 1.5 % PER MONTH WHICH IS AN ANNUAL PERCENTAGE OF 18.0 % IS ADDED TO ACCOUNTS 30 DAYS AFTER INVOICE DATE.

MAKE CHECK PAYABLE TO
BARTLETT TREE EXPERTS
P.O. BOX 3067
STAMFORD, CT 06905-0067

RETAIN THIS PORTION FOR YOUR RECORDS



Bill Spiewak
CONSULTING ARBORIST
Registered Consulting Arborist #381 • American Society of Consulting Arborists

September 5, 2006

Isaac Romero
Suzanne Elledge Permi Planning Services Inc.
800 Santa Barbara St.
Santa Barbara, Ca 93101

966-2758
966-2759 fax
info@sepps.com

MEMORANDUM

This memo intends to document the work completed to date on the Moreton Bay Fig tree at Cottage Hospital.

Refer to the Action Plan and Tree Protection Recommendations on pages 11 & 12 of the Santa Barbara Cottage Hospital Moreton Bay Fig Report prepared on 9/2/04. A copy of those pages is included with this memorandum.

All items have been completed to date as recommended except for delineation of the target area due to current use of the bench beneath the tree. This item, along with the installation of tree protection fencing, should be done in conjunction with demolition of the walkway.

Please contact me with any questions.

Bill Spiewak
Project Arborist

Action Plan and Tree Protection Recommendations

Month/Year	Recommendation
9/04	Delineate the area to be protected with stakes. This shall also be referred to as the target area.
9/04-11/04 <i>Completed</i>	Deep water the root area (target area) monthly or semi-monthly until a total of 2700 gallons have been applied (one gallon per square foot of the target area). Begin in September and continue through the fall until an accumulation of 1" of seasonal rainfall has been recorded within the city. (1" of rainfall is approximately 1600 gallons within the protected area). To properly irrigate, place soaker hoses in a zigzag pattern within the target area. One hundred feet of soaker hose will put out approximately 50 gallons per hour. Leave on for 8 hours or until run-off. Turn back on and move the soaker hose as necessary until all soil within the target area has been irrigated with the total number of gallons. A permanent drip system can be installed if preferred provided it evenly distributes the correct number of gallons throughout the target area.
9/04 <i>Completed</i>	Apply a 2" - 4" layer of coarse tree/chip mulch over the soil within the target area. Do not pile mulch onto the base of the trunk or onto the buttress roots.
10/04 <i>Completed</i>	Deep root fertilize the target area with a slow release fertilizer high in nitrogen. Do not use quick release. Inject approximately 6 pounds of actual nitrogen into the soil to a depth of 6"-12". Injection holes should radiate outward from the trunk in a grid pattern on three foot centers.
4/05-10/05 <i>Completed</i>	*Deep water monthly from April through October as specified above.
10/05 <i>Completed</i>	Prune the tree. Remove deadwood. Lift the tree for adequate clearance on the west and south sides to accommodate proposed construction. This should be minimal. Reduce the spread of the limbs on the eastern side in attempt to encourage sprout growth more to the interior. This is in preparation for more drastic limb pruning in 2010 when greater clearance will be required.
10/05 <i>Completed</i>	*Deep root fertilize as described above.
IN ACTION -> 4/06-10/06 <i>in action</i>	*Deep water monthly or semi-monthly as described above.
4/06 <i>n/a</i>	Check mulch layer and reapply as necessary to maintain a 2"-4" cover.
10/06	*Deep root fertilize as described above.
10/06	Erect chain link fence to delineate the protection zone. Fence should be 4' - 6' high and held firmly with poles every 6' - 10' as necessary.
11/06	Demolish the walkway on the west side of the tree with hand tools and carefully remove debris. Excavate soil at the inside edge of the protected area on the south and west sides to expose roots to be pruned. Hand cut roots with sharp pruning tools to avoid ripping and tearing. Install a chemical or physical root barrier and backfill the trench with native soil. Irrigate the perimeter and repeat weekly until commencement of seasonal rainfall.
4/07-10/07	*Deep water monthly or semi-monthly.
10/07	*Deep root fertilize as described above.
4/08-10/08	*Deep water monthly or semi-monthly.
10/08	*Deep root fertilize as described above.
4/08	Check mulch layer and reapply as necessary to maintain a 2"-4" cover.
4/09-10/09	*Deep water monthly or semi-monthly.

11/09	Excavate soil at the inside edge of the protected area on the north and east sides to expose roots to be pruned. Hand cut roots with sharp pruning tools to avoid ripping and tearing. Install a chemical or physical root barrier and backfill the trench with native soil. Irrigate the perimeter and repeat weekly until commencement of seasonal rainfall. Prune limbs as necessary to accommodate construction. Assess the tree to determine if more pruning is necessary.
4/2010-10/2010	*Deep water monthly or semi-monthly.
10/2010	*Deep root fertilize as described above.
4/08	Check mulch layer and reapply as necessary to maintain a 2"-4" cover.
On going spring through fall	*Deep water monthly or semi-monthly. *Deep root fertilize annually each spring as described above. Check mulch layer and reapply as necessary to maintain a 2"-4" cover. Assess the health and structure of the tree and prune as necessary.
NOTES	* This tree should be under the care of the project arborist. Upon seasonal inspection it may be determined that less water will be adequate. After a season of normal rainfall, the root area may not need irrigation until the summer. Soil should be moist (not saturated) to a depth of 12", especially during warm months. Monitor moisture with a soil probe and make adjustments as necessary. *Over time the application of mulch may also supply the tree with adequate minerals. A soil test will determine nitrogen levels and direct mineral needs.
TREE PROTECTION DURING CONSTRUCTION	During demolition, excavation and construction, a schedule should be set up with the project arborist to monitor activities around the tree. This may be daily, weekly or monthly depending on the construction schedule and should be determined prior to commencement of the project. Memos documenting tree protection compliance should be sent to the city's project monitor.
	The protection zone delineated by the protection fencing is a no entry zone for anyone except for tree related workers and activities. No debris or materials should be dumped or stored in the protected area. During summer construction, it may become necessary to periodically hose off the foliage to wash particulates from the leaf surfaces.
	After completion of construction, landscaping can be incorporated within the dripline to include plants that contribute to the water needs of the tree. Too much water that causes soil saturation between buttress roots should be avoided. Planting at the perimeter will encourage regeneration of roots.

Conclusion

The Moreton Bay Fig is in fair condition, currently impacted by the lack of rainfall and/or supplemental irrigation. There will be impacts to the root zone primarily on the eastern side of the tree. However, with proper care including supplemental irrigation, mulching the soil surface, fertilization, fencing and timely root and canopy pruning, the tree can be protected, invigorated and preserved. Scheduled and supervised maintenance as described in detail in this report will be the key to its sustainability. Irrigation should begin immediately.

November 21, 2013

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

Re: Update on Tree Care – March 2009 to Present.

03/11/2009 and 03/12/2009 – Installed a zone water management system to irrigate the oak tree and sycamore trees inside the construction zone.

03/13/2009 – Installed 2 to 3 inches of mulch around the Morten Bay Fig tree.

03/14/2009 – Applied Granular Bartlett Boost fertilizer to the oak trees, the sycamore trees, and the Morten Bay Fig tree.

03/19/2009 – Oak trees, Jacaranda trees, and Orchid tree in the sidewalk planters around the construction site – Excavated soil from around the root crowns to expose buttress roots and to facilitate drying.

- Drilled holes in plywood covering to allow for injection of water through holes.
- Oak trees and sycamore trees at Southeast corner of project – Installed 2-3 inches of mulch layer.
- Oak trees and sycamore trees in boxes – Installed drip lines to irrigate trees.

03/30/2009 – Oak trees, sycamore trees, and Morten Bay Fig tree – Monitored soil moisture. Soil moisture was adequate at this time for all property trees.

04/03/2009 – Soil moisture was adequate at this time.

05/11/2009 – Inspected soil moisture using soil probe. The soil was a little dry. Applied approximately 150 gallons of water to the Morten Bay Fig tree. The trees inside the construction area were irrigated with 200 gallons fresh water. The city street trees were irrigated with 125 gallons of water. It is difficult to determine the soil moisture of the city street trees because of the plywood covering the planter beds.

06/11/2009 – Inspected soil moisture for all project trees. The Morten Bay Fig tree was in good condition at this time. Watered the Morten Bay Fig tree with 150 gallons fresh water. Moisture levels on the trees inside the construction area and the street trees were a little dry. 300 gallons of water was applied to these trees.

07/11/2009 – Inspected the soil moisture for all project trees. The Morten Bay Fig tree was a little dry. It was irrigated with 150 gallons of water. The construction site trees and street trees were irrigated with 250 gallons water.

08/29/2009 – Inspected soil moisture for all project trees. The Morten Bay Fig tree was watered with 150 gallons. The construction area trees were dry. The interior construction area trees were watered with 300 gallons fresh water. The city street trees were watered with 100 gallons fresh water.

09/17/2009 – Inspected soil moisture for all construction site trees. The Morten-Bay-Fig-tree was watered with 100 gallons fresh water. The construction site trees have been getting irrigated three times per week and the street trees once per week according to the person on the construction site. The soil moisture was okay at this time. Watered both the construction site trees and the street trees with 200 gallons water.

12/01/2009 – Inspected the soil moisture for all construction site trees. The soil was moist at this time. Watered the Morten Bay Fig tree with 150 gallons of water. The soil of the construction site trees was moist. 200 gallons of water was applied to the street trees and construction site trees.

01/03/2010 – Inspected the soil moisture for all the construction site trees. The soil was moist at this time. 150 gallons of fresh water was applied to the large Morten Bay Fig tree. 200 gallons of water was applied to the street trees and the interior construction site trees.

3/18/2010 checked the soil moisture for all of the project trees. I checked soil moisture for all of the city street trees outside the project. At this time the soil had adequate moisture. I checked soil moisture for all of the trees inside the construction project. All had adequate moisture at this time. I checked the soil moisture for the boxed oak between the Sycamore trees, there was adequate moisture at this time. I checked the soil moisture for the large Ficus tree in front of the hospital; there was adequate moisture at this time. All of the project trees will probably need to be watered in a week or so if it does not rain again. I noted a dead branch on the Northeast side of the boxed oak, but I do not think this tree is dyeing. I did note some foliar fungal problems developing on the Sycamore trees. The symptoms are consistent with Anthracnose foliar disease. This disease is usually only a problem in the spring when the first leaves are developing and environmental conditions are favorable to disease growth. Should this be a major concern there are treatment options available.

3/16/2010 Spread mulch on the project area trees. Applied Granular Bartlett Boost fertilizer to the project area oak trees, sycamore trees, and the Morten Bay Fig tree.

3/20/2010 Monitor project tree soil moisture and to water as needed. Applied 100 gallons of water to Fig tree. Other project trees had were watered with 350 gallons of water. We still need to complete spreading chips on the rest of the project oak trees.

3/26/2010 Continued spreading mulch over the root zone of the trees within the construction project. .

4/20/2010 Monitor project tree soil moisture and to water as needed. We still need to complete spreading chips on the rest of the project oak trees.

5/3/2010 Monitor the soil moisture and water as needed on the project area trees. Oak trees at Southeast corner of project are in good condition. The soil moisture was good. The Sycamore trees were heavily infested with Anthracnose fungus on the leaves. All of the project trees and city trees were watered with 350 gallons of water.

6/11/2010 Monitor the soil moisture for all of the project trees and water as needed. Applied 700 gallons of water. We still need to finish applying mulch to the trees inside the construction zone. We need to have access to the site clear of materials to complete this portion of the project. I would like to coordinate a time that this could take place.

7/2/2010 Monitor the soil moisture for all of the project trees and water as needed. Applied 700 gallons of water.

7/21/2010 Monitor soil moisture on all of the Cottage Hospital project trees, and water as needed the trees. Applied 600 gallons of water.

8/3/2010 Monitor soil moisture on all of the Cottage Hospital project trees, and water as needed the trees. Applied 600 gallons of water.

9/7/2010 Completed spreading mulch on the root zones of project area trees. Inspected soil moisture for all project area trees. Soil was a little dry. Scheduled to water trees this week. The large boxed sycamore tree has been affected by powdery mildew and Anthracnose fungus this past season. The tree is stressed due to being dug up and boxed. This condition makes the tree more susceptible to these fungal diseases. Stress has also contributed to early leaf drop for this tree.

9/9/2010 Monitor soil moisture on all of the Cottage Hospital project trees, and water as needed the trees. Applied 700 gallons of water.

9/27/2010 Monitor soil moisture on all of the Cottage Hospital project trees, and water as needed the trees. Applied 600 gallons of water.

10/26/2010 Monitor soil moisture on all of the Cottage Hospital project trees, and water as needed the trees. Applied 700 gallons of water.

11/11/2010 Monitor soil moisture on all of the Cottage Hospital project trees, and water as needed the trees. Applied 600 gallons of water. Recommend trimming back plywood from bases of city street trees to help prevent girdling of trunk by plywood.

12/7/2010 Met with Ruben to go over next year continued care of Cottage trees. Recommended to clear plywood back by 1 to 3 inches to provide space to tree trunks and help prevent girdling. Recommended removing weeds from under the construction area trees to help reduce competition for water and nutrients. Recommended pruning the Coast live Oak tree at the corner of Pueblo and Oak Park to remove dead branches and thin heaviest branch ends. Recommended cultivating the soil under the large Ficus tree at the front of the hospital and incorporating compost and amendments to help promote root development and plant health.

12/14/2010 Monitor soil moisture on all of the Cottage Hospital project trees, and water as needed the trees. Adequate soil moisture at this time. No additional water was needed at this time.

1/10/2011 Monitor soil moisture on all of the Cottage Hospital project trees, and water as needed the trees. Adequate soil moisture at this time. No additional water was needed at this time.

2/22/2011 Performed Root Invigoration on Fig tree close to hospital. Cultivated the soil to a depth of approximately six inches around the stem of the Ficus trees to a distance of approximately 15 feet using air excavation. We incorporated compost and other amendments per the soil analysis report to promote root development and plant health. We pruned the Oak tree at the corner of Pueblo and Oak Park lane to remove dead, diseased and broken branches and thinned the tree by approximately 5% to reduce the risk of branch, stem, or root failure. We removed one Coast Live Oak tree 3rd up from Oak Park Lane on Pueblo street.

3/9/2011 Monitor soil moisture on all of the Cottage Hospital project trees, and water as needed the trees. Applied 100 gallons of water to Moreton Bay fig. Applied 250 gallons water to Oaks and Sycamore trees at the Southwest corner of project.

4/25/2011 Monitor soil moisture on all of the Cottage Hospital project trees, and water as needed the trees. Applied 100 gallons of water to Moreton Bay fig. Applied 400 gallons water to Oaks and Sycamore trees at the Southwest corner of project. All site Sycamore trees are showing symptoms of Anthracnose fungus on the leaves. Weeds should be cleared from the bases of all the property trees to help reduce competition for water and nutrients.

5/20/2011 Monitor soil moisture on all of the Cottage Hospital project trees, and water as needed the trees. Applied 40 gallons of water to Moreton Bay fig. Applied 210 gallons water to Oaks and Sycamore trees at the Southwest corner of project. Sycamore trees continue to be affected Anthracnose fungus.

6/7/2011 Fertilized Moreton Bay Fig, Oak trees, and Sycamore trees with Bartlett Boost fertilizer. Monitor soil moisture on all of the Cottage Hospital project trees, and water as needed the trees. Applied 100 gallons of water to Moreton Bay fig. Applied 345 gallons water to Oaks and Sycamore trees at the Southwest corner of project. Sycamore trees continue to be affected Anthracnose fungus.

6/7/2011 Planted 24 inch box Coast Live Oak tree (*Quercus agrifolia*) Installed a linear Root Barrier along curb and sidewalk sides of the tree.

6/14/2011 Installed a 2-3 inch layer of mulch (chips from tree care operation) to Moreton Bay fig tree.

7/5/2011 Monitor soil moisture on all of the Cottage Hospital project trees, and water as needed the trees. Applied 100 gallons of water to Moreton Bay fig. Applied 400 gallons water to Oaks and Sycamore trees at the Southwest corner of project. Sycamore trees continue to be affected Anthracnose fungus.

7/20/2011 Continued to install 2-3 inch layer of mulch to Moreton Bay Fig tree. Valley Crest spreading decorative chips over root zones of Oaks and Sycamores at other end of project. We did not spread chips over root zones of these trees per our contract because Valley Crest had already started spreading decorative chips.

7/22/2011 Monitor soil moisture on all of the Cottage Hospital project trees, and water as needed the trees. Applied 100 gallons water to Moreton Bay Fig. Applied 225 gallons water to Oaks and Sycamore trees at Southwest Corner of project. Some trees are now receiving additional water from irrigation system installed by Valley Crest.

8/15/2011 Monitor soil moisture on all of the Cottage Hospital project trees, and water as needed the trees. Applied 100 gallons water to Moreton Bay Fig. Applied 325 gallons water to Oaks and Sycamore trees at Southwest Corner of project. Drip Irrigation has been installed by Valley Crest on small bedding plants throughout Southwest area of site.

9/9/2011 Monitor soil moisture on all of the Cottage Hospital project trees, and water as needed the trees. Applied 200 gallons water to Moreton Bay Fig. Applied 300 gallons water to Oaks and Sycamore trees at Southwest Corner of project. Drip Irrigation has been installed by Valley Crest on small bedding plants throughout Southwest area of site. Bubblers for street trees have been installed as well as irrigation tubes.

09/29/2011 – Upon examining the soil moisture throughout the property, we found the Moreton Bay Fig and the mature oaks at the corner of Oak Park and Pueblo to be slightly dry. As a result, the fig received 200 gallons of water, and the oaks received a combined 70 gallons. The recent rainstorm, in conjunction with the new drip system, sufficiently irrigated the sycamores and the street oaks. Some hazardous hanging branches broken during the storm were removed from the canopies of the sycamores.

11/02/2011 and 11/04/2011 – Upon examining the soil moisture throughout the property, we found a general lack of moisture. As a result, water was applied to each of the trees: the Moreton Bay Fig received 200 gallons; the oaks and sycamores in the lawn area received a combined 150 gallons; the street oaks and jacarandas received a combined 170 gallons; and the recently transplanted sycamore received 25 gallons.

12/06/2011 – Upon examining the soil moisture throughout the property, we found the Moreton Bay Fig, the street jacarandas, and the mature oaks at the corner of Oak Park and Pueblo to be slightly dry. As a result, the fig received 200 gallons of water, the jacarandas received a combined 30 gallons, and the oaks received a combined 70 gallons. One of the oaks on the corner appeared to have a Phytophthora canker on its trunk. The new irrigation system appears to be adequately watering the sycamores and street oaks.

12/22/2011 – Upon examining the soil moisture throughout the property, we found the Moreton Bay Fig and the mature oaks at the corner of Oak Park and Pueblo to be slightly dry. As a result, the fig received 200 gallons of water, and the oaks received a combined 70 gallons. One of the oaks along Oak Park had mushrooms growing in the soil at its base. We will continue to monitor the tree to assess whether the fungi is indicative of a greater problem.

01/13/2012 – Upon examining the soil moisture throughout the property, we found the Moreton Bay Fig and the jacarandas on Oak Park to be slightly dry. As a result, the fig received 200 gallons of water, and the jacarandas received a combined 20 gallons. It appears that all of the trees with new ValleyCrest infrastructure are being watered adequately. The ficus will continue to require hand watering, and the jacaranda are simply too large for the space in which they are planted.

03/25/2012 – Upon examining the soil moisture throughout the property, we found it to be universally acceptable. As a result, no supplemental watering was required. The street oaks were defoliated by California oakworm, but the two mature oaks were still in normal condition.

04/25/2012 – Root invigoration was performed under the Moreton Bay Fig, aerating and amending the top six inches of soil in a 15-foot radius around the tree, and a layer of mulch was top-dressed over the root zone. During the process, Boost Granular fertilizer (24-7-7) was incorporated into the soil. Boost Granular was also broadcast under the mature oaks at the corner of Pueblo and Oak Park. In total, 12 pounds of fertilizer was applied.

05/17/2012 – Upon examining the soil moisture throughout the property, we found the Moreton Bay Fig and the street oaks to be slightly dry. As a result, the fig received 200 gallons of water, and the oaks received a combined 170 gallons. The mature oaks and sycamores in the lawn area appear to have adequate moisture provided by the drip system.

06/05/2012 – Upon examining the soil moisture throughout the property, we found the Moreton Bay Fig and the street oaks to be slightly dry. As a result, the fig received 200 gallons of water, and the oaks received a combined 170 gallons. The mature oaks and sycamores in the lawn area appear to have adequate moisture provided by the drip system. All of the oaks are infested with California oakworm, and the caterpillars have reached maturity (about one inch in length).

06/13/2012 – Upon examining the soil moisture throughout the property, we found the Moreton Bay Fig and the street oaks to be slightly dry. As a result, the fig received 200 gallons of water, and the oaks received a combined 170 gallons. The mature oaks and sycamores in the lawn area appear to have adequate moisture provided by the drip system.

07/18/2012 – Upon examining the soil moisture throughout the property, we found the Moreton Bay Fig and the street oaks to be slightly dry. As a result, the fig received 400 gallons of water, and the oaks received a combined 170 gallons. The mature oaks and sycamores in the lawn area appear to have adequate moisture provided by the drip system.

08/13/2012 – Upon examining the soil moisture throughout the property, we found the Moreton Bay Fig and the street oaks to be slightly dry. As a result, the fig received 300 gallons of water, and the oaks received a combined 170 gallons. The Jacaranda trees received 15 gallons of water. The mature oaks and sycamores in the lawn area appear to have adequate moisture provided by the drip system.

09/11/2012 – Upon examining the soil moisture throughout the property, we found the Moreton Bay Fig and the street oaks to be slightly dry. As a result, the fig received 300 gallons of water, and the oaks received a combined 170 gallons. The mature oaks and sycamores in the lawn area received 230 gallons of water.

10/05/2012 – Upon examining the soil moisture throughout the property, we found the Moreton Bay Fig and the street oaks to be slightly dry. As a result, the fig received 300 gallons of water, and the oaks received a combined 170 gallons.

11/02/2012 – Upon examining the soil moisture throughout the property, we found the Moreton Bay Fig and the street oaks to be slightly dry. As a result, the fig received 300 gallons of water, and the oaks received a combined 160 gallons. Of note on this visit: Bark beetle evidence on street trees. Frass is evident and some shed pupa skins were found at exit holes. One tree 4th from the corner on Oak Park lane has a stem canker at the base. Further investigation is required and recommendations will be given.

12/13/2013 – Due to recent rain events, the soil throughout the property appeared to be adequately moist.

1/4/2013 & 1/21/2013—Checked soil moisture and found it to be adequate on both visits due to recent rain events. All irrigation installed by Valley Crest functioning properly for trees. The large Ficus was slightly dry. 100 gallons of water were applied to the Ficus.

2/09/2013— Upon examining the soil moisture throughout the property, we found the Moreton Bay Fig and the street oaks to be slightly dry. As a result, the fig received 100 gallons of water, and the oaks received a combined 175 gallons.

4/19/2013— Upon examining the soil moisture throughout the property, we found the Moreton Bay Fig slightly dry. As a result, the fig received 300 gallons of water, and the

5/21/2013—Checked soil moisture and found it to be a little dry in most areas. The large Ficus was slightly dry. 300 gallons of water were applied to the Ficus and the drip system was run for 2 hours. One area near the new lawn was very wet. We will continue to monitor this area and check for sprinkler leaks. The area just below the new lawn and above the two Oaks at the corner of Pueblo and Oak Park Lane was very wet probably due to irrigation of the lawn and run off.

6/8/2013—Checked soil moisture of Moreton Bay fig. Tree was a little dry at this time. Watered with 200 gallons of water. Turned on the sprinkler system to evaluate status of drip hose. Drip hose should be replaced due to various holes. Inspected the irrigation system around the Oak and Sycamore trees. All were working properly at this time. Irrigated street trees with 200 gallons of water. Note: One oak tree has died near the bus stop area.

7/2/2013—Checked soil moisture for the Moreton Bay fig. The tree was a little dry at this time. Watered with 200 gallons. Note: the drip hose around the tree should be replaced to ensure proper mid month watering. Street tree Oaks were watered with 120 gallons of water. Sycamore trees had adequate soil moisture at this time.

7/12/13—Dead Oak tree near bus stop on Pueblo was removed. New Oak tree planted to replace removed tree.

8/15/2013—Checked soil moisture for the Moreton Bay fig. The tree was a little dry at this time. Watered with 200 gallons. Street tree Oaks were watered with 120 gallons of water. Sycamore trees had adequate soil moisture at this time.

9/12/2013—Checked soil moisture for the Moreton Bay fig. The tree was a little dry at this time. Watered with 200 gallons. Note: the drip hose around the tree should be replaced to ensure proper mid month watering. Street tree Oaks were watered with 150 gallons of water. Sycamore trees had adequate soil moisture at this time. Two oak trees at the corner of Pueblo and Oak Park were watered with 100 gallons.

10/4/2013-Checked soil moisture for the Moreton Bay fig. The tree was a little dry at this time. Watered with 200 gallons. Street tree Oaks were watered with 150 gallons of water. Sycamore trees had adequate soil moisture at this time. Two oak trees at the corner of Pueblo and Oak Park were watered with 100 gallons.

11/7/2013-Checked soil moisture for the Moreton Bay fig. The tree was a little dry at this time. Watered with 150 gallons. Note: the drip hose around the tree should be replaced to ensure proper mid month watering. Street tree Oaks were watered with 180 gallons of water. Soil for street trees is very compacted and is difficult for water to penetrate. Sycamore trees had adequate soil moisture at this time. Soil moisture adequate at this time for two oak trees at the corner of Pueblo and Oak Park.

Sincerely,

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



WESTREE

Peter Winn

P.O. Box 22702

Santa Barbara

CA 93121

805-966-3239

Cont. Lic. #772299

February 24th. 2010

Michael Cassata
Susan Elledge Permit Planning Services
800 Santa Barbara Street, Santa Barbara, CA 93101

RE: Santa Barbara Cottage Hospital Tree Maintenance.

Hi Michael,

Sorry for the delay in getting this information to you, it has been a hectic beginning of the year.

The Morton Bay Fig tree has not been impacted by any major construction as of yet. It has been monitored and watered, mulched per the original recommendations of the permits (Please see attached copy of records for watering, mulching etc for the year of 2009). The tree will need to have additional pruning this year to allow for the construction on the west and north side. The first phase of this pruning was done several years ago before I was involved in the project.

Overall the tree is in the same condition as it has been in for the last several years; healthy growth on the north and west sides but minor die back and sparse growth on the south and east sides. These current conditions are not related to the recent construction of other areas of the site.

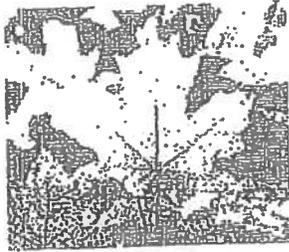
All of the watering, mulching and fertilizing has and is being carried out by Bartlett Tree Experts under contract with Cottage Hospital. I felt it was prudent to have an independent contractor do this as opposed to in house or by the developer.

Please do not hesitate to contact me if you have any further questions.

Peter Winn
Project Arborist.
Westree Inc.

Enclosed; Update on Tree Care for Morton Bay Fig, Sycamore & Oaks.

ATTACHMENT E



WESTREE

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

805-966-3239
Cont. Lic. #772299

Santa Barbara Cottage Hospital, Morten Bay Fig, Sycamore & Oak Maintenance.

Re: Update on Tree Care -- March 2009 to Present.

03/11/2009 and 03/12/2009 - Installed a zone water management system to irrigate the oak tree and sycamore trees inside the construction zone.

03/13/2009 - Installed 2 to 3 inches of mulch around the Morten Bay Fig tree.

03/14/2009 - Applied Granular Bartlett Boost-fertilizer to the oak trees, the sycamore trees, and the Morten Bay Fig tree.

03/19/2009 - Oak trees, Jacaranda trees, and Orchid tree in the sidewalk planters around the construction site - Excavated soil from around the root crowns to expose buttress roots and to facilitate drying.

- Drilled holes in plywood covering to allow for injection of water through holes.
- Oak trees and sycamore trees at Southeast corner of project - Installed 2-3 inches of mulch layer.
- Oak trees and sycamore trees in boxes - Installed drip lines to irrigate trees.

03/30/2009 - Oak trees, sycamore trees, and Morten Bay Fig tree - Monitored soil moisture. Soil moisture was adequate at this time for all property trees.

04/03/2009 - Soil moisture was adequate at this time.

05/11/2009 - Inspected soil moisture using soil probe. The soil was a little dry. Applied approximately 150 gallons of water to the Morten Bay Fig tree. The trees inside the construction area were irrigated with 200 gallons fresh water. The city street trees were irrigated with 125 gallons of water. It is difficult to determine the soil moisture of the city street trees because of the plywood covering the planter beds.

06/11/2009 – Inspected soil moisture for all project trees. The Morten Bay Fig tree was in good condition at this time. Watered the Morten Bay Fig tree with 150 gallons fresh water. Moisture levels on the trees inside the construction area and the street trees were a little dry. 300 gallons of water was applied to these trees.

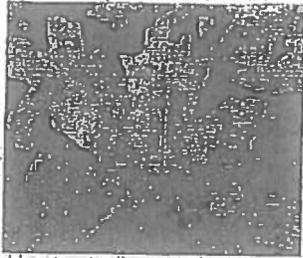
07/11/2009 – Inspected the soil moisture for all project trees. The Morten Bay Fig tree was a little dry. It was irrigated with 150 gallons of water. The construction site trees and street trees were irrigated with 250 gallons water.

08/29/2009 – Inspected soil moisture for all project trees. The Morten Bay Fig tree was watered with 150 gallons. The construction area trees were dry. The interior construction area trees were watered with 300 gallons fresh water. The city street trees were watered with 100 gallons fresh water.

09/17/2009 – Inspected soil moisture for all construction site trees. The Morten Bay Fig tree was watered with 100 gallons fresh water. The construction site trees have been getting irrigated three times per week and the street trees once per week according to the person on the construction site. The soil moisture was okay at this time. Watered both the construction site trees and the street trees with 200 gallons water.

12/01/2009 – Inspected the soil moisture for all construction site trees. The soil was moist at this time. Watered the Morten Bay Fig tree with 150 gallons of water. The soil of the construction site trees was moist. 200 gallons of water was applied to the street trees and construction site trees.

01/03/2010 – Inspected the soil moisture for all the construction site trees. The soil was moist at this time. 150 gallons of fresh water was applied to the large Morten Bay Fig tree. 200 gallons of water was applied to the street trees and the interior construction site trees.



WESTREE

Peter Winn
P.O. Box 22702
Santa Barbara
CA 93121
805-966-3239
Cont. Lic. #772299

December 11th

Heidi Jones
Associate Planner
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.
1029 Santa Barbara St.
Santa Barbara, CA 93101

RE: Santa Barbara Cottage Hospital – 320 W. Pueblo St. Morton Bay Fig Tree limb removal and pruning.

Dear Heidi,

This letter is to confirm the points discussed at our site meeting on November 26th 2013 with Landscape Architect, Bob Cunningham, the Project Environmental Coordinator (PEC) and members of Cottage's construction management team in relation to the Morton Bay Fig preservation in accordance with the conditions of approval.

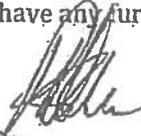
The reason for the meeting was to establish the exact building location and access needed to complete the last phase of the construction of SBCH and how this will impact the Fig tree.

Here is a list of the necessary work to be done on or adjacent to the tree.

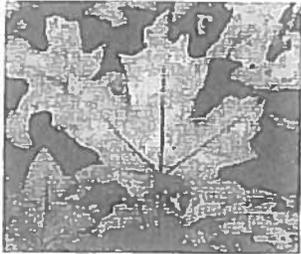
- Continue with the supplemental watering of the root system, at least until we receive some substantial rain this winter.
- Continue with the Deep Root Fertilizing.
- Prune off 2 or 3 large limbs on the North West corner of the tree along with several secondary limbs to allow for clearance for the building and scaffolding.
- During the limb removal there will be a minor crown pruning on the remainder of the tree to remove major deadwood.
- This work will be done as soon as practical as now is an optimal time for the well-being of the tree.
- I will be present for the initial pruning of the tree to ensure no limbs are removed unnecessarily.

Should you have any further questions, please do not hesitate to contact me.

Sincerely,


Peter J.H. Winn
I.S.A. Certified Arborist #921

ATTACHMENT F



WESTREE

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

805-966-3239
Cont. Lic. #772299

December 11th

Heidi Jones
Associate Planner
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.
1029 Santa Barbara St.
Santa Barbara, CA 93101

RE: Santa Barbara Cottage Hospital – 320 W. Pueblo St. Moreton Bay Fig Tree limb removal and pruning.

Dear Heidi,

This letter is to confirm the points discussed at our site meeting on November 26th 2013 with Landscape Architect, Bob Cunningham, the Project Environmental Coordinator (PEC) and members of Cottage's construction management team in relation to the Morton Bay Fig preservation in accordance with the conditions of approval.

The reason for the meeting was to establish the exact building location and access needed to complete the last phase of the construction of SBCH and how this will impact the Fig tree.

Here is a list of the necessary work to be done on or adjacent to the tree.

- Continue with the supplemental watering of the root system, at least until we receive some substantial rain this winter.
- Continue with the Deep Root Fertilizing.
- Prune off 2 or 3 large limbs on the North West corner of the tree along with several secondary limbs to allow for clearance for the building and scaffolding.
- During the limb removal there will be a minor crown pruning on the remainder of the tree to remove major deadwood.
- This work will be done as soon as practical as now is an optimal time for the well-being of the tree.
- I will be present for the initial pruning of the tree to ensure no limbs are removed unnecessarily.

Should you have any further questions, please do not hesitate to contact me.

Sincerely,


Peter J.H. Winn
I.S.A. Certified Arborist #921



September 12th, 2014

Ms. Suzanne Riegler, Assistant Planner
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Re: Removal of Canary Pine at Santa Barbara Cottage Hospital (SBCH)

Dear Ms. Riegler:

Santa Barbara Cottage Hospital (SBCH) is requesting to remove (1) Canary Island Pine tree located on the 300 block of Pueblo Street, near the existing Building D (South Wing). This tree is currently shown on the tree protection plan that is part of the SBCH Facilities Master Plan (FMP), on Sheet PH 5 L1.1.

Phase 5 of the SBCH Facilities Master Plan (FMP) requires the demolition Building A (West Wing), Building B (Central Wing), and Building C (Reeves Wing) to create space for a third Patient Pavilion in Phase 6. The required code exit for Building D currently goes through Building C and will cease to exist at the start of demolition. In order to maintain code required exiting we need to create a new exit directly from Building D.

We began discussing options for this with OSHPD, the Authority Having Jurisdiction (AHJ) for our hospital in late 2013. After consulting with OSHPD's Fire Life Safety Officer (FLSO), our Civil Engineer (Penfield & Smith) and our Project Architect (Lee Burkhart, Liu), we designed a new exit stairway between Building D and the sidewalk, across an existing planter and next to the Pine tree in question. See Sheet PH 5 C3.03. This was the only option OSHPD would accept in the very limited real estate we had to work with.

It appeared that there would be enough space between the tree and the building to allow both to co-exist. Unfortunately, as we began to examine the scope of the concrete footing work, we discovered that we would be impacting a portion of the tree's root structure. At this point, we brought out the Project Arborist, Peter Winn, and showed him the amount of root structure that would need to be removed for us to place the new stair. After examining the situation, he stated that as it was already a very large tree in a small space, we would be not only impacting the health of a tree that was already leaning, but would also create a major structural weakness, leaving it in an unsafe condition.

We then brought in the Project Landscape Architect, Bob Cunningham, of Arcadia Studio, and commissioned him to draft a "replacement" solution for the loss of this tree. We are currently working with Mr. Cunningham and the City to design a suitable replacement plan consistent with the Conditions of Approval (PC Resolution 020-05).

Should you have any questions regarding this correspondence, please do not hesitate to contact me at (805) 569-8907.

Sincerely,

Cottage Health System

A handwritten signature in black ink, appearing to read 'Nick Henderson', written over a horizontal line.

Nick Henderson
SBCH Sr. Project Manager

Enclosures: Sheets PH 5 L1.1 & PH 5 C3.03

cc: Tom Thomson, CHS Heidi Jones, SEPPS



WESTREE

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

805-966-3239
Cont. Lic. #772299

September 3, 2014

Ruben Gomez
Construction Project Manager
Cottage Health System

RE:

Project: Inc 3 Phase 5

Building Permit: BLD2006-00723

OSHPD Project # IS-042307-42

Scope: construction of emergency egress for the Cancer Foundation due to the demolition of buildings A, B, and C

Dear Ruben,

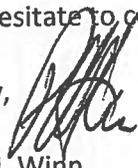
Thank you for asking for my opinion regarding the Canary Island Pine located at the egress for the Cancer Foundation and how the new stairs will impact this tree.

Unfortunately, the foundation that needs to be dug to accommodate the new stairs will require cutting a major portion of the roots of the Pine in very close proximity to the trunk. This will not only impact the health of the tree but will create a major structural weakness leaving the tree in a dangerous condition.

Removal will be necessary before the stairs are constructed. You will be required to replant a new tree after the demolition and reconstruction is finished. However, I feel the same area for planting will be considerably smaller. Consequently replacing with another Pine would not be advisable due to the lack of root development area, I would defer the landscape architect to come up with more suitable tree replacement ideas.

Do not hesitate to contact me if you have any further questions.

Sincerely,


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



September 22, 2014

COTTAGE HOSPITAL REPLACEMENT PROJECT PHASE 6

Proposed tree plantings for mitigation of loss of existing Canary Island Pine

The trees listed below should achieve 75% equivalence of the biomass of the existing Canary Island Pine by the end of the year 2018 if planted at the sizes indicated by the end of the year 2014,. Biomass is roughly based on foliage volume of the trees. At a height of 60', and a spread of 20' x 15' at mid-height, the Canary Island Pine has a foliage volume of 18,000 cubic feet.

The total foliage volume of the trees listed, will have biomass of nearly 16,000, equal to or greater than 75% of the existing Pine's, by December 2018.

Tree, size, location, and description:

1. Schefflera pueckleri/Queensland Umbrella Tree, 1- 36" box, West Courtyard Main Campus (Phase 4). This tree would match several planted in Phase 6. In the location anticipated it will provide shade to a southwestern-facing window and reduce glare in the Courtyard. Its foliage volume will be approximately 430cf at time of planting; 2,600 after three years.
2. Cercis Canadensis/Eastern Redbud, 3-36" box, West Private Garden Main Campus (Phase 4). These trees would match several planted in Phase 6 in the same general area, where they provide shade for users of the garden. This species provides forage for birds. Combined, the three trees will have foliage volume of 200cf; 3,000 after three years.
3. Quercus agrifolia/Coast Live Oak, 72" box, Bath Street driveway to Knapp Parking Garage, Knapp Medical Office Building (pre-replacement project). This species matches others on the Knapp site. It provides forage and habitat for birds and insects. The tree will have a foliage volume of 3,900cf when planted, and about 8,000 in three years.
4. Quercus agrifolia/Coast Live Oak, 3-24" box, street trees on West Pueblo Street between Bath Street and Oak Park Lane, adjacent to the Pueblo parking garage and Sansum Clinic. Combined, these trees will have foliage mass of 80cf. In three years, foliage mass will be about 200cf.
5. Jacaranda mimosifolia/Jacaranda, 5-24" box, street trees on West Junipero Street, between Bath Street and Oak Park Lane. These trees will have foliage mass of 625cf when planted; 1,800cf in three years.

Page Two

On the plan accompanying this memorandum, the trees listed above are numbered as follows:

- #1: Schefflera pueckleri
- #2-4: Cercis Canadensis
- #5: Quercus agrifolia
- #6-8: Quercus agrifolia
- #9-13: Jacaranda mimosifolia

In addition to the mitigation plantings proposed above, the revised planting plan for indicates two Washingtonia robusta/Mexcan Fan Palm to be installed in the location of the pine to be removed, in order to mitigate the loss of the tall vertical mass of the pine. The palms are proposed in heights of 20' and 30'. The palms are not counted in the biomass equivalency calculation since their foliage volume is not significant.

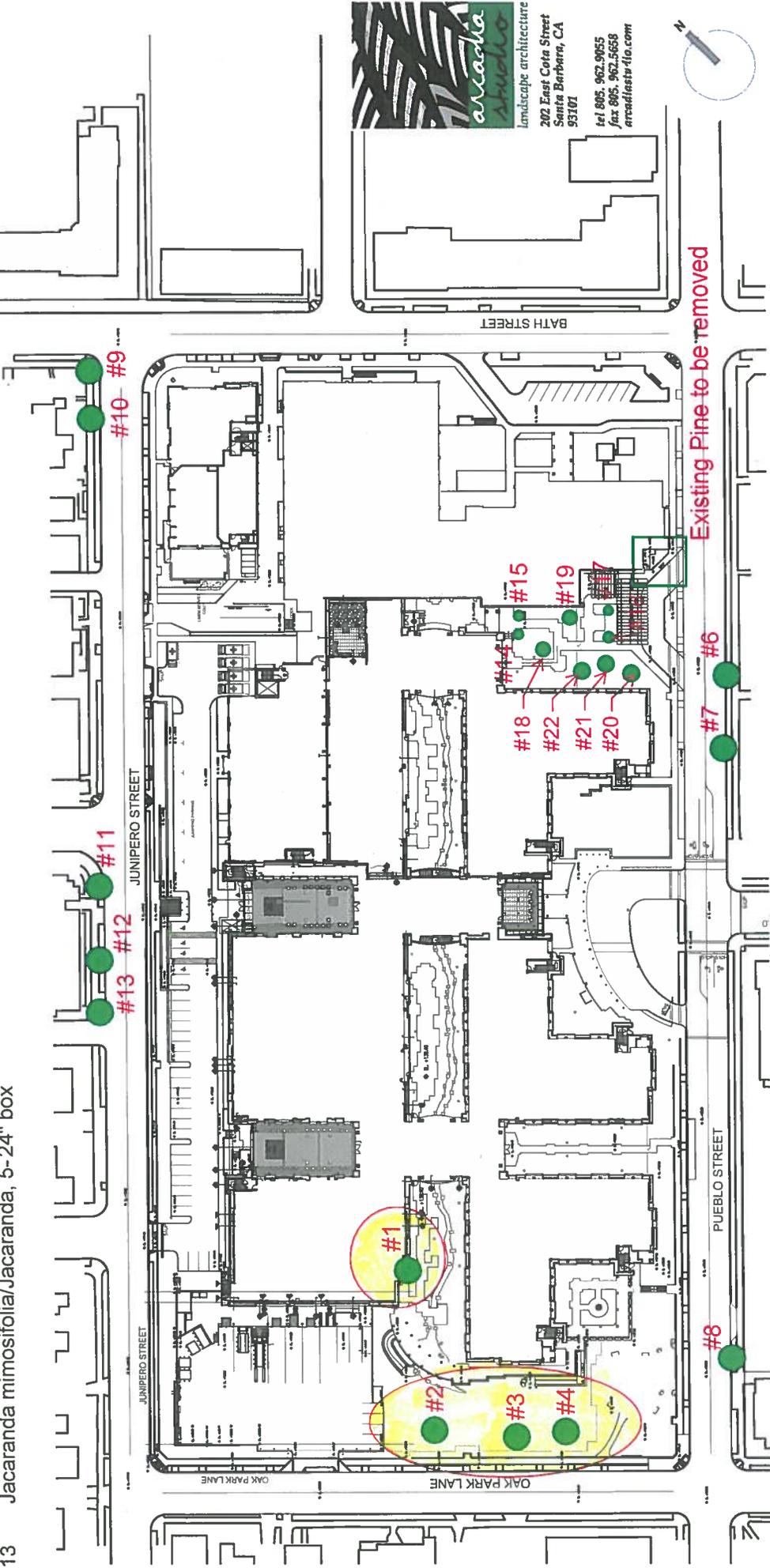
End

COTTAGE HOSPITAL REPLACEMENT PROJECT

Mitigation Program for Removal of Existing Canary Island Pine

November 19, 2014

Tree #	Description
1	Schefflera pueckleri/Queensland Umbrella Tree, 1-36" box
2-4	Cercis canadensis/Eastern Redbud, 3-15 gal
5	Quercus agrifolia/Coast Live Oak, 1-72" box
6-8	Quercus agrifolia/Coast Live Oak, 3-24" box
9-13	Jacaranda mimosifolia/Jacaranda, 5-24" box
14-17	Tabebuia avellanedae/Pink Trumpet Tree, 4-48"
18-20	Jacaranda mimosifolia/Jacaranda, 3-36"
21-22	Pinus canariensis/Canary Island Pine, 2-48"



arcadia
landscape architecture
202 East Cota Street
Santa Barbara, CA
93101
tel 805.962.9055
fax 805.962.5658
arcadiastv@io.com

Canary Island Pine Mitigation;
Plantings #1-5



**Mitigation Tree #1:
Queensland Umbrella**



**Mitigation Trees #2-4:
Eastern Redbud**



Mitigation Tree #5: Coast Live Oak



City of Santa Barbara California

NOTICE OF PUBLIC HEARING OF THE ARCHITECTURAL BOARD OF REVIEW

MONDAY, SEPTEMBER 29, 2014

3:00 P.M.* (SEE NOTE BELOW)

DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

The Architectural Board of Review (ABR) will hold a public hearing to give the public an opportunity to be heard and offer comments early in the review process on architectural design related issues or development plan approval findings regarding the subject property below:

Address: **320 W PUEBLO STREET**
Application Number: **MST2003-00152**
Assessor's Parcel Number: **025-102-001** Zone: **SP-8**
Owner: **SANTA BARBARA COTTAGE HOSPITAL**
Project Description: **The original project under this application was the proposed Cottage Hospital Master Plan which involved the replacement of the main hospital building and other structures on site, new parking structures, and the closure of one block of Castillo Street. A revision to the project is proposed to construct a new egress stair, required by the Office of Statewide Health Planning and Development, that necessitates the removal of the existing 60 foot tall, 28" diameter Pinus canariensis "Canary Island Pine" tree. The revision to the project also includes a tree replacement plan as mitigations for the loss of a protected tree and to comply with the conditions of approval.**

Public comments will be allowed during review of the project by the ABR. The ABR is a body appointed by the City Council to focus on neighborhood compatibility, aesthetics, and design issues. Comments on private views and privacy issues are only partially within the ABR's authority. Due to time constraints, individual comments may be limited to two minutes. Written comments are also welcome up to the time of the hearing, and should be addressed to the City Planning Division, P.O. Box 1990, Santa Barbara, CA 93102-1990, or by e-mail to ABRsecretary@SantaBarbaraCA.gov.

This hearing is for design review only. If the project requires approval by the Planning Commission or the Staff Hearing Officer, you will receive a notice for that public hearing. The scope of this project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for this item, please contact Susan Gantz at (805) 564-5470, ext. 3311, or by email at SGantz@SantaBarbaraCA.gov. Our office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates. Meeting agendas and minutes are posted online at www.SantaBarbaraCA.gov/ABR. Documents relating to agenda items are available for review at 630 Garden Street during normal business hours.

Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact Planning Division Staff or the City Clerk's Office. Appeals must be in writing and must be filed with the City Clerk at City Hall within 10 calendar days of the meeting at which the Board took action or rendered its decision.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the ABR Commission Secretary at (805) 564-5470, extension 3308 or by email at ABRSecretary@SantaBarbaraCA.gov. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

***NOTE:** The regular Architectural Board of Review meeting begins Monday afternoon at 3:00 p.m. Agendas with all items to be reviewed at the meeting are available at 630 Garden Street, and at the City's website at www.SantaBarbaraCA.gov/ABR. Approximate times are set for each item; however, the schedule is subject to

REVIEW AFTER FINAL**3. 320 W PUEBLO ST****RETIRED Zone****(3:45)**

Assessor's Parcel Number: 025-102-001
 Application Number: MST2003-00152
 Owner: Santa Barbara Cottage Hospital
 Agent: Suzanne Elledge Planning & Permitting Svcs. (SEPPS)
 Architect: Erich Burkhart
 Architect: Brian Cearnal
 Landscape Architect: Bob Cunningham

(The original project under this application was the proposed Cottage Hospital Master Plan which involved the replacement of the main hospital building and other structures on site, new parking structures, and the closure of one block of Castillo Street. A revision to the project is proposed to construct a new egress stair, required by the Office of Statewide Health Planning and Development, which necessitates the removal of the existing 60 foot tall, 28" diameter Pinus canariensis "Canary Island Pine" tree. The revision to the project also includes a tree replacement plan as mitigations for the loss of a protected tree and to comply with the conditions of approval.)

(Project requires compliance with Planning Commission Resolution No. 020-05. Specifically, Condition II.B.15.p requires replacement of protected tree at a 10:1 ratio.)

Actual time: 4:13 p.m.

Present: Tom Thompson and Nick Henderson, SB Cottage Hospital; and Bob Cunningham, Landscape Architect; and Suzanne Riegle, Associate Planner.

Public comment opened at 4:11 p.m. As no one wished to speak, public comment was closed.

Ms. Riegle clarified that the Environmental Impact Report (EIR) for the Cottage Hospital Master Plan reported on biological impacts that identified specific trees to be protected, such as Canary Island Pine trees, Morton Bay Fig trees, etc., and the conditions (B-15A through Q) regarding tree protection, including the 10:1 ratio for protected trees (B-15P). Staff consulted Barbara Shelton, Environmental Analyst, and concurred and supports Mr. Cunningham's proposed bio-mass replacement tree species. She also reported that due to current drought conditions, the street trees required to be maintained by the City and replaced by the City Arborist haven't been approved yet by the Parks and Recreation Department, unlike the other five trees on the project site to be maintained by Cottage Hospital.

Motion: Final Approval of Review After Final as submitted (including the street trees).

Action: Miller/Gradin, 7/0/0. Motion carried.

Board Comments: One Board member suggested the Applicant include a reference to the replacement tree planting delay due to current drought conditions

February 21, 2015

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

Re: Update on Tree Care – January – December 2014.

1/24/2014-Checked soil moisture of Moreton Bay Fig. The soil was had almost adequate soil moisture. Tree was watered with 120 gallons. Sycamore, Oak trees and Street trees were watered with 500 gallons. Oak trees at South East corner of property would benefit from more mulch to help reduce moisture loss.

1/27/2014-Moreton Bay Fig Tree pruned per the following specifications: clean to remove all dead, diseased and broken branches ½” in diameter and larger throughout crown to improve health and appearance and reduce the risk of branch failure. Remove select limbs per job site meeting held on 11/26/2013 to help prepare for upcoming demolition and construction.

2/5/2014-2/7/2014 Root pruning along the North side of tree. Approximately 20 feet from trunk and approximately 48” deep.

2/24/2014-Checked soil moisture of Moreton Bay Fig. The soil had almost adequate soil moisture. Tree was watered with 150 gallons. Sycamore, Oak trees and Street trees were watered with 550 gallons. Oak trees at South East corner of property would benefit from more mulch to help reduce moisture loss.

3/14/2014-Checked soil moisture of Moreton Bay Fig. The soil was a little dry. Tree was watered with 200 gallons. Sycamore, Oak trees and Street trees were watered with 550 gallons. Oak trees at South East corner of property would benefit from more mulch to help reduce moisture loss.

6/17/2014 Root pruning along the West side of tree. Approximately 20 feet from trunk and approximately 48” deep.

7/10/2014-Checked soil moisture of Moreton Bay Fig. The soil was a little dry. Tree was watered with 200 gallons. Sycamore, Oak trees and Street trees were watered with 550 gallons. Moreton Bay Fig tree fertilized with Bartlett Boost Granular at a rate of 2 pounds per 1000 sq. ft. Oak trees at Southeast corner of project fertilized with Bartlett Boost Granular at a rate of 2 pounds per 1000 sq. ft. A new soaker hose was installed to help with mid-season watering.

7/11/2014-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.

8/13/2014-Checked soil moisture of Moreton Bay Fig. The soil was a little dry. Tree was watered with 200 gallons. Sycamore, Oak trees and Street trees were watered with 500 gallons. Oak trees at South East corner of property would benefit from more mulch to help reduce moisture loss. Standing water was noted in one section near Sycamore trees but no leaks in drip irrigation system were found. Will continue to monitor.

9/12/2014-Checked soil moisture of Moreton Bay Fig. The soil was a little dry. Tree was watered with 150 gallons. Sycamore, Oak trees and Street trees were watered with 350 gallons. Oak trees at South East corner of property would benefit from more mulch to help reduce moisture loss. No leaks or excess moisture issues at this time. Will continue to monitor.

10/6/2014-Checked soil moisture of Moreton Bay Fig. The soil was a little dry. Tree was watered with 350 gallons. Sycamore, Oak trees and Street trees were watered with 500 gallons. Oak trees at South East corner of property would benefit from more mulch to help reduce moisture loss. Sycamore Borer frass was noted on Oak trees at Southeast corner. Will continue to monitor for increased beetle activity.

11/13/2014-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.

12/5/2014-Checked soil moisture of Moreton Bay Fig. The soil moisture was good. Checked trunks and root crowns of all trees. Checked for any damage from recent storm. Some new beetle activity on trunks of street tree oaks. Sycamore trees are starting to get into street trees oaks. Recommend reduction pruning to provide separation between these trees. Construction has begun on the next phase.

Sincerely,

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



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

March 3, 2015

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 2014.

Standard Industries has met the minimum required landfill diversion quantities by diverting 52% of all solid waste from the Phase 5 project (reference attached).

Source Separated Concrete & Asphalt Loads went to Lash Construction which recycled and reported to the County of Santa Barbara 99% recycling for 2014.

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

Standard Industries
Cottage Hospital

Recycling Diversion Program
1/1/14-12/31/14

Solid Waste Loads (Landfill) - Chiquita Landfill	99,75 Tons
Source Separated Concrete & Asphalt Loads* (Job-Site Diversion Program) - Lash	60 Tons
Source Separated Metal Loads (Job-Site Diversion Program) - Standard Industries	48,29 Tons
Source Separated Wood Loads** (Job-Site Diversion Program)	0 Tons
MarBorg Industries Construction & Demolition Loads (MarBorg Industries Recycling Program)	0 Tons
Source Separated Rubble Loads***** (Job-Site Diversion Program)	0 Tons
Total Project Tonnage	208,04 Tons

Total Tonnage Diverted from Landfill	108,29 Tons
Residual from Floor Separated Loads****	0,00 Tons
Garbage Directly Disposed at the Landfill	99,75 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 creosote (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.

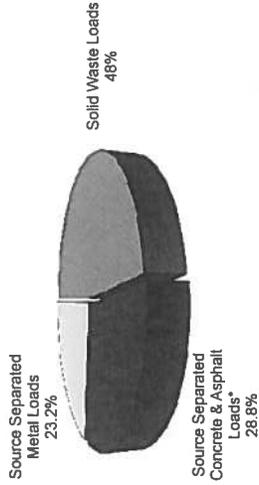
****Non-recyclable residual from recycle loads is taken to Tajigas Landfill. This number is an average with a 5 margin of error.

*****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.

Standard Industries Cottage Hospital

MarBorg 0,00



- Solid Waste Loads
- Source Separated Metal Loads
- MarBorg Industries Construction & Demolition Loads
- Residual from Floor Separated Loads****
- Source Separated Concrete & Asphalt Loads*
- Source Separated Wood Loads**
- Source Separated Rubble Loads*****

Santa Barbara Cottage Hospital Neighborhood Meeting

for hospital neighbors and interested community members

Tuesday
March 4, 2014
5:00 – 7:00 pm
RSVP to 569-8915

Cottage Rehabilitation Hospital
2415 De la Vina Street
Meisel Conference Center



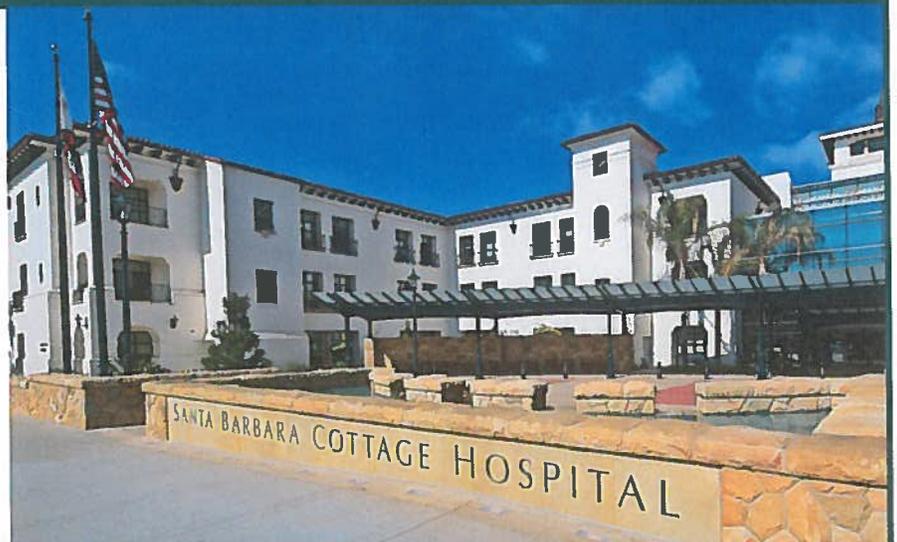
We'll update you on what's currently in progress,
discuss future construction phases and answer your questions.
Light refreshments provided.

Santa Barbara Cottage Hospital Neighborhood Meeting

for hospital neighbors and interested community members

Tuesday
March 4, 2014
5:00 – 7:00 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.

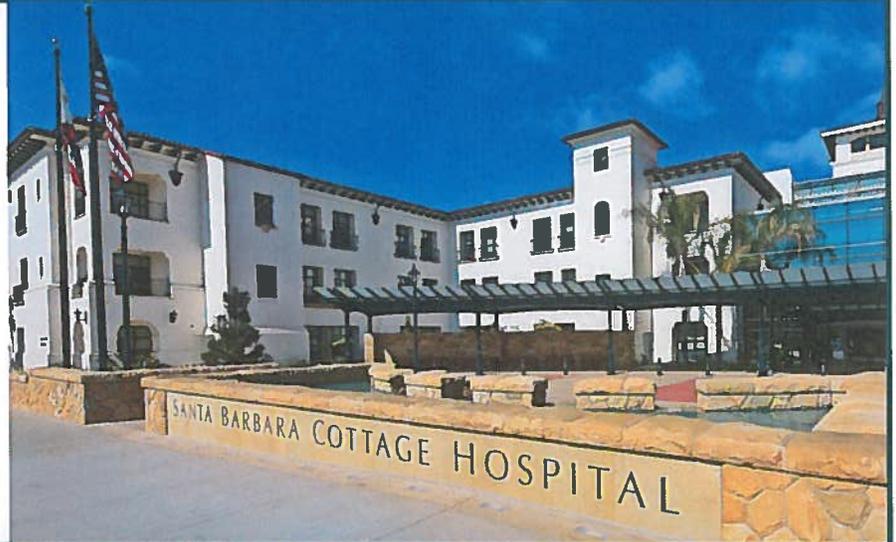
Santa Barbara Cottage Hospital Neighborhood Meeting

for hospital neighbors and interested community members

Thursday
May 22, 2014
5:30 – 6:30 pm

RSVP to 569-8915

Cottage Rehabilitation Hospital
2415 De la Vina Street
Meisel Conference Center
#27



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

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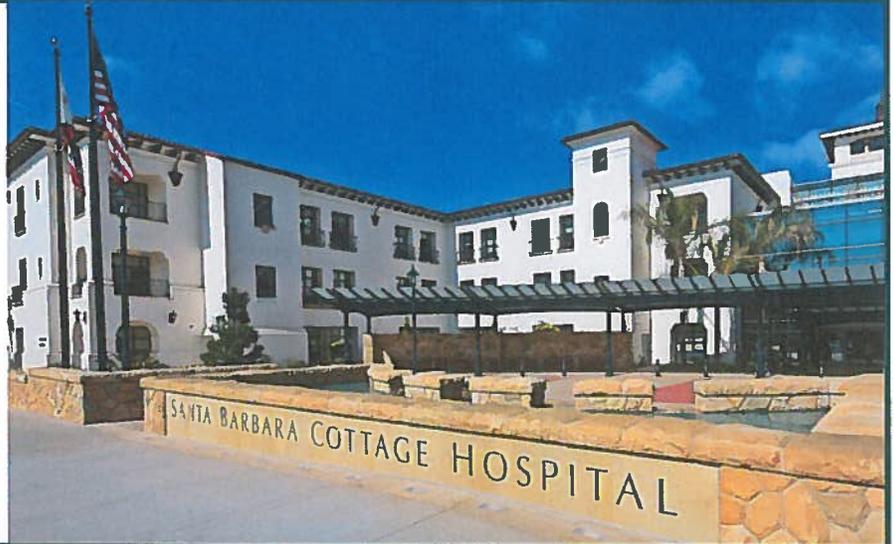
for hospital neighbors and interested community members

#28

Tuesday
August 12, 2014
5:30 – 6:30 pm

RSVP to 569-8915

Cottage Rehabilitation Hospital
2415 De la Vina Street
Meisel Conference Center



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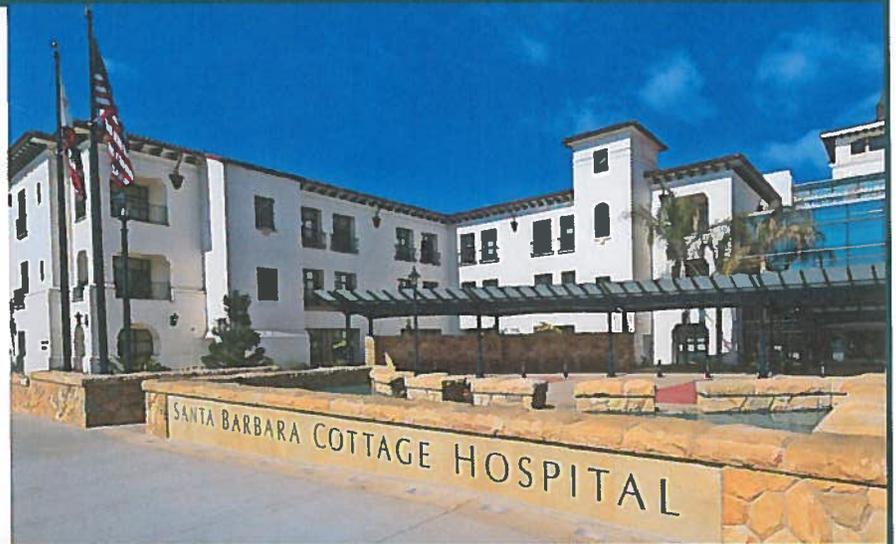
Santa Barbara Cottage Hospital Neighborhood Meeting

for hospital neighbors and interested community members #29

**Wednesday
November 5, 2014
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,
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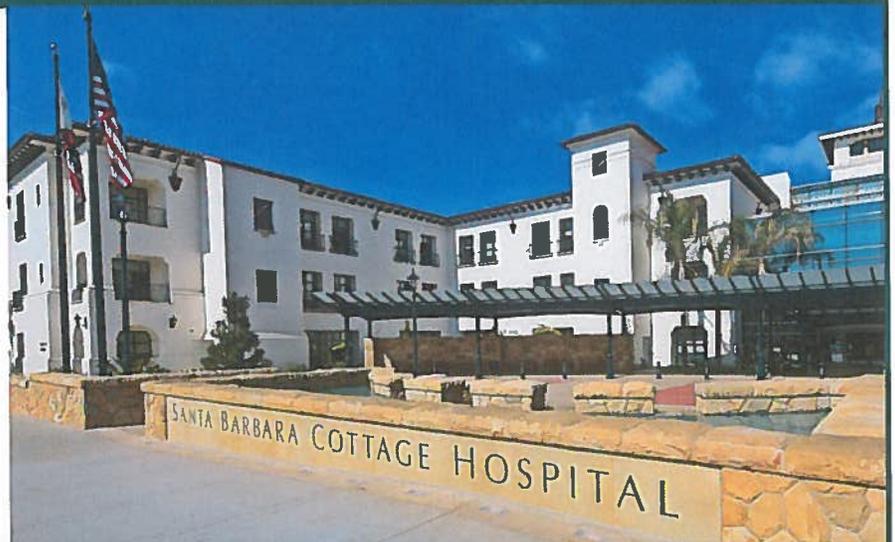
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Meisel Conference Center



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Light refreshments provided.



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THE NEW SANTA BARBARA COTTAGE HOSPITAL

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A MESSAGE ON GIVING

SUPPORTING COTTAGE

BUILDING FOR THE FUTURE <<

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CAREERS

BLOOD DONATION

VOLUNTEERING

RESIDENCY PROGRAMS

Construction Updates

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.



- Watch an animation of the next phases of construction
- Watch a live stream of the construction progress (camera one)
- Watch a live stream of the construction progress (camera two)

What's next? Phase 5: Winter 2014

Numerous areas in the original hospital were vacated when the new wings were occupied in February 2012, marking the beginning of Phase 5. See map of Phase 5 work >>

Phase 5 consists mostly of preparation for, and demolition of, several buildings in phases, which clears the path for future construction (Phase 6) in late 2015.

Demolition of the North Wing (Building F) is expected to be completed by April 2013. After that work is complete, we will begin work on a small "link building" (3,300 sq. ft.) which is expected to begin in June 2013 and be completed by August 2014. This link building will provide a connection between our original hospital and the recently completed Patient Pavilions.

Construction on Phase 5 of the new Santa Barbara Cottage Hospital continues with:

- Installation of two 40,000-gallon underground water tanks
- Footings and foundation for the new Link building, to connect the East Wing to the Centennial Wing
- Construction of three new conference rooms and restrooms (1 East)
- Construction of new Medical Staff offices and Nursing Administration offices (2 East)
- Construction of new Therapy Services and Cardiac Rehabilitation space (2 East)

The Endoscopy Department is now located on 2 East, and the Cardiology Department will open on 2 East in December 2013. Construction of the new iMRI / Angio / Brain Lab Suite in Surgery is expected to begin in December 2013.

Phase 5 Updates:

- 5/22/14
- 3/4/14
- 11/12/13
- 8/15/13
- 5/13/13
- 2/11/13
- 11/15/12
- Map of Phase 5 work

The New Santa Barbara Cottage Hospital

- Timeline
- Facts
- Neighborhood Meetings
- Project Management Hotline: (805) 569-8915

Quarterly Project Updates:

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.

030414

Construction Timeline

Spring 2012: Occupy Oak Park, Ridley-Tree, and Junipero Pavilions

Spring 2012: Prepare for demolition of original North Wing

Spring 2013 through Summer 2014: Construct "Link" building

Summer 2014: Prepare for demolition of original Central and South wings

Summer 2014: Remodel East Wing into conference facilities

2015: Begin construction of additional patient pavilion

A little history

August 2005: Groundbreaking for the new hospital

October 2006: Parking structure for 633 vehicles completed at corner of Pueblo & Castillo Streets

June 2007: Parking structure for 500 employee vehicles opens on Bath Street

July 2007: Orfalea Children's Center opens offering childcare programs for infants up to pre-K.

Fall 2008: Completion of the new Energy Center

July 9, 2009: "Topping Out" Ceremony to place one of the final structural steel beams onto the future diagnostic & treatment center.

Through 2011: Construction of two patient pavilions along Pueblo Street, between Castillo Street and Oak Park Lane, and the diagnostic and treatment center on Junipero St.

February 12, 2012: Patients and staff moved into the new pavilions.

Spring - Fall 2012: Preparations for Phase 5, demolition of North Wing and construction of "link" building, to make way for the additional new pavilion and renovation of several existing buildings.

What else we've done since September 2005

- Built and opened the new 633-space Pueblo Parking Structure for patients, visitors, volunteers and physicians. It includes bicycle facilities for staff (to encourage alternative transportation) and the **Park Place Deli**, open to all.
- Built and opened a new 530-space parking structure behind the Knapp Building for hospital employees.
- Constructed an \$8 million underground storm drain culvert beneath four blocks, to protect the neighborhood from flood waters. We've also done extensive underground utility work in preparation for bringing the Energy Center online.
- Built and opened the Orfalea Children's Center on Castillo, providing a delightful and expanded setting for Cottage's highly regarded employee child-care programs.
- Opened the Cottage Center for Advanced Imaging, a sophisticated outpatient radiology center at 2410 Fletcher Avenue.
- Constructed the \$38 million Energy Center (power plant) at the corner of Junipero and Bath Street. The building with all of its functions went live in 2008.

Cottage Health System
400 West Pueblo Street
Santa Barbara, CA 93105
805.682.7111

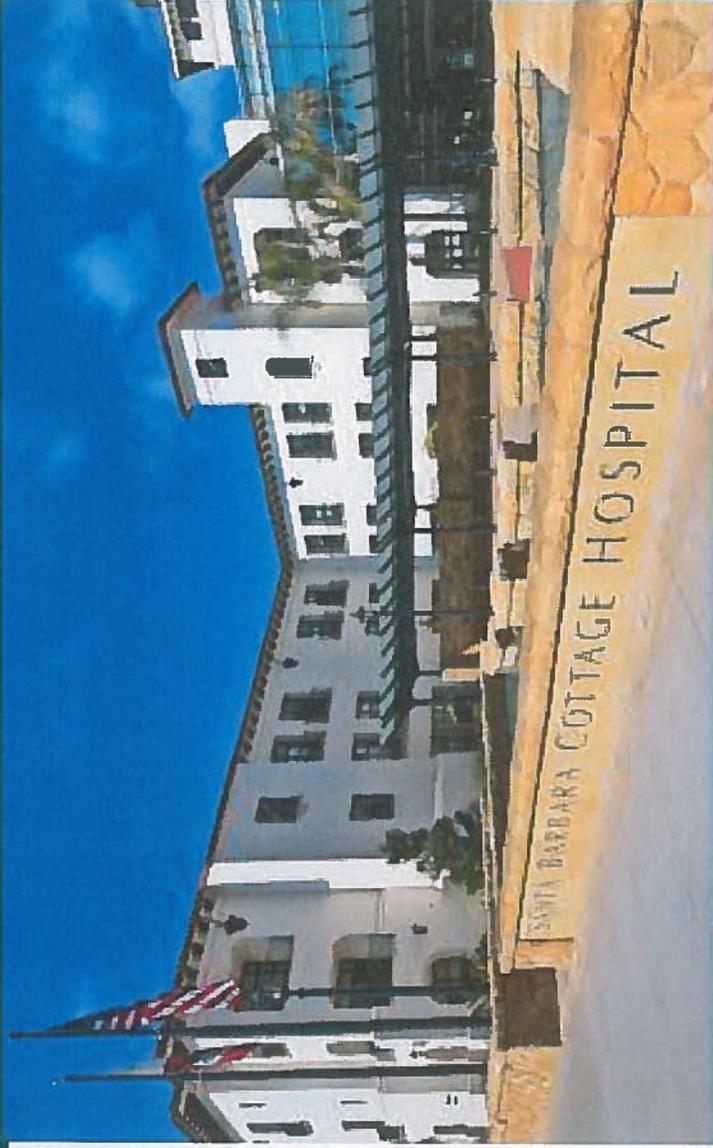
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Santa Barbara Cottage Hospital Neighborhood Meeting

for hospital neighbors and interested community members #29

Wednesday
November 5, 2014
5:30 – 6:30 pm
RSVP to 569-8915

Cottage Rehabilitation Hospital
2415 De la Vina Street
Meisel Conference Center



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Light refreshments provided.

Neighborhood Meeting #29

- 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
- Report on the status of FMP construction

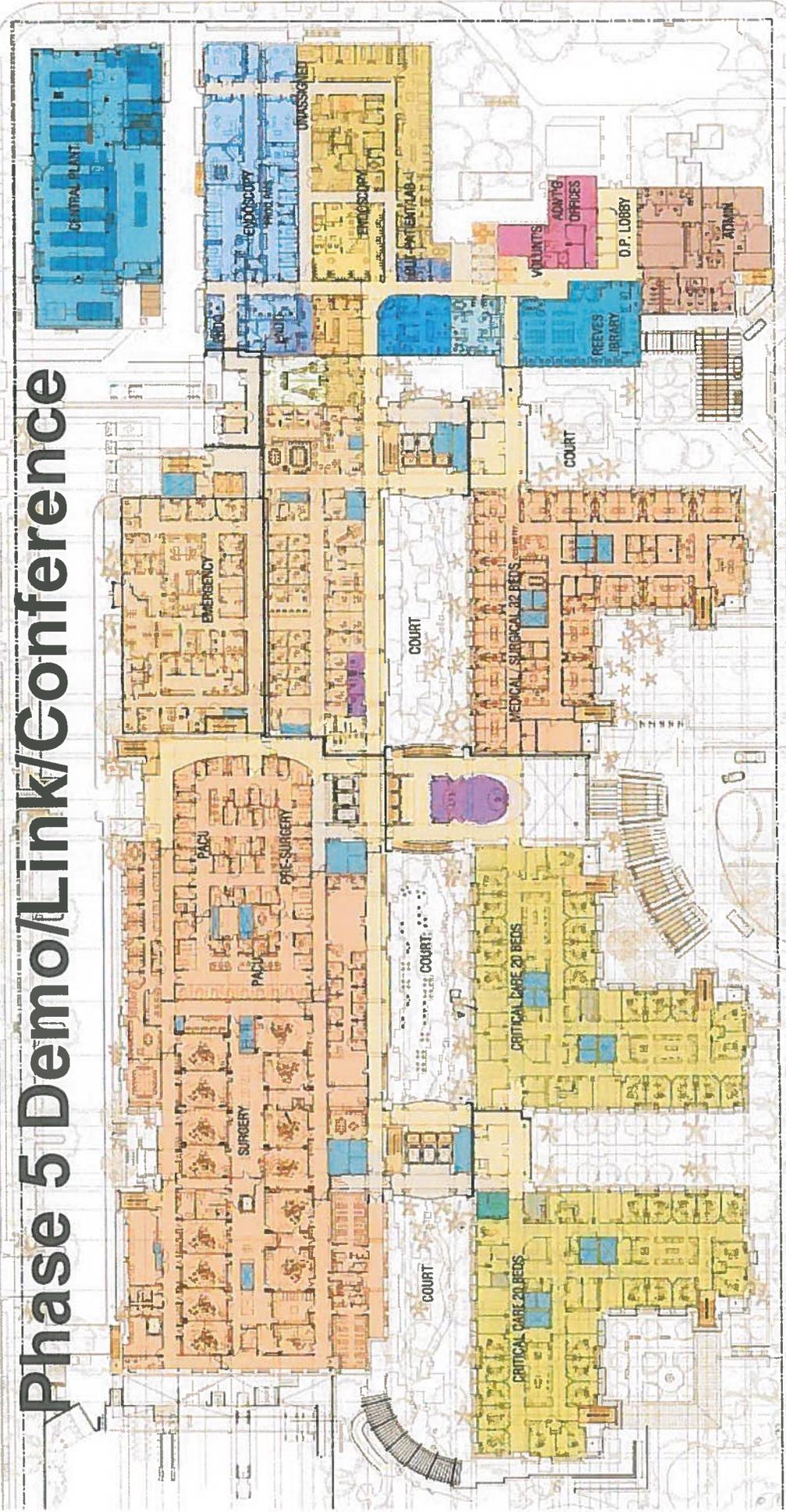
Phase 5 Demo/Link/Conference

November 5th, 2014

- 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

JUNIPERO STREET

Phase 5 Demo/Link/Conference



PUEBLO STREET

December 23, 2020

Santa Barbara Cottage Hospital
Cottage Health System

Lee
Burkhardt
Liu

Second Floor Plan



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•The North Wing must be demolished in order to open up space for the Link Building. September 2012-April 2013

•The Link Building must be built to allow access from the new PH 4 buildings to the existing South and East Wings. June 2013-September 2014

•Once the Link is built, we can proceed with the demolition of the Reeves, Central, and West Wings. October 2014-September 2015

•Once Reeves, Central, and the West Wings are demolished, PH 4 may begin! Late 2015-2018

Lee
Burkhart
Liu

Lee Burkhardt Liu, Inc.
Architects, Engineers, Planners
12222 Northway Avenue
San Diego, CA 92120
Phone: 619.594.1728
Fax: 619.594.1729

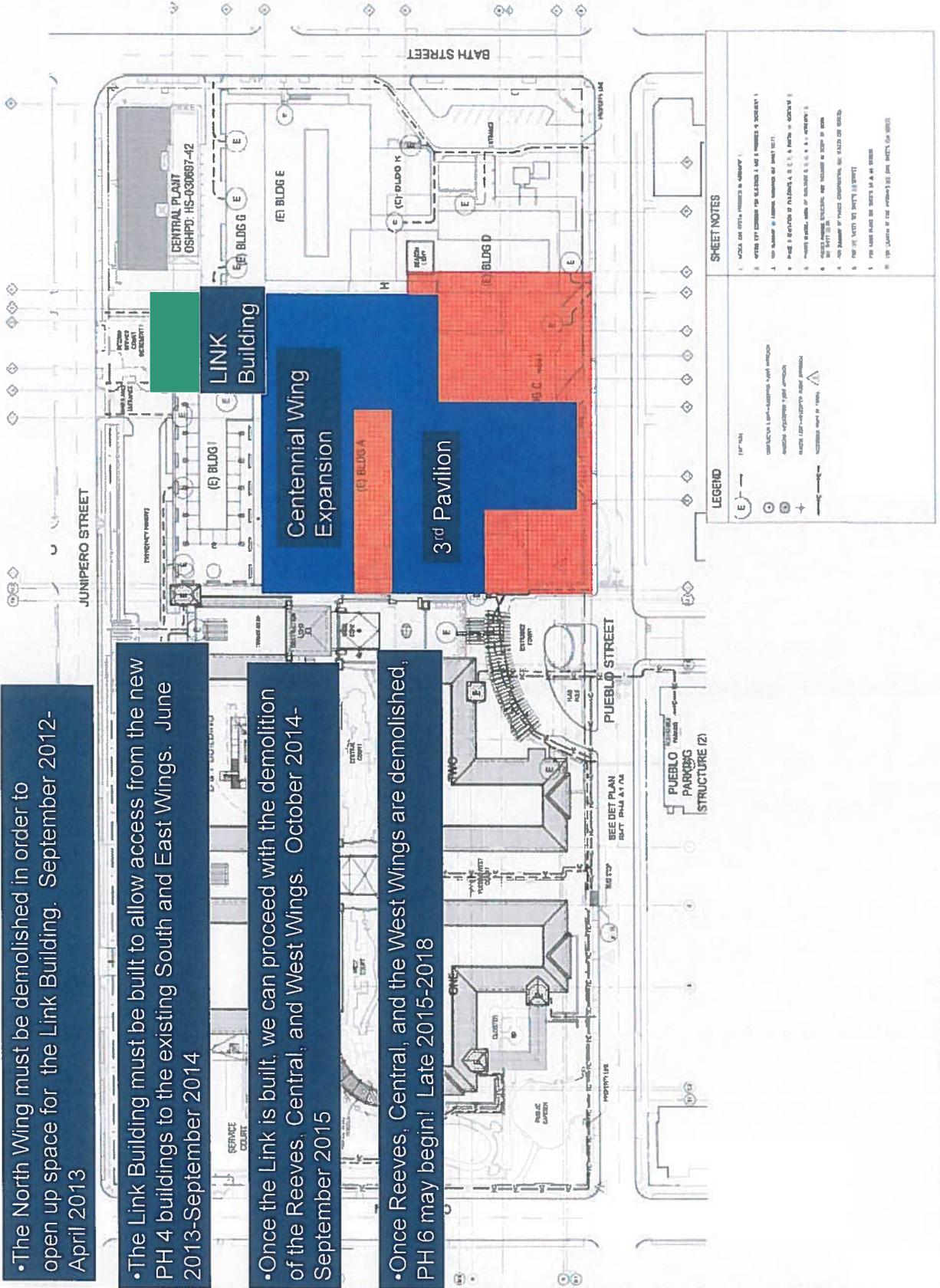


CHALLENGER
Project: SSKA BARBARA
COTTAGE HOSPITAL
STRUCTURAL ENGINEER
12222 Northway Avenue
San Diego, CA 92120
Phone: 619.594.1728
Fax: 619.594.1729

CHALLENGER
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12222 Northway Avenue
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CITY OF SAN DIEGO
SKA BARBARA
COTTAGE HOSPITAL
12222 Northway Avenue
San Diego, CA 92120
Phone: 619.594.1728
Fax: 619.594.1729

IS-LM2307-42
IS-PROJECT NO. 7
DATE: 11/11/14
SCALE: AS SHOWN
PROJECT: SSKA BARBARA
COTTAGE HOSPITAL
SHEET: PHASE 4 SITE PLAN
DRAWN BY: J. L. BURKHART
CHECKED BY: J. L. BURKHART
DATE: 11/11/14



SHEET NOTES

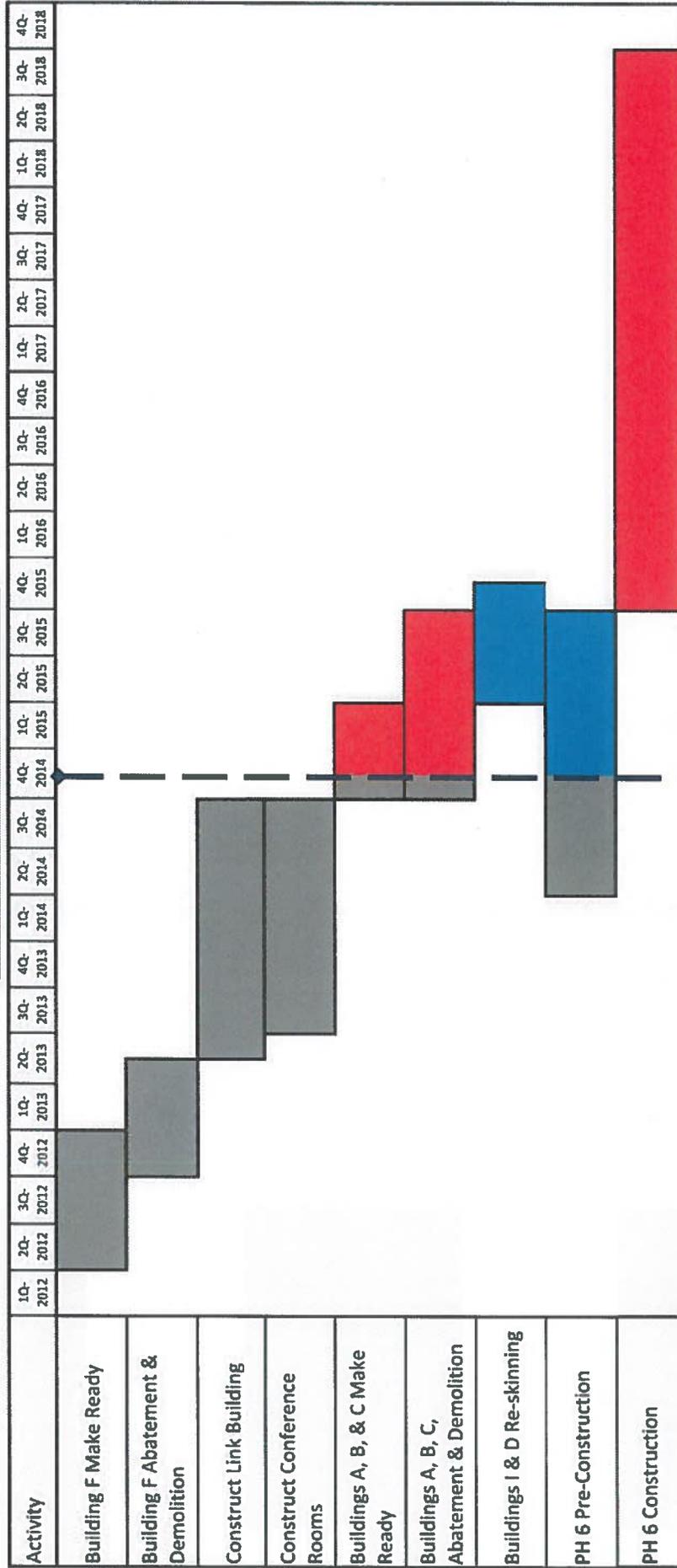
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LEGEND

- (E) EXISTING
- (N) NEW
- (R) REMOVE
- (D) DEMOLISH
- (S) STRUCTURE
- (P) PARKING
- (L) LANDSCAPE
- (T) TRAIL
- (W) WALL
- (F) FENCE
- (G) GROUND
- (C) CURB
- (S) SIGN
- (L) LIGHT
- (T) TREE
- (B) BENCH
- (S) SIGN
- (L) LIGHT
- (T) TREE
- (B) BENCH

PH4 A1-02

FMP Master Schedule



11/5/2014

Q4 2012 North Wing - Start of Demolition



Q1 2013

North Wing Demolition



Q2 2013

Centennial Wing Shoring



Q3 2013

View towards Junipero St



Q4 2013

Water Tank Vaults



Q1 2014 Link Building from Junipero



Q2 2014 Setting the Vault Lid



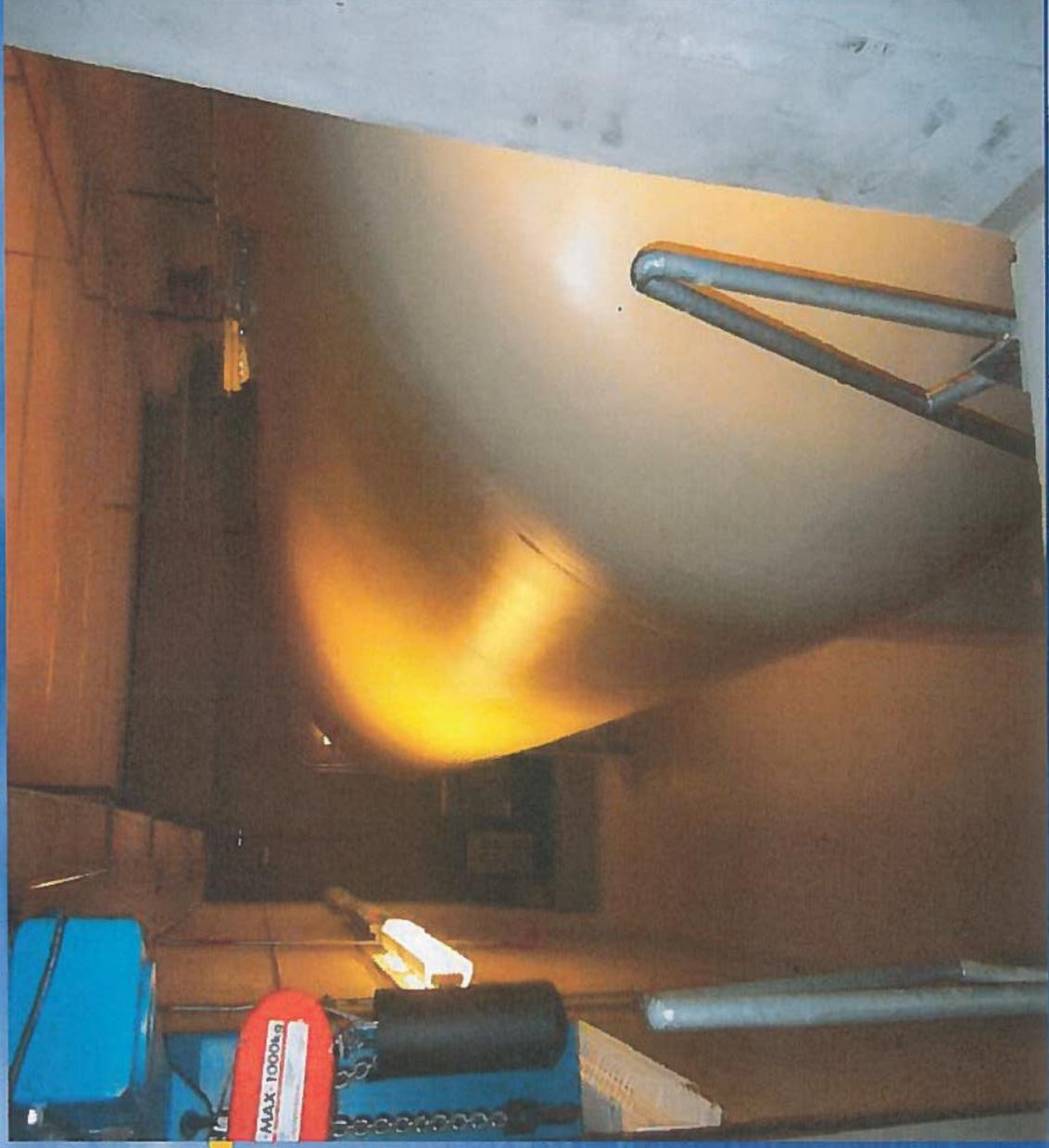
Q2 2014 Vault Lid In Place



Q3 2014 Link Building Corridor



Q3 2014 Link Building Tank Vault



Q3 2014 Link Building



Q4 2014 Make Ready Abatement and Soft Demo



Q4 2014 Make Ready Abatement and Soft Demo



Q4 2014 Site Work at Emergency Department



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Building for the Future
Santa Barbara Cottage Hospital

- Construction Updates
- Neighborhood Meeting Nov. 12
- Goleta Valley Cottage Hospital
- Healing Arts Program
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THE NEW SANTA BARBARA COTTAGE HOSPITAL

Construction Updates

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.

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Watch an animation of the next phases of construction

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1/24/12

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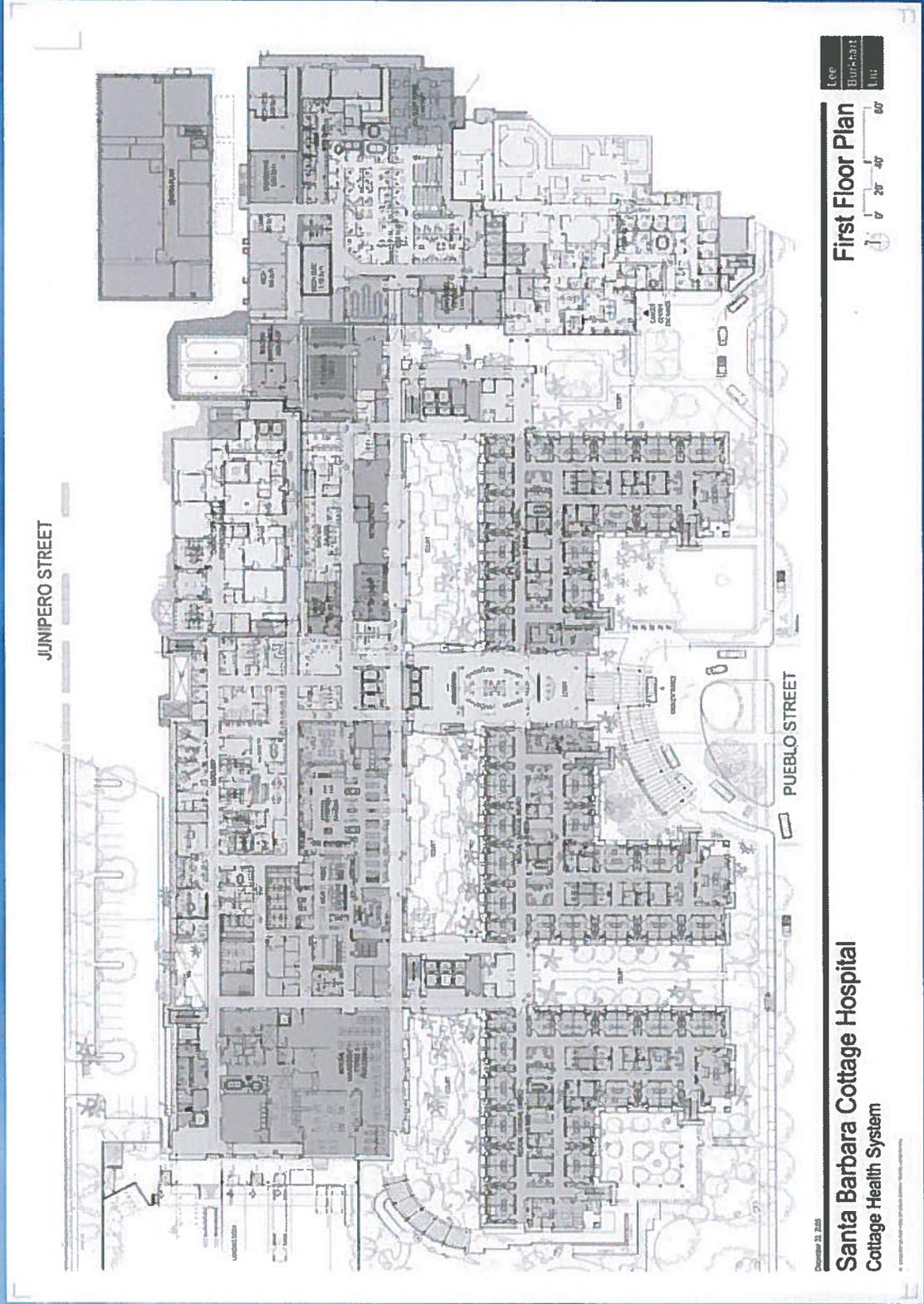
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- 1/1/2013
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Project Management Hotline

(805) 569-8915

QUESTIONS?



December 23, 2005

Santa Barbara Cottage Hospital
Cottage Health System

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Santa Barbara Cottage Hospital
Facilities Master Plan
2014 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
1	Preliminary Phase - City Review	551 days	Mon 9/16/02	Mon 10/25/04																		
2	Actual City Entitlements/COMPLETE	655 days	Mon 9/16/02	Fri 4/28/05																		
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 pgg 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 4/30/06	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 1/11/06																		
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 11/1/05	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 1/21/06	Wed 9/2/09																		
17	Storm Drain	468 days	Tue 1/12/04	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 9/1/06	Fri 6/29/07																		
22	Construction Complete	216 days	Wed 9/18/02	Fri 4/10/09																		
23	Phase 4 - D&T, 2 Nursing Pavilions	1713 days	Thu 11/15/07	Fri 9/30/11																		
24	Construction Complete	1012 days	Wed 9/18/02	Fri 1/9/09																		
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	Under Construction	768 days	Fri 7/29/12	Tue 6/30/15																		
31	Phase 6 - Build Nursing Pavilion & partial D&T	2618 days	Wed 9/18/02	Fri 9/28/12																		
32	Projected Construction Schedule	693 days	Thu 6/13/15	Mon 4/9/18																		
33	Phase 6A - Balance of Remodel of Centennial	265 days	Tue 7/26/11	Mon 7/30/12																		
34	Projected Construction Schedule	261 days	Fri 1/1/16	Fri 12/30/16																		
35	Phase 8 - Remodel Existing Buildings to Remain	2773 days	Wed 9/18/02	Fri 5/31/13																		
36	Projected Construction Schedule	280 days	Mon 4/9/18	Fri 4/6/19																		

Task Split Milestone Summary Rolled Up Task

External Milestone Inactive Task Inactive Milestone Inactive Summary Manual Task

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

Progress Deadline