



TO: Mayor and Councilmembers

FROM: Dan Singer, City Manager

CONTACT: Steve Chase, Director, Planning and Environmental Services
Patricia S. Miller, Manager, Current Planning
Cindy Moore, Senior Planner

SUBJECT: Case No. 07-171-OA/HO, -OA/GGMO, -DP, -CUP; Goleta Valley Cottage Hospital Project; 334 and 351 S. Patterson Avenue; APNs 065-090-022 and 065-090-028.

RECOMMENDATION:

- A. Open the public hearing on the Goleta Valley Cottage Hospital Project.
- B. Allow staff presentation, applicant presentation, and public testimony.
- C. Adopt City Council Resolution 08-__ entitled "A Resolution of the City Council of the City of Goleta, California Accepting the CEQA Exemption and Adopting CEQA Findings for the Goleta Valley Cottage Hospital Project; Case No. 07-171-OA/HO, -OA/GGMO, -DP, -CUP; 334 and 351 S. Patterson Avenue; APNs 065-090-022 and 065-090-028". (Attachment 1)
- D. Introduce and conduct the first reading (by title only) and waive further reading of City Council Ordinance 08-__ entitled "An Ordinance of the City Council of the City of Goleta, California Amending Chapter 35, Article III of the Goleta Municipal Code, the Inland Zoning Ordinance, to Establish a Hospital Overlay District". (Attachment 2)
- E. Introduce and conduct the first reading (by title only) and waive further reading of City Council Ordinance 08-__ entitled "An Ordinance of the City Council of the City of Goleta, California Amending Ordinance NO. 03-04, and Adopting Revised Growth Management Regulations Applicable to Non-Residential Development within the City of Goleta". (Attachment 3)
- F. Conceptually approve the Goleta Valley Cottage Hospital Project by conditionally adopting City Council Resolution 08-__ entitled "A Resolution of the City Council of the City of Goleta, California Approving a Development Plan and a Major Conditional Use Permit for the Goleta Valley Cottage Hospital Project; 334 and

351 S. Patterson Avenue; APNs 065-090-022 and 065-090-028; Case No. 07-171-DP, -CUP". (Attachment 4)

- G. Continue the item to December 2, 2008 in order to conduct the second readings by title only and adopt the Ordinances for the Ordinance Amendments, and to adopt a City Council Resolution thereby approving the Goleta Valley Cottage Hospital Project.
- H. Close the public hearing.

Refer back to staff if the City Council decides to take action other than the recommended action.

BACKGROUND:

After the 1972 Sylmar Earthquake in the San Fernando Valley, the State legislature created the Office of Statewide Hospital Planning and Development (OSHPD). OSHPD was charged with regulating the building and safety codes for acute care facilities throughout the State. In 1983, the legislature passed the Alquist Hospital Seismic Safety Act requiring that all acute care hospitals be able to withstand a major earthquake. In 1994, an amendment to the Alquist Act, Senate Bill 1953, was passed mandating compliance with numerous building, safety and design standards for all hospitals. The amendment requires hospitals to retrofit or rebuild by 2013 to be in compliance with these standards or lose their State operating license as a general acute care hospital. With the existing application, the Goleta Valley Cottage Hospital (GVCH) proposes to replace its existing facilities in order to comply with SB 1953.

The Planning Commission heard the project on October 14, 2008 and recommended to the City Council approval of the various applications with a revision to Condition of Approval #3 of the Development Plan (see Resolution 08-11 in Attachment 5).

DISCUSSION:

Project Description

The proposed Goleta Valley Cottage Hospital project includes four components: 1) an Ordinance Amendment to allow implementation of the Hospital Overlay, 2) an Ordinance Amendment to the Goleta Growth Management Ordinance, 3) a Final Development Plan for the demolition and replacement of the existing hospital and associated infrastructure, and 4) a Major Conditional Use Permit for a temporary parking lot.

Note: The existing Medical Office Building (MOB) located on the parcel directly north of the hospital is under separate ownership. References to the MOB in text and on hospital plans are to provide context only. Building setback requirements from the common property boundary between the Hospital and MOB have been respected in the

proposed Development Plan, but site improvements (i.e. grading, drainage, landscaping) have been coordinated to serve development on both parcels.

Ordinance Amendment (07-171-OA/HO)

The first Ordinance Amendment provides for a Hospital Overlay District consistent with the Hospital Overlay included in the General Plan on Figure 2-1 for the property owned by Goleta Valley Cottage Hospital, including the location of the existing medical office building and the portions of the property on the east side of Patterson Avenue that are designated as “Office and Institutional”.

Ordinance Amendment (07-171-OA/GGMO):

The second Ordinance Amendment would revise text in the Goleta Growth Management Ordinance No. 03-04 (GGMO), Section 6.1 Exempt Projects and Section 7.1 Priority Projects. The amendment deletes items b – f in Section 6.1 and item A in Section 7.1 of the GGMO since these exemptions/reservations have expired. It would also add development under the Hospital Overlay designation, including Goleta Valley Cottage Hospital and related offices and medical services, to the list of projects which are exempt from the requirement to obtain a growth management allocation. The recommended amendment would be new item b as follows:

“b. Hospital Overlay - Goleta Valley Cottage Hospital, related offices and medical services which are in the vicinity of Hollister Avenue and Patterson Avenue within the designated Hospital Overlay on the General Plan land use plan map, including up to 59,835 net new square feet on APN 065-090-022 for the hospital, up to 10,776 net new square feet on APN 065-090-023 for a medical office building, and up to 87,000 square feet of additional development on APN 065-090-028 for future medical offices or related services.”

The recommended amendment would also add a new item c to provide for the remaining unutilized square footage from the expired exemptions/reservations to be utilized by future Redevelopment Area projects as follows:

“c. Redevelopment Area Projects – up to 264,569 square feet available to projects in the Redevelopment Area.

Finally, the exemptions set forth in items b and c would expire three years following the effective date of the ordinance amendment, unless a one-year extension is requested prior to the expiration date and approval of the request is granted by the City Council. The GGMO with the proposed text changes is included in Attachment 3.

Final Development Plan (07-171-DP):

The project includes a request to allow the demolition and replacement of the existing one-story, 93,090 square foot hospital and associated infrastructure with a new two-

story, 152,925 square foot hospital and associated infrastructure to comply with State Senate Bill 1953. This legislation requires the seismic retrofit and/or upgrading of all acute care facilities statewide by 2013 so that such facilities would be constructed to remain operational following a major earthquake.

To eliminate any disruption to existing hospital operations during construction, the new hospital would be constructed on the same parcel, but south of the existing hospital. Once the new hospital is complete, the existing hospital would be demolished.

The architectural style as described by the architect is “warm modern”, a linear design that includes features such as trellises, glazing, sun louvers, stone accents, and metal standing seam roofing. The colors selected, such as yellow and deep rust, were drawn from a blending of colors rooted in the agrarian setting. Floor plans for the hospital are shown on Sheets A1 – A3. Elevations showing the structural design are provided on Sheet A6 and a conceptual line-of-sight perspective of the hospital can be found on Sheet A-7.

The new hospital would be a maximum height of 31’6”, exclusive of a 12’ high equipment screen on portions of the roof. The total structural development would be 152,925 square feet, an increase of 59,835 square feet. The building footprint would be 79,700 square feet (23% of the site), a decrease of 13,390 or 3% of the site. The project site plan depicting the layout of the proposed development is shown on Sheet C3.

While the proposed plan would result in an increase in floor area compared to the current hospital, the new State building codes require certain space, separation, and proximity requirements that result in larger facilities to serve the same number of pre-compliance licensed beds. For example, additional space is required to be dedicated to existing functions including larger patient rooms, additional support space and wider corridors. Modern hospital design standards call for separation of public and patient corridors and no ramps or elevation changes for each floor. When coupled with numerous other building code and infrastructure mandates in the Alquist Seismic Safety Act, more overall square footage is needed to provide an acceptable level of service.

GVCH provides both inpatient and outpatient healthcare services and is currently licensed for 122 beds, including four Operating Rooms, eight Emergency Treatment Rooms, and five rooms related to the Wound Center. The future scope of services at the GVCH would include:

- Two (2) Medical Surgical Units – 20 and 24 beds, compatible with the nurse staffing ratios;
- An 8-bed Definitive Observation Unit for short term, more critically ill patients;
- 20 Emergency Department treatment rooms;
- 6 Surgery suites;
- An expanded Wound Care Center with 4 Hyperbaric Oxygen Chambers and 6 treatment rooms;

- Laboratory, Radiology, Physical Therapy, and Administrative support functions

With the new hospital, GVCH is proposing to replace the entire stock of patient rooms, now consisting of one or two beds, with larger private rooms (that is, a single patient per room). Shifting to all private rooms allows a higher rate of room occupancy while reducing the number of available beds since it is currently not always possible for both beds in the 2-bed rooms to be occupied due to mixing of genders, types of treatment and the need for patient isolation. As a result, there will be a reduction in the number of operational beds from 122 to 52 beds, while the number of Operating Rooms, Emergency Treatment Rooms, and rooms associated with the Wound Center would increase from 17 to 36. The total number of beds would therefore be reduced by 70 from 122 to 52 beds. Additionally, as a result of the Birth Center and Subacute Care Unit being moved offsite, the total number of employees would be decreasing from 313 (221 full-time and 92 part-time employees) to 265 (200 full-time and 65 part-time employees), a reduction of 48 employees (58 full-time and 27 part-time employees).

Associated Infrastructure

The Hospital's loading dock, trash and recycling area, and support equipment necessary for hospital functions would be located to the south of the new hospital building. This equipment is listed below:

- Underground Fuel Storage Tank – serves the emergency generators, 38' long by 10' wide, 20,000 gallon capacity;
- Underground Water Tank – serves as storage for the hospital in the event of an emergency, 30' long by 10' wide, 15,000 gallon capacity;
- Cooling Towers – regulates the temperature of the water used in the air conditioning system in conjunction with the chillers located inside the building, two towers each 16' long by 14' wide by 13' tall;
- Trash Compaction – San-i-Pak Mark II-N sterilizer compactor handles the hospital's waste stream, 10' long by 10' wide by 9' tall;
- Bulk Liquid Oxygen Tank – serves the medical oxygen needs for the Wound Care Center, 8' wide by 16' tall, 3,000 gallon capacity;
- Emergency Generators – two 950 KW gensets serve as backup power in event of Edison failure, located on the first floor within the hospital;
- Mobile Technology – concrete pad for temporary MRI unit including trailer, 53' long by 8.5' wide by 13.5' tall, 450 square feet.

The exterior equipment would be screened with either walls, fences or landscaping. The Utility Screening Plan is shown on Sheet A5.

Access

Access to the hospital would be provided via four driveways on Patterson Avenue. The northernmost driveway would provide access to the hospital's main parking lot, which would also serve the existing MOB. The second driveway would be aligned opposite the Hollipat Center Drive intersection and would provide access to the drop-off loop adjacent to the main entrance of the hospital as well as the hospital's main parking lot. The third driveway would be located at the southern end of the drop-off loop and be restricted to outbound traffic only. The southernmost driveway on Patterson Avenue would serve the Wound Center and provide access for service vehicles. Patterson Avenue would be restriped south of Hollister Avenue to provide northbound left turn lanes into the northern most driveway and the driveway located opposite Hollipat Center Drive.

The project would also improve More Ranch Road which is located along the site's western property line and connects to Hollister Avenue. More Ranch Road would provide a new 20-foot wide access to the emergency department for ambulances and serve as a fire lane access to the hospital and a secondary access to the southern parking lot. This access would be restricted to right-turns in and out only due to the existing median located on Hollister Avenue.

The existing hospital helipad would be removed once the new helipad for the Santa Barbara Cottage Hospital has been completed.

Parking

At completion, parking on the hospital site would total 377 spaces, with 322 spaces in the main parking lot that is shared with the existing MOB and 55 spaces located south of the new hospital. These parking areas would have lighting as shown on Sheet E1.1. Bicycle parking for a total of 30 bicycles is proposed on both the north and south sides of the new building. Paths from the sidewalks along the street frontages and in the parking areas delineate convenient pedestrian links to the main entrances. Parking and circulation details are depicted on Sheets C3 and C5 – C7.

Grading and Drainage

Site preparation would require approximately 9,216 cubic yards of cut and 1,164 cubic yards of fill, including 8,052 cubic yards of export for the hospital building, 181 cubic yards of cut and 1,389 cubic yards of fill, including 1,208 cubic yards of import for the southern parking area, and 10,600 cubic yards of cut and 5,450 cubic yards of fill, including 5,150 cubic yards of export for the main parking area. Due to the construction phasing, a total of 1,208 cubic yards of import and 13,202 cubic yards of export would be necessary.

Storm water detention would be provided and runoff from roofs and impervious areas would be directed to landscaped areas and the storm drains equipped with cleaning inserts for all catch basins, then be directed to an existing inlet in Patterson Avenue. The Preliminary Grading and Drainage Plans are shown on Sheets C5-C6.

Landscaping

The preliminary landscape plan for the hospital site depicts a plant palette adapted to the Mediterranean climate that would survive with minimal watering after establishment. Plant materials have been selected for specific characteristics such as low allergy potential, ability to attract birds and butterflies, ability to screen utility areas and shade parking areas, and non-invasiveness. A total of 239 new trees would be planted onsite and along the street frontages. All trees would be 15-gallon minimum size. A garden and pond adjacent to the lobby, two lawn areas and walking paths with seating areas provide passive recreational opportunities for visitors, patients, and staff. Landscaping would total 82,130 square feet (24% of the site). Proposed landscaping for the hospital is depicted on Sheet PL-1 and Tree Dispositions are shown on Sheets TP-1 and TP-2.

Project Phasing

In order to prevent disruption of emergency and medical services to the community, construction of the new hospital would take place prior to demolition of the existing hospital. Once the new facilities are fully operational, the existing buildings would be demolished and permanent parking would be accommodated on site. The applicant proposes six phases of development as listed below including work activity scope and estimated duration through the year 2011.

Phase 1 – Construct Temporary Parking Lot (3 months);

Phase 2 – Demolish South Parking Area and Out-Buildings and Relocate Utilities (1 month);

Phase 3 – Construct New Hospital, South Parking Area and More Ranch Road Improvements (21 months);

Phase 4 – Demolish Existing Hospital and Demolish North Parking Lot (1.5 months);

Phase 5 – Construct New North Parking Lot (2 months);

Phase 6 – Demolish and Restore Temporary Parking Lot (3 weeks)

The Phasing Plan is shown on Sheet C4.

Major Conditional Use Permit (07-171-CUP)

Because the hospital would remain fully operational while the replacement structure is being built, a 376-space temporary parking lot is proposed to maintain adequate parking for patients, visitors, staff, and construction personnel. The lot would be located across Patterson Avenue on the vacant portion of what is commonly referred to as the "Hollipat" site (APN 065-090-028) and remain for the 2-3 year construction period. Upon completion of the hospital, including demolition of the existing buildings and provision of the permanent parking on site, all improvements associated with the temporary parking lot would be removed and restored. The project site plan depicting the layout of the proposed parking lot is shown on Sheet C3.

Access

Vehicle access to the temporary parking lot would be provided via two driveways on Hollipat Center Drive and one driveway on Patterson Avenue. The driveway located on Patterson Avenue would be restricted to right-turns in and out only due to the existing median on Patterson Avenue. The existing curb cut on Hollister Avenue would be removed. Patterson Avenue would be restriped at the Hollipat Center Drive intersection to provide a southbound left-turn lane to accommodate vehicles entering the lot from the north.

Pedestrian access would be provided via a temporary crosswalk linking the temporary parking lot to the hospital site where Hollipat Center Drive intersects with Patterson Avenue and via the existing crosswalk at the Hollister Avenue / Patterson Avenue intersection. Five-foot wide paved asphalt paths would be installed along both Hollister Avenue and Patterson Avenue street frontages to establish pedestrian travel paths to and from the temporary parking lot to the hospital site.

Grading and Drainage

Construction of the temporary parking lot would require approximately 2,063 cubic yards of cut and 2,112 cubic yards of fill, including 49 cubic yards of import. The temporary parking lot would consist of asphalt pavement, including 27,378 square feet of pervious pavement providing detention beneath. The entirety of the lot would respect a 50-foot setback from the top of bank of Maria Ygnacia Creek to the east. Drainage would be directed to temporary vegetative bioswales surrounding the parking lot to detain and filter storm water runoff, then discharge the water from the bioswales to existing inlets in Patterson Avenue and Hollister Avenue. The swales would range from two feet to five feet wide along both the Hollister Avenue and Patterson Avenue frontages and eight feet wide along the southern portion of the parking lot. Minor trenching would occur for installation of utilities including temporary parking lot lighting. The parking area will have lighting as shown on Sheet E1.2. The Preliminary Grading and Drainage Plan is shown on Sheet C7.

Landscaping

A 4-foot wide parkway planter installed at the back of the curbs along Hollister Avenue and Patterson Avenue would separate the pedestrian paths from the roadways. Temporary landscape screening with low lying shrubbery including Catalina cherry, California lilac, Toyon, and Pacific wax myrtle would be planted along the street frontages within the ROW including approximately 9,267 square feet on Hollister Avenue and 9,944 square feet on Patterson Avenue. Landscaping for the parking lot would total 47,933 square feet (27% of the site). Proposed landscaping for the temporary parking lot is depicted on Sheet PL-2 and Tree Dispositions are shown on Sheet TP-2.

Project Analysis

Environmental Analysis

Ordinance Amendment

The amendment to allow implementation of the Hospital Overlay and the amendment to the GGMO may both be found exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). Pursuant to this section CEQA applies only to projects with the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The proposed Hospital Overlay District would implement and be consistent with the Hospital Overlay included in the General Plan on Figure 2-1 for the property owned by Goleta Valley Cottage Hospital, including the location of the existing medical office building and the portions of the property on the east side of Patterson Avenue that are designated as "Office and Institutional". Therefore, it may be found that the project would have no possibility of significant effect on the environment and is not subject to CEQA, pursuant to Section 15061(b)(3) of the CEQA Guidelines.

Section 6 of the GGMO identifies five key sites within the Redevelopment Project Area exempt from the requirement to obtain a growth management allocation. These exemptions were subject to limitations on size using maximum number of hotel rooms or total square footage as parameters, as well as an expiration date. Development totaling approximately 387,180 square feet for the projects has never been approved or constructed, and the associated exemptions have since expired. Additionally, Section 7 of the GGMO identifies a non-competitive allocation of up to 35,000 square feet to be reserved for an outpatient clinic providing veterans services. That allocation has also expired. Therefore, a total of 422,180 square feet of exemptions/reservations allowed by the GGMO remain unutilized.

The GVCH, related offices and medical services parcels subject to the proposed amendment are within the Redevelopment Project Area and designated Hospital Overlay. Further, the proposed exemption would not exceed the square footage previously exempted/reserved but never utilized, under Section 6.1, for items (b) Key Site 10, (c), Key Site 7a, (e), Key Site 3, and (f), Key Site 6, and Section 7.1.A for the veterans' clinic. Therefore, it may be found that the project would have no possibility of significant effect on the environment and is not subject to CEQA, pursuant to Section 15061(b)(3) of the CEQA Guidelines.

Final Development Plan

The reconstruction of the hospital may be found exempt from environmental review pursuant to Section 15302(a) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). Pursuant to this section, replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including the replacement or reconstruction of existing hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent, are not subject to CEQA.

In 1994, an amendment to the Alquist Hospital Seismic Safety Act was passed requiring that all acute care hospitals be able to withstand a major earthquake. This amendment, Senate Bill 1953, mandates compliance with numerous building, safety and design standards for all hospitals and requires hospitals to retrofit or rebuild by 2013 to be in compliance with these standards or lose their State operating license as a general acute care hospital. GVCH proposes to replace its existing facilities in order to comply with SB 1953.

To eliminate any disruption to existing hospital operations during construction, the new hospital would be constructed on the same parcel, but south of the existing hospital prior to demolition of the existing hospital. While the proposed replacement hospital would result in an increase in floor area of 59,835 square feet compared to the current hospital, the building code and infrastructure mandates in the Alquist Hospital Seismic Safety Act, require certain space, separation, and proximity requirements that result in larger facilities to serve the same number of pre-compliance licensed beds. Therefore, for purposes of this project, the measurement of capacity will be the number of beds. GVCH would replace the entire stock of patient rooms, now consisting of one or two beds, with larger private rooms (that is, a single patient per room). As a result, the new hospital will only be licensed for 52 beds, a 70 bed (57%) decrease.

Alternatively, if capacity is determined by the estimated number of admissions, the total yearly in-patient and out-patient admission numbers would increase by approximately 1,214 or 3% (from 39,670 to 40,884). This change may be attributed to a change in the length of patient stays. Sub-acute patients typically have long stays while acute patients typically have much shorter stays. The Sub-acute Care Unit would be moved offsite and replaced by acute patients, increasing the number of patient discharges per year even with the decrease in number of beds.

Therefore, it may be found that the replacement hospital project to provide an earthquake resistant structure to comply with SB 1953 would be located on the same site as the existing hospital it would replace, have substantially the same purpose, would not increase the capacity more than 50 percent, and is not subject to CEQA, pursuant to Section 15302(a) of the CEQA Guidelines.

Major Conditional Use Permit

The construction of the temporary parking lot may be found exempt from environmental review pursuant to Section 15304(e) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). Pursuant to this section, minor private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees, including minor temporary use of land having negligible or no permanent effects on the environment, are not subject to CEQA.

The temporary parking lot would be located on a vacant portion of the property across the street from the hospital site. The lot is proposed to remain only for the two to three year construction and demolition period of the hospital replacement project. Two trees would be removed for the parking lot entrances, one 12" and one 15" Eucalyptus ficifolia, respectively. These trees are not considered protected native trees as defined in the City's General Plan. The temporary parking lot would incorporate pervious pavement and vegetated bioswales to allow for stormwater infiltration, provide landscape screening and paved paths for convenient pedestrian links to the hospital. Upon completion of the hospital, including demolition of the existing buildings and provision of the permanent parking on site, all improvements associated with the temporary parking lot would be removed and restored.

Therefore, it may be found that construction of the parking lot would not result in the removal of healthy, mature, scenic trees, is minor and temporary, would have negligible or no permanent effects on the environment, and is not subject to CEQA, pursuant to Section 15304(e) of the CEQA Guidelines.

General Plan Consistency Analysis

The project site is located within the Goleta Old Town Redevelopment Project Area and is subject to the policies of the Goleta Old Town Revitalization Plan (GOTRP) in addition to the General Plan. The policy consistency analysis is included in Attachment 7. The proposed project, as conditioned, would be consistent with all applicable policies. The following policies are highlighted:

Land Use Element, Policy 4.3 Office and Institutional

The hospital site is designated as an Office and Institutional use in the General Plan and this designation specifically includes lands intended to support the needs of the GVCH and related medical services. Table 2-3, Allowable Uses and Standards for Office and Industrial Use Categories, identifies the recommended building intensity standards for this land use designation. These lands are also designated within a

Hospital Overlay and LU 4.3 identifies specific standards beyond those listed in Table 2-3 that apply to the lands within the Hospital Overlay. These standards include a recommended maximum FAR of 0.8 for hospital buildings, a recommended maximum structure height of 55 feet for hospital buildings, and a recommended maximum lot coverage ratio of 0.6 for hospitals. The proposed FAR for the hospital is 0.44, the proposed height is 31'6" inches with a 12' tall equipment screen for a total of 43'6" inches, and the proposed lot coverage ratio is 0.23. Therefore, the proposed hospital would be consistent with the recommended standards identified in this policy.

Land Use Element, Policy 11.4 Exemption of Certain Old Town Projects

Land Use Element, Policy 11.4 allows for exemptions to the growth management system for projects on selected sites within the Redevelopment Project Area. The parcels containing the GVCH, related offices and medical services are within the Redevelopment Project Area. An amendment to Sections 6 and 7 of the GGMO is described above. Section 6.1 of the GGMO identifies five key sites within the Redevelopment Project Area exempt from the requirement to obtain a growth management allocation. These exemptions were subject to limitations on size using maximum number of hotel rooms or total square footage as parameters, as well as an expiration date. Development totaling approximately 387,180 square feet for the projects has never been approved or constructed, and the associated exemptions have since expired. Additionally, Section 7 of the GGMO identifies a non-competitive allocation of up to 35,000 square feet to be reserved for an outpatient clinic providing veterans services. That allocation has also expired. Therefore, a total of 422,180 square feet of exemptions/reservations allowed by the GGMO remain unutilized. The proposal includes an exemption of square footage associated with parcels subject to the Hospital Overlay as a substitution for the square footage previously exempted but never utilized. With approval of such an amendment for the exemption, the project would be consistent with this policy.

Conservation Element, Policy 10.1 New Development and Water Quality

Conservation Element, Policy 10.1 states that new development shall not result in the degradation of the water quality of groundwater basins or surface waters including the ocean, lagoons, creeks, ponds, and wetlands, and that runoff pollutants shall not be discharged or deposited such that they adversely affect these resources.

Correspondence was received on October 27, 2008 raising issues with regard to hospital wastewater and the spread of antibiotic resistance to the community. A copy of this letter is included in Attachment 10.

The California Department of Health regulates the disposal of medical waste and issues permits to the GVCH for the onsite handling and disposal of medical waste in compliance with the Medical Waste Management Act. The GVCH is required to follow specific protocols for handling, transporting, and storing the waste onsite as well as protocols for the pick-up, transportation, and destruction of the waste offsite by licensed

haulers. Information on these protocols has been provided by the applicant and is included in Attachment 11. Substances that are not defined as medical waste by the Medical Waste Management Act are disposed of in the sanitary sewer system.

The Goleta Sanitary District (GSD) provides wastewater disposal services to the GVCH and operates its treatment facility under a permit from the State Regional Water Quality Control Board. In a letter provided by the GSD (included in Attachment 11), the District states that it classifies the GVCH as a Class 3 industrial discharger and monitors the hospital twice annually under the District's industrial waste control ordinance. Additionally, the GSD conducts routine cleaning and maintenance of all sewer lines within the District's jurisdiction. The sewer line from the GVCH extending from Patterson Avenue to Ward Drive is a 15" line that was completely relined last year. This line feeds into a 30" concrete trunk line that has a secondary plastic lining. Testing on the 30" line in 2005 indicated the concrete was structurally sound.

A condition of approval has been added to require review and approval of the hospital's Medical Waste Management Plan. With the GVCH's continued compliance with current State law as required in the State Medical Waste Management Act permits, as well as compliance with the conditions of approval including the Stormwater Management Plan, the project would be consistent with this policy.

Housing Element, Policy 3.2 Mitigation of Employee Housing Impacts from Nonresidential Uses

Housing Element, Policy 3.2 requires new nonresidential development and proposed expansion or intensification of existing nonresidential development to contribute to the provision of affordable housing. The policy further states that the proposed amount of floor area and type of nonresidential use shall be factors in establishing the requirement for individual projects. The fulfillment of affordable housing requirements is presently established by policy/administrative practice, as an ordinance has not yet been adopted by the City.

The existing hospital is being replaced within the timeframe mandated by State legislation for required seismic safety upgrades, and an increase in square footage can be attributed to an upgraded hospital facility that meets OSHPD design regulations. Additionally, as a result of the Birth Center and Subacute Care Unit being moved offsite, the total number of employees would be decreasing from 313 (221 full-time and 92 part-time employees) to 265 (200 full-time and 65 part-time employees), a reduction of 48 employees (58 full-time and 27 part-time employees).

The City encourages the creation of housing near where people work and seeks participation of non-residential development in contributing affordable houses related to their impact on the local workforce. For the reasons stated above, it is recommended that with the reduction in the number of employees and the type of use, rather than the proposed net new amount of floor area, be factored into the determination that no contribution to the provision of affordable employee housing would be required of GVCH and that this policy therefore would not apply.

Zoning Ordinance Consistency Analysis

Hospital

The Zoning Ordinance consistency analysis is included in Attachment 8. The proposed hospital would be consistent with all building height, parking, and building coverage requirements, except for two requested modifications for landscaping and encroachment into the side yard setback for parking, which is not allowed in the front or side yard setbacks per the Parking Regulations, Section 35-262.2. Therefore, the following modifications from Article III, Inland Zoning Ordinance standards are requested for the hospital:

- A modification for parking in the main hospital parking lot for parking in the side yard setback (Section 35-262).
- A modification for landscaping along each property line to allow no landscaping along the northern property line rather than the 5 feet required (Section 35-263).

Pursuant to §35-317.8, Development Plans, at the time a Final Development Plan is approved, the decision-maker may modify the setback and landscaping requirements specified in the applicable zone district when the decision-maker finds that such a modifications are justified. It is recommended that these modifications be granted because the existing parking lot is located across the property line between the hospital and MOB parcels and with the proposed replacement hospital, the shared parking arrangement would remain and because no use of the setback would be impeded.

Temporary Parking Lot

The Hollipat parcel contains split zoning of Professional and Institutional (PI) and Design Residential (DR) zone districts. The DR zone district does not allow parking lots for non-residential uses as a principally permitted use. However, the Article III Inland Zoning Ordinance allows such a use via a Major Conditional Use Permit pursuant to Section 35-315.5, which allows permitting of (c) Hospitals, and (g) Uses, buildings, and structures accessory and customarily incidental to the listed uses.

The proposed temporary parking lot would be consistent with all parking requirements, except for the four requested modifications for landscaping and encroachment into the front yard setback and parking area setback. The following modifications from Article III, Inland Zoning Ordinance standards are requested for the temporary parking lot:

- A modification for parking along Hollister Avenue and Patterson Avenue for parking in the front yard setback (Section 35-262).
- A modification for parking from the required parking area setback in the DR zone district to allow parking spaces within 10 feet from the ROW on the primary front (Hollister Avenue), rather than the 15 feet required (Section 35-222).

- A modification from the required landscaping to allow painted islands at all ends of parking lanes rather than the landscaped islands required (Section 35-263).

Pursuant to §35-315.12, Major Conditional Use Permits, at the time a Final Development Plan is approved, the decision-maker may modify the setback and landscaping requirements specified in the applicable zone district when the decision-maker finds that such a modifications are justified. It is recommended that these modifications be granted due to the temporary nature of the parking lot and adequate screening proposed along the Hollister and Patterson Avenue frontages.

Design Review Board (DRB)

The DRB considered the proposed hospital replacement and temporary parking lot project for conceptual review on November 6, 2007, June 24, 2008, and July 8, 2008.

At the meeting of July 8, 2008, the DRB completed conceptual review of the project with comments and took the item off calendar for processing. The DRB supported the hospital architecture and landscaping and the landscape screening of the temporary parking lot. The DRB also advocated for clear coordinated signage, a vigorous approach to increasing permeability in the parking lots and any other appropriate areas to help address stormwater issues, as well as safe pedestrian access. The project is required to receive preliminary and final approval by the DRB prior to issuance of a land use permit. Minutes from the DRB meetings excerpted for the project are included in Attachment 9.

Goleta Growth Management Ordinance (GGMO)

The applicant's original ordinance amendment request was to add only development under the Hospital Overlay designation, including Goleta Valley Cottage Hospital and related offices and medical services, to the list of projects which are exempt from the requirement to obtain a growth management allocation. At the Planning Commission hearing on October 13, 2008, staff recommended an alternative to the proposed ordinance amendment which further clarified the GGMO text to delete the expired exemptions/reservations, adjusted the applicant's square footage numbers to reflect only the net new square footage related to the hospital and the MOB, provided for the remaining unutilized square footage from the expired exemptions/reservations to be utilized by future Redevelopment Area projects, and allowed for the expiration of the exemptions unless an extension was approved by the City Council. The alternative, as listed below, was agreed to by the applicant and recommended by the Planning Commission for approval by the City Council at the October 13, 2008 Planning Commission hearing.

Specifically, the proposal includes a text amendment to the Goleta Growth Management Ordinance No. 03-04 (GGMO), Section 6.1 Exempt Projects and Section 7.1 Priority Projects. The amendment deletes items b – f in Section 6.1 and item A in Section 7.1 of the GGMO since these exemptions/reservations have expired. It would also add

development under the Hospital Overlay designation, including Goleta Valley Cottage Hospital and related offices and medical services, to the list of projects which are exempt from the requirement to obtain a growth management allocation. The recommended amendment would be new item b as follows:

“b. Hospital Overlay - Goleta Valley Cottage Hospital, related offices and medical services which are in the vicinity of Hollister Avenue and Patterson Avenue within the designated Hospital Overlay on the General Plan land use plan map, including up to 59,835 net new square feet on APN 065-090-022 for the hospital, up to 10,776 net new square feet on APN 065-090-023 for a medical office building, and up to 87,000 square feet of additional development on APN 065-090-028 for future medical offices or related services.”

The recommended amendment would also add a new item c to provide for the remaining unutilized square footage from the expired exemptions/reservations to be utilized by future Redevelopment Area projects as follows:

“c. Redevelopment Area Projects – up to 264,569 square feet available to projects in the Redevelopment Area.

Finally, the exemptions set forth in items b and c would expire three years following the effective date of the ordinance amendment, unless a one-year extension is requested prior to the expiration date and approval of the request is granted by the City Council. The entire GGMO with proposed text changes is included in Attachment 3.

Summary

The request includes applications for:

- An Ordinance Amendment to allow implementation of the Hospital Overlay;
- An Ordinance Amendment to the Goleta Growth Management Ordinance No. 03-04 to add development under the Hospital Overlay to the list of exempt projects and provide for remaining unutilized square footage to be utilized by future Redevelopment Area projects;
- a Development Plan to replace the existing hospital and associated infrastructure;
- a Major Conditional Use Permit to construct a temporary parking lot.

CEQA findings and permit findings can all be made as shown in the attachments to this staff report. The project proposes major improvements and upgrades to the existing health care facilities that would be compliant with the State requirements of SB 1953. Services would be designed to coordinate and compliment those at the Santa Barbara Cottage Hospital, minimize unnecessary duplication and provide overflow capacity as needed. The project would also provide road and frontage improvements, and

development impact fees. For these reasons, staff recommends approval of the proposed Goleta Valley Cottage Hospital project.

ALTERNATIVES:

None are recommended.

LEGAL REVIEW:

This staff report has been reviewed by the City Attorney.

FISCAL IMPACTS:

The processing costs associated with the Goleta Valley Cottage Hospital Project are paid by the applicant.

Submitted By:

Reviewed by:

Approved By:

Steve Chase, Director
Planning and Environmental
Services

Michelle Greene, Director
Administrative Services

Daniel Singer
City Manager

ATTACHMENTS:

1. City Council Resolution 08-___; CEQA Resolution
2. City Council Ordinance 08-___; Ordinance Amendment for Hospital Overlay
3. City Council Ordinance 08-___; Ordinance Amendment for GGMO
4. City Council Resolution 08-___; Development Plan and Major Conditional Use Permit
5. Planning Commission Resolution 08-11
6. Proposed CEQA Exemption
7. General Plan Policy Consistency Analysis
8. Zoning Ordinance Consistency Analysis
9. Design Review Board Minutes
10. E. McGowan letter dated October 27, 2008
11. Applicant response dated November 5, 2008
12. Project Plans

ATTACHMENT 1

CITY COUNCIL RESOLUTION 08-____
CEQA RESOLUTION

RESOLUTION NO. 08-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA ACCEPTING THE CEQA EXEMPTION AND ADOPTING CEQA FINDINGS FOR THE GOLETA VALLEY COTTAGE HOSPITAL PROJECT; CASE NO. 07-171-OA/HO, -OA/GGMO, -DP, -CUP; 334 AND 351 S. PATTERSON AVENUE; APNS 065-090-022 AND 065-090-028

WHEREAS, an application was submitted on August 28, 2007 by Suzanne Elledge Planning and Permitting Services, representing Goleta Valley Cottage Hospital, applicant, requesting approval of an Ordinance Amendment to the Goleta Growth Management Ordinance and a Development Plan to replace the existing hospital and medical office building (MOB); and

WHEREAS, the application was revised on May 22, 2008 to add a request for a Major Conditional Use Permit for a temporary parking lot; and

WHEREAS, the application was found complete for processing on June 19, 2008; and

WHEREAS, the application was revised on September 16, 2008 to remove the request for a Development Plan for the Medical Office Building; and

WHEREAS, the application is for an Ordinance Amendment to add a Hospital Overlay to Article III, Goleta Zoning Ordinance, an Ordinance Amendment to the Goleta Growth Management Ordinance No. 03-04 to add development under the Hospital Overlay to the list of exempt projects and provide for remaining unutilized square footage to be utilized by future Redevelopment Area projects, a Development Plan to replace the existing hospital and associated infrastructure, and a Major Conditional Use Permit to construct a temporary parking lot; and

WHEREAS, it was determined that the proposed project, inclusive of all of its various components, was exempt from the California Environmental Quality Act and that preparation of a Notice of Exemption would be required; and

WHEREAS, on October 13, 2008, the City of Goleta Planning Commission conducted a duly noticed public hearing on the project application, at which time all interested persons were given an opportunity to be heard; and considered the entire administrative record, including application materials, staff report, the CEQA exemption, and oral and written testimony from interested persons; and

WHEREAS, on October 13, 2008, the City of Goleta Planning Commission adopted Resolution 08-11, recommending that the City Council accept the CEQA exemption pursuant to the State CEQA Guidelines and approve Cases 07-171-OA, -DP, -CUP with recommended findings and conditions of approval; and

WHEREAS, on November 18, 2008, the City Council conducted a duly noticed public hearing on the project application, at which time all interested persons were given an opportunity to be heard; and considered the entire administrative record, including application materials, staff report, the CEQA exemption, and oral and written testimony from interested persons; and

WHEREAS, the City Council finds that acceptance of the CEQA exemption for the Goleta Valley Cottage Hospital Project would be based on its ability to make the required findings, including findings pursuant to the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLETA AS FOLLOWS:

SECTION 1. Recitals

The City Council hereby finds and determines the foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2. Acceptance of the CEQA Exemption

The City Council has examined the proposed CEQA exemption and finds that the exemption has been prepared in compliance with the requirements of CEQA; and hereby certifies that the exemption constitutes a complete, accurate, adequate, and good faith effort at full disclosure, and reflects the City of Goleta's independent judgment and analysis pursuant to Section 15074 of the State CEQA Guidelines.

SECTION 3. CEQA Findings

The City Council finds that the proposed project is exempt from CEQA pursuant to Sections 15302(a), 15304(e), and 15061(b)(3) of the State CEQA Guidelines.

SECTION 4. Documents

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the City Clerk, City of Goleta, 130 Cremona Drive, Suite B, Goleta, California, 93117.

SECTION 5. Publication

The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2008.

MICHAEL T. BENNETT, MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH CONSTANTINO
CITY CLERK

TIM W. GILES
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA)
CITY OF GOLETA) ss.

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing City Council Resolution No. 08-__ was duly adopted by the City Council of the City of Goleta at a regular meeting held on the ___ day of _____, 2008, by the following vote of the Council:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH CONSTANTINO
CITY CLERK

ATTACHMENT 2

CITY COUNCIL ORDINANCE 08-____
ORDINANCE AMENDMENT FOR HOSPITAL OVERLAY

ORDINANCE NO. 08-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA AMENDING CHAPTER 35, ARTICLE III OF THE GOLETA MUNICIPAL CODE, THE INLAND ZONING ORDINANCE, TO ESTABLISH A HOSPITAL OVERLAY DISTRICT

WHEREAS, the City of Goleta was incorporated on February 1, 2002; and

WHEREAS, on February 1, 2002, the City Council adopted Ordinance 02-01 entitled "An Ordinance of the City Council of the City of Goleta, California, Adopting by Reference the Santa Barbara County Code and Other Relevant Non-Codified Santa Barbara County Ordinances as City Ordinances," which code and ordinances remain in effect except as expressly repealed or amended by the City; and

WHEREAS, the ordinances adopted by the City included Article III of Chapter 35, referred to as the "Inland Zoning Ordinance;" and

WHEREAS, a Hospital Overlay is included in the General Plan on Figure 2-1 for the property owned by Goleta Valley Cottage Hospital, including the location of the existing medical office building and the portions of the property on the east side of Patterson Avenue that are designated as "Office and Institutional"; and

WHEREAS, on November 18, 2008, the City Council held a duly noticed public hearing to consider the proposed Ordinance Text Amendment and various related matters, at which times all interested persons were given an opportunity to be heard; and

WHEREAS, on November 18, 2008, the City Council adopted Resolution 08-__, adopting findings pursuant to the California Environmental Quality Act (CEQA) and accepting the CEQA exemption; and

WHEREAS, the City Council has considered the entire administrative record, including the application materials, staff reports, the CEQA exemption, and oral and written testimony from interested persons.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GOLETA FOLLOWS:

SECTION 1. Recitals

The City Council hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2. Ordinance Text Amendment

The City Council hereby adopts an amendment to Chapter 35, Article III of the Goleta Municipal Code, the Inland Zoning Ordinance, to add Section 35-250G H – Hospital Overlay containing language as set forth in Exhibit 1 to this ordinance.

SECTION 3. Administrative Findings

The following findings are adopted pursuant to Section 35-325 of Chapter 35, Article III, the Inland Zoning Ordinance, of the Goleta Municipal Code:

- a) The Ordinance Text Amendment is in the interest of the general community welfare. The proposed Ordinance Amendment provides for a Hospital Overlay District consistent with the Hospital Overlay included in the General Plan on Figure 2-1 for the property owned by Goleta Valley Cottage Hospital, including the location of the existing medical office building and the portions of the property on the east side of Patterson Avenue that are designated as “Office and Institutional”. The associated benefits include the provision of needed hospital services to the City of Goleta with major improvements and upgrades to the existing health care facilities that would be compliant with the State requirements of SB 1953. These are benefits that contribute to the general community welfare.
- b) The Ordinance Text Amendment is consistent with the General Plan as specified in the City Council staff report dated November 18, 2008, the requirements of State planning and zoning laws, and Chapter 35, Article III of the Goleta Municipal Code, the Inland Zoning Ordinance, as applicable.
- c) The Ordinance Text Amendment is consistent with good zoning and planning practices in that it implements the Hospital Overlay included in the General Plan on Figure 2-1 for the property owned by Goleta Valley Cottage Hospital, including the location of the existing medical office building and the portions of the property on the east side of Patterson Avenue that are designated as “Office and Institutional”.

SECTION 4. Effective Date

This ordinance shall take effect on the 31st day following the date of its final adoption.

SECTION 5. Publication

The City Clerk shall certify to the passage of this Ordinance and cause the same to be published and posted in the manner prescribed by California law.

INTRODUCED ON the 18th day of November, 2008.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2008.

MICHAEL T. BENNETT, MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH CONSTANTINO
CITY CLERK

TIM W. GILES
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Ordinance No. 08-__ was duly adopted by the City Council of the City of Goleta at a meeting held on the __ day of _____, 2008, by the following vote of the Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

DEBORAH CONSTANTINO
CITY CLERK

**Section 35-250G H - Hospital Overlay
(Added by Ordinance [08-__])**

Section 35-250G.1. Purpose and Intent

This Overlay District is only applicable to property having a land use designation of Office and Institutional (I-OI), and a Hospital Overlay as shown on the General Plan Land Use Map. The purpose of this district is to facilitate implementation of the City's intended uses as allowed by the land use designation including hospital buildings and medical office buildings that comply with applicable state hospital construction standards and/or technical requirements. The intent is to support the needs of the Goleta Valley Cottage Hospital and related medical services.

Section 35-250G.2. Permit and Processing Requirements

All new structures and development as well as alterations to existing structures within the H Overlay District shall be subject to review by the Design Review Board. No permits for development within the Hospital Overlay project shall be issued except in conformance with an approved Development Plan.

Section 35-250G.3. Setbacks, Height Limits, and Other District Restrictions

Except as stipulated below, all new structures and development as well as alterations to existing structures shall comply with the requirements of the General Plan and base zone district, subject to any modifications that may be granted pursuant to the General Plan and/or Development Plan approval.

- a. The maximum recommended FAR set forth in Table 2-3 is increased from 0.4 to 0.8 for hospital buildings and to 0.5 for medical office buildings. The portions of garage structures devoted to vehicular parking and circulation shall not be included in the calculation of the FAR.
- b. The maximum recommended structure height set forth in Table 2-3 is increased from 35 feet to 55 feet for hospital buildings and to 45 feet for medical office buildings, provided however that no building shall exceed 3 stories in height. The heights of hospital and medical office buildings shall be the minimum height necessary to comply with applicable state hospital construction standards and/or technical requirements.
- c. The maximum recommended lot coverage ratio set forth in Table 2-3 is increased from 0.4 to 0.6 for hospitals and to 0.5 for medical office buildings.

ATTACHMENT 3

CITY COUNCIL ORDINANCE 08-____
AMENDMENT OF THE GOLETA GROWTH MANAGEMENT
ORDINANCE

ORDINANCE NO. 08-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA AMENDING ORDINANCE 03-04 AND ADOPTING REVISED GROWTH MANAGEMENT REGULATIONS APPLICABLE TO NON-RESIDENTIAL DEVELOPMENT WITHIN THE CITY OF GOLETA

WHEREAS, the City of Goleta was incorporated on February 1, 2002; and

WHEREAS, on February 1, 2002, the City Council adopted Ordinance 02-01 entitled "An Ordinance of the City Council of the City of Goleta, California, Adopting by Reference the Santa Barbara County Code and Other Relevant Non-Codified Santa Barbara County Ordinances as City Ordinances," which code and ordinances remain in effect except as expressly repealed or amended by the City; and

WHEREAS, the ordinances adopted by the City included Ordinance No. 4350, as amended, titled "Ordinance Repealing and Replacing Chapter 35A of the County Code Establishing a Growth Management Plan and a Restricted Resource Overlay District for the Goleta Planning Area;" and

WHEREAS, Ordinance No. 4350 established regulations to manage the quantities of both residential and non-residential development allowed annually within the Goleta Valley; and

WHEREAS, the regulations set forth in Ordinance No. 4350 were specifically written to apply to lands within the entire Goleta Valley, including the unincorporated territory as well as the City of Goleta, and such regulations have not been amended to establish appropriate growth management standards and regulations that would apply exclusively to those land areas within the City of Goleta; and

WHEREAS, on May 5, 2003, the City Council adopted Ordinance No. 03-04, a revised growth management ordinance that regulates the rate of non-residential development in a manner that correlates the amount of floor area allowed with new residential development intended to assure maintenance and protection of the environment; and

WHEREAS, on November 18, 2008, the City Council held a duly noticed public hearing to consider a revised growth management ordinance and various related matters, at which times all interested persons were given an opportunity to be heard; and

WHEREAS, on November 18, 2008, the City Council adopted Resolution 08-__, adopting findings pursuant to the California Environmental Quality Act (CEQA) and accepting the CEQA exemption; and

WHEREAS, the City Council has considered the entire administrative record, including the application materials, staff reports, the CEQA exemption, and oral and written testimony from interested persons.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GOLETA FOLLOWS:

SECTION 1. Recitals

The City Council hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2. Amend Ordinance No. 03-04, Section 6

This ordinance amends City Ordinance No. 03-04, Section 6 as follows:

6.1 Exempt Projects.

The following projects are exempt from the requirement to obtain a growth management allocation pursuant to this ordinance:

- a. **Public Utilities.** Physical facilities for the transmission of electricity and gas and for the provision or transmission of water, sewage collection, treatment, and reclamation, except that associated office uses are not exempt.
- b. **Hospital Overlay** – Goleta Valley Cottage Hospital, related offices and medical services which are in the vicinity of Hollister Avenue and Patterson Avenue within the designated Hospital Overlay on the General Plan land use plan map, including up to 59,835 net new square feet on APN 065-090-022 for the hospital, up to 10,776 net new square feet on APN 065-090-023 for a medical office building, and up to 87,000 square feet of additional development on APN 065-090-028 for future medical offices or related services.
- c. **Redevelopment Area Projects** – up to 264,569 square feet available to projects in the Redevelopment Area.

The exemptions set forth in items b and c shall expire and be of no further force or effect three years following the effective date of this ordinance amendment (insert date), unless the property owner and/or applicant requests a one-year extension in writing prior to the expiration date and approval of the request is granted by the City Council.

SECTION 3. Amend Ordinance No. 03-04, Section 7

This ordinance amends City Ordinance 03-04, Section 7 as follows:

The language in Section 7.1 A. Outpatient Clinic for Veterans is deleted and the title only for Section 7.1 B. Other Priority Projects is deleted.

SECTION 4. Findings

The City Council finds that revising the growth management ordinance is a matter of City-wide importance and is not directed towards nor targeting any particular parcel of property or proposed development.

SECTION 5. Effective Date

This ordinance shall take effect on the 31st day following the date of its final adoption.

SECTION 6. Publication

The City Clerk shall certify to the passage of this Ordinance and cause the same to be published and posted in the manner prescribed by California law.

INTRODUCED ON the 18th day of November, 2008.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2008.

MICHAEL T. BENNETT, MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH CONSTANTINO
CITY CLERK

TIM W. GILES
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Ordinance No. 08-__ was duly adopted by the City Council of the City of Goleta at a meeting held on the __ day of _____, 2008, by the following vote of the Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

DEBORAH CONSTANTINO
CITY CLERK

ORDINANCE NO. 03-04

AN ORDINANCE OF THE CITY OF GOLETA REPEALING CHAPTER 35A OF THE COUNTY OF SANTA BARBARA CODE, AS ADOPTED BY CITY ORDINANCE 02-01, AND ADOPTING REVISED GROWTH MANAGEMENT REGULATIONS APPLICABLE TO NON-RESIDENTIAL DEVELOPMENT WITHIN THE CITY OF GOLETA

The City Council of the City of Goleta (“the City”) finds, determines and declares that:

WHEREAS, on February 1, 2002, the City Council adopted Ordinance No. 02-01 entitled “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, ADOPTING BY REFERENCE THE SANTA BARBARA COUNTY CODE AND OTHER RELEVANT NON-CODIFIED SANTA BARBARA COUNTY ORDINANCES AS CITY ORDINANCES,” which code and ordinances remain in effect except as expressly repealed or amended by the City;

WHEREAS, the ordinances adopted by the City included Ordinance No. 4350, as amended, titled “Ordinance Repealing and Replacing Chapter 35A of the County Code Establishing a Growth Management Plan and a Restricted Resource Overlay District for the Goleta Planning Area;”

WHEREAS, Ordinance No. 4350 established regulations to manage the quantities of both residential and non-residential development allowed annually within the Goleta Valley;

WHEREAS, the regulations set forth in Ordinance No. 4350 were specifically written to apply to lands within the entire Goleta Valley, including the unincorporated territory as well as the City of Goleta, and such regulations have not been amended to establish appropriate growth management standards and regulations that would apply exclusively to those land areas within the City of Goleta;

WHEREAS, the City of Goleta has initiated the preparation of its first general plan and the intent in adopting the regulations set forth in this ordinance is to establish growth management policies that will prevent the frustration of the City’s efforts to establish sound land use and development standards for the City in a manner that reflects the particular standards, goals, and objectives of residents of the City of Goleta, and that the regulations and standards set forth herein may be superseded by growth management policies and regulations that may be created through the adoption of a new general plan;

WHEREAS, at its meeting on February 10, 2003 the City Council provided direction for preparation of a revised growth management ordinance for the City of Goleta that would establish regulations applicable only to non-residential development within the City of Goleta and set 17 March 2003 as the date for a public hearing to consider that ordinance;

WHEREAS, on March 17, 2003 the City Council held a duly noticed public hearing to consider a revised growth management ordinance, at which time all interested persons were given an opportunity to be heard;

WHEREAS, the City Council considered all of the written and oral testimony offered at the public hearing held on March 17, 2003 concerning the proposed new growth management ordinance;

WHEREAS, adoption of a revised growth management ordinance that regulates the rate of non-residential development in a manner that correlates the amount of floor area allowed with new residential development is a measure intended to assure maintenance and protection of the environment, as described in section 2.2 herein, and is exempt from the California Environmental Quality Act pursuant to Categorical Exemption Class 8, "Actions by Regulatory Agencies for Protection of the Environment," as set forth in Section 15308 of the State of California CEQA Guidelines; and

WHEREAS, the City Council finds that establishing a revised growth management ordinance is a matter of City-wide importance and is not directed towards nor targeting any particular parcel of property or proposed development.

NOW THEREFORE, the City Council of the City of Goleta ordains as follows:

SECTION 1: Recitals.

The City Council hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2: Repeal of County of Santa Barbara Ordinance No. 4350

This ordinance repeals and replace County of Santa Barbara Ordinance No. 4350 as adopted by reference by City Ordinance No. 02-01 and 02-17.

SECTION 3: Short Title and Purpose

3.1 Short Title.

This ordinance shall be known as the "Goleta Growth Management Ordinance" and is referred to herein as "this ordinance."

3.2 Purpose.

The purposes of this ordinance are to:

- a. Establish interim regulations to control the rate of non-residential growth prior to completion and adoption of the City's first general plan in a manner that will prevent the frustration of the City's efforts to establish sound development

policies and standards which reflect the particular standards, goals, and objectives of residents of the City of Goleta.

- b. Insure an appropriate balance between the rate of development of commercial-industrial space and the rate of housing growth in the City.
- c. Reduce future increases in commute trips from residential locations outside the city and county to job locations within Goleta.
- d. Reduce further deterioration in the levels of service experienced on the 101 Freeway and its interchanges.
- e. Reduce further deterioration in the levels of service on the arterial and collector street system, including key intersections, within Goleta.
- f. Reduce further significant deterioration in local ambient air quality.
- g. Insure adequacy of fire protection, water supply and distribution, and other public infrastructure systems within Goleta.
- h. Preserve agricultural and open space lands and discourage their conversion to urban uses.

SECTION 4: Applicability and Requirement for Growth Management Allocation

4.1 Applicability.

The requirements set forth herein shall be applicable to all proposed non-residential development projects located within the City of Goleta, unless specifically exempted by provisions of this ordinance.

4.2 Requirement.

No Land Use Permit or building permit for non-residential development shall be approved or issued by the City of Goleta unless or until the project has been assigned a growth management allocation or has received a Certificate of Exemption pursuant to this ordinance.

SECTION 5: Annual Determination of Amount of Floor Area to be Allocated

5.1 Total Annual Allocation.

The total amount of non-residential floor area to be allocated in any year shall be the sum of the Base Allocation and any “carryover” of unassigned allocation from the preceding year, provided that the Total Annual Allocation shall not exceed 80,000 square feet.

5.2 Calculation of Base Allocation.

The Base Allocation in any year shall be calculated as the following product: The number of building permits issued for new residential units in the preceding year multiplied times 400 square feet per residential unit equals the Base Allocation. The Base Allocation shall be measured as gross floor area.

5.3 Carryover.

Any portion of the Total Annual Allocation from the preceding year that is unassigned to new development projects may be carried over to the current year and added to the Base Allocation for the current year, subject to the limitation that the Total Annual Allocation for the subject year shall not exceed 80,000 square feet of floor area.

SECTION 6. Exempt Projects and Procedures for Exempt Projects

6.1 Exempt Projects.

The following projects are exempt from the requirement to obtain a growth management allocation pursuant to this ordinance:

- a. **Public Utilities.** Physical facilities for the transmission of electricity and gas and for the provision or transmission of water, sewage collection, treatment, and reclamation, except that associated office uses are not exempt.
- b. **Hospital Overlay** – Goleta Valley Cottage Hospital, related offices and medical services which are in the vicinity of Hollister Avenue and Patterson Avenue within the designated Hospital Overlay on the General Plan land use plan map, including up to 59,835 net new square feet on APN 065-090-022 for the hospital, up to 10,776 net new square feet on APN 065-090-023 for a medical office building, and up to 87,000 square feet of additional development on APN 065-090-028 for future medical offices or related services.
- c. **Redevelopment Area Projects** – up to 264,569 square feet available to projects in the Redevelopment Area.

The exemptions set forth in items b and c shall expire and be of no further force or effect three years following the effective date of this ordinance amendment (insert date), unless the property owner and/or applicant requests a one-year extension in writing prior to the expiration date and approval of the request is granted by the City Council.

6.2 Procedure for Exempt Projects.

Applicants shall submit a written request for a Certificate of Exemption from the requirement to obtain a growth management allocation pursuant to this ordinance to the Planning and Environmental Services Department at the time of application for a Land Use Permit for the project, or building permit in instances where a Land Use Permit is not required. A Certificate of Exemption may be issued by the Planning and

Environmental Services Director concurrent with the approval of the Land Use Permit, or building permit in instances where a Land Use Permit is not required. All applicable conditions imposed upon the approval of the discretionary planning permits, except for the payment of development impact fees and/or the posting of performance securities, shall be satisfied prior to issuance of the Certificate of Exemption. Any project determined not to be eligible for a Certificate of Exemption may be resubmitted for consideration in the competitive allocation system set forth in Section 8.

SECTION 7. Non-competitive Allocation for Priority Projects

7.1 Priority Projects.

In addition, up to 20,000 square feet of floor area shall be reserved each year for the following priority projects:

- a. **Hollister Corridor, Goleta Old Town Key Site 12.** One-eighth of the base allocation, up to a total of 10,000 square feet of floor area each year, shall be reserved for new small-scale non-residential projects and additions located within Key Site 12 along the Hollister Corridor, as defined in the Goleta Old Town Revitalization Plan. Small-scale projects are defined as those that result in a net increase of no more than 5,000 square feet of non-residential floor area on the subject parcel or site.
- b. **Other Small Projects and Additions.** One-eighth of the base allocation, up to a total of 10,000 square feet of floor area each year, shall be reserved for new small-scale non-residential projects and additions that are in conformance with existing zoning on the site in effect as of the date of this ordinance. This priority category excludes lands within Key Site 12. Small-scale projects are defined as those that result in a net increase of no more than 5,000 square feet of non-residential floor area on the subject parcel or site.

7.2 Procedure for Priority Project Allocations.

A written request for a priority allocation for the project in Section 7.1A shall be submitted to the Planning & Environmental Services Department no later than January 15 in the year in which construction is expected to commence. The Planning & Environmental Services Director may approve assignment of an allocation of up to 35,000 square feet for the project. The amount of floor area allocated to the project in Section 7.1A shall be subtracted from the Total Annual Allocation to determine the amount of floor area that is available to assign to other priority projects and to projects in the competitive allocation system. If the amount of floor area assigned is equal to the Total Annual Allocation, no additional allocations shall be assigned to other priority projects or to projects in the competitive allocation process. If the Total Annual Allocation minus the allocation assigned to the project in Section 7.1A is less than 20,000 square feet, the allocation available for each category of project in Section B shall be 50 percent of the remaining balance of the total and no allocations shall be assigned to projects in the competitive process.

Applicants for priority projects pursuant to Section 7.1B shall submit a written request for a priority project allocation to the Planning & Environmental Services Department at the time of application for a Land Use Permit for the project, or building permit in instances where a Land Use Permit is not required. The Planning and Environmental Services Director may approve assignment of a growth management allocation for priority projects concurrent with the approval of the Land Use Permit, or building permit in instances where a Land Use Permit is not required. All applicable conditions imposed upon the approval of the discretionary planning permits, except for the payment of development impact fees and/or the posting of performance securities, shall be satisfied prior to approving assignment of an allocation.

The Planning and Environmental Services Director shall review and take action on applications for priority allocations pursuant to Section 7.1B according to the time order in which the applications are received by the City. Applications may be approved until the amount of square feet available for each category of priority projects is fully assigned. Any project determined not to be eligible for a priority project allocation, or any eligible project that fails to receive assignment of an allocation because the applications exceed the amount of square feet available for each category, may be resubmitted for consideration in the competitive allocation system set forth in Section 8.

SECTION 8: Competitive System for Assigning Allocations to Non-exempt Projects

Any project not exempt pursuant to Section 6 or eligible for assignment on a non-competitive basis of an allocation from the reservation for Priority Projects pursuant to Section 7 shall be subject to the competitive system for assigning allocations as set forth in this section. The amount of floor area to be assigned through the competitive allocation process each year shall be calculated as the Total Annual Allocation minus the square feet reserved for priority projects. Any portion of the reservation for priority projects that is unassigned as of the time of the second round of allocations to projects within the competitive allocation system shall be added to the amount of floor area that is available to be assigned in the competitive process.

8.1 Purpose of Competitive Allocation System.

The purpose of the competitive system for assigning allocations is to assure that those projects which are consistent with the evaluative criteria set forth herein and contribute to achievement of the greatest number of community benefits will be allowed to proceed with development prior to other projects that have fewer community benefits.

8.2 Evaluative Criteria for Awarding Points to Projects.

Projects that are subject to the competitive growth management allocation system shall be evaluated and awarded point scores pursuant to the following criteria:

CRITERIA

MAXIMUM
POSSIBLE POINTS

- A. The applicant proposes improvements to transportation facilities identified in the Goleta Transportation Improvement Plan (GTIP) capital improvements list, over and above the payment of traffic mitigation fees or completion of required improvements in lieu of fees, and such improvements:
- 1) Improve the V/C ratio by at least 0.05 at intersections presently operating at LOS D or worse 4 points per intersection
 - 2) Improve the V/C ratio by at least 0.02 at intersections presently operating at LOS D or worse 2 points per intersection
 - 3) Provide alternative transportation or pedestrian improvements (eg. Bus turn outs, bicycle facilities) identified in the GTIP 1-4 points
- B. The development will provide neighborhood-serving uses (eg. Dry cleaners, small markets, drug stores) on lots zoned C-1, Limited Commercial, and CN, Neighborhood Commercial, in areas underserved by neighborhood commercial uses 1-3 points
- C. The project is located in the MR-P or PI zoning district and includes commercial service uses that are subordinate to the principally-permitted uses and that meet the day-to-day needs of employees in the immediate vicinity (eg. banks, restaurants, cleaners, day care, etc.) 1-3 points
- D. In addition to required dedications and payment of development impact fees, the project contributes substantially to the development of on-site or off-site public services or improvements to public facilities that benefit Goleta, including recreational facilities, day care centers, creek protection or flood management improvements, or substantial contributions to a Goleta open space acquisition fund. 1-4 points
- E. The project provides environmental and/or design benefits on the project site over and above the minimum requirements of the Zoning Code, including but not limited to clustering with open space preservation, on-site habitat restoration or enhancement, parking to the rear of structures, enhanced architectural detailing and articulation of structures, variation in building height and wall planes, enhanced finish materials, enhanced landscaping to break up building mass or expanses of parking, enhanced energy efficiency and/or use of alternative energy sources, and use of "green" building standards. 1-5 points
- F. The project is located within the Goleta Old Town Revitalization Plan (Redevelopment) area and contributes to the redevelopment objectives set forth in the plan. 5 points
- G. The project includes residential uses that are secondary to the commercial use:
- 1) Housing comprises 40% to 50% of total floor area 6 points
 - 2) Housing comprises between 25% and 40% of total floor area 4 points
 - 3) Housing comprises between 10% and 24% of total floor area 2 points

In order to receive points for criterion G, mixed-use projects shall comply with the following requirements:

1. The project site shall be a single parcel or a group of contiguous parcels.
2. If more than one parcel, the contiguous parcels shall either be under a common ownership or all owners shall file a joint application for planning permits.
3. The project shall be subject to at least one planning permit that applies to the entirety of the project and is inclusive of all parcels and all proposed development.
4. The residential floor area shall not exceed 50% of the total floor area proposed.
5. The residential development shall proceed in advance of or concurrent with the non-residential portion of the project. Building and Occupancy Permits for the non-residential portion of the development shall not be issued prior to the equivalent permits for the residential dwelling units.

8.3 Award of Points to Projects.

At the time of approval of any discretionary planning permits for a project, or at the time of approval of a ministerial permit in instances where a discretionary permit is not required, the approving authority or body shall determine the number of points to be awarded to the project for each of the criteria set forth in section 8.2.

8.4 Appeals.

The action to award points may be appealed by the applicant or any interested person within 10 working days of the date of the action. Any appeals shall be heard by the City Council at the next public hearing where it receives the growth management report with rankings of projects as set forth in section 8.6.

8.5 Applications to Receive Allocations.

Applicants shall submit a written request for a growth management allocation at the time of application for a Land Use Permit for the project, or building permit in instances where a Land Use Permit is not required.

8.6 Ranking of Projects and Assignment of Allocations to Projects

In June and December of each year, the Planning & Environmental Services Department shall prepare a growth management report to the City Council for consideration at a noticed public hearing. The report shall list all projects subject to the competitive growth management system that have received approvals of all necessary discretionary planning permits but have not been assigned an allocation. The report shall identify those projects for which applications for growth management allocations have been received. The report shall also identify the amount of non-residential square feet in each project, the number of points awarded for each of the criteria set forth in

section 8.2, and the total number of points awarded to each project. The projects shall be listed in order from the highest number of total points to the lowest number. Upon concluding the public hearing, the Council shall review and confirm or modify the project point totals and rankings based upon any appeals and comments received and shall assign allocations to projects based upon the total point rankings.

The amount of floor area allocations assigned to projects at the conclusion of the June hearing shall not exceed 50% of the total to be allocated through the competitive process during that year. The remaining 50%, plus any unassigned portion of the mid-year allocation, may be assigned to projects in December.

SECTION 9. Expiration of Allocations

The growth management allocation to a project shall expire and be of no further force or effect one year following the date the allocation was assigned to the project unless a building permit has been issued and construction of the project has begun. Prior to expiration of an allocation, the project applicant may request a 1-year extension. Requests for time extensions are subject to review and approval by the City Council.

SECTION 10. Amendment of Ordinance

This ordinance may be amended by City Council at any time, provided that such amendment shall take place only after notice and public hearing pursuant to Government Code Section 65090.

SECTION 11: Severability.

If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and adopted this Ordinance, and each and all provisions hereof, irrespective of the fact that one or more provisions may be declared invalid.

SECTION 12: Effective Date

This ordinance shall take effect 30 days following the date of its final adoption.

SECTION 13: Publication

The City Clerk shall certify to the passage of this Ordinance and cause the same to be published in the manner prescribed by law.

INTRODUCED ON the 21st day of April, 2003.

PASSED, APPROVED, AND ADOPTED this 5th day of May, 2003.

JACK HAWXHURST, MAYOR

ATTEST:

FREDERICK C. STOUDE
CITY CLERK

APPROVED AS TO FORM:

JULIE HAYWARD BIGGS
CITY ATTORNEY

COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, FREDERICK C. STOUDEER, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Ordinance No. 03-04 was duly adopted by the City Council of the City of Goleta at a meeting held on the 5th day of May, 2003 by the following vote of the Council:

AYES: COUNCILMEMBER BLOIS, CONNELL, MAYOR PRO
TEMPORE BROCK, MAYOR HAWXHURST

NOES: NONE

ABSENT: COUNCILMEMBER WALLIS

(SEAL)

FREDERICK C. STOUDEER
CITY CLERK

ATTACHMENT 4

CITY COUNCIL RESOLUTION 08-___
DEVELOPMENT PLAN AND MAJOR CONDITIONAL USE PERMIT
FOR THE
GOLETA VALLEY COTTAGE HOSPITAL PROJECT

RESOLUTION NO. 08-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA APPROVING A DEVELOPMENT PLAN AND MAJOR CONDITIONAL USE PERMIT FOR THE GOLETA VALLEY COTTAGE HOSPITAL PROJECT, CASE NO. 07-171-DP, -CUP; 334 AND 351 S. PATTERSON AVENUE; APNS 065-090-022 AND 065-090-028

WHEREAS, an application was submitted on August 28, 2007 by Suzanne Elledge Planning and Permitting Services, representing Goleta Valley Cottage Hospital, applicant, requesting approval of an Ordinance Amendment to the Goleta Growth Management Ordinance and a Development Plan to replace the existing hospital and medical office building (MOB); and

WHEREAS, the application was revised on May 22, 2008 to add a request for a Major Conditional Use Permit for a temporary parking lot; and

WHEREAS, the application was found complete for processing on June 19, 2008; and

WHEREAS, the application was revised on September 16, 2008 to remove the request for a Development Plan for the Medical Office Building; and

WHEREAS, the application is for an Ordinance Amendment to add a Hospital Overlay to Article III, Goleta Zoning Ordinance, an Ordinance Amendment to the Goleta Growth Management Ordinance No. 03-04 to add development under the Hospital Overlay to the list of exempt projects and provide for remaining unutilized square footage from expired exempt projects to be utilized by future Redevelopment Area projects, a Development Plan to replace the existing hospital and associated infrastructure, and a Major Conditional Use Permit to construct a temporary parking lot; and

WHEREAS, the procedures for processing the project application have been followed as required by state and local laws; and

WHEREAS, on October 13, 2008, the City of Goleta Planning Commission conducted a duly noticed public hearing on the project application, at which time all interested persons were given an opportunity to be heard; and considered the entire administrative record, including application materials, staff report, the CEQA exemption, and oral and written testimony from interested persons; and

WHEREAS, on October 13, 2008, the City of Goleta Planning Commission adopted Resolution 08-11, recommending that the City Council accept the CEQA exemption pursuant to the State CEQA Guidelines and approve Case 07-171-OA, -DP, -CUP, with recommended findings and conditions of approval; and

WHEREAS, on November 18, 2008, the City Council conducted a duly noticed public hearing on the project application, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, on November 18, 2008, the City Council adopted Resolution 08-___, adopting findings pursuant to the California Environmental Quality Act (CEQA) and accepting the CEQA exemption; and

WHEREAS, by adoption on December 2, 2008 of Ordinance 08-___, the City Council has approved an amendment to Goleta Growth Management Ordinance No. 03-04 to add development under the Hospital Overlay to the list of exempt projects and provide for remaining unutilized square footage from expired exempt projects to be utilized by future Redevelopment Area projects; and

WHEREAS, a Development Plan is required pursuant to Section 35-317 of Chapter 35, Article III of the Goleta Municipal Code; and

WHEREAS, a Major Conditional Use Permit is required pursuant to Section 35-315 of Chapter 35, Article III of the Goleta Municipal Code; and

WHEREAS, the City Council considered the entire administrative record, including application materials, staff report, the CEQA exemption, and oral and written testimony from interested persons.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF GOLETA FINDS AND DETERMINES AS FOLLOWS:

SECTION 1. Adoption of Findings.

The findings set forth in Exhibit 1 to this Resolution are hereby adopted and incorporated herein by this reference.

SECTION 2. Approval of Development Plan.

The Development Plan for the subject application, Case No. 07-171-DP, is hereby approved subject to the conditions set forth as Exhibit 2 to this Resolution and incorporated herein by this reference.

SECTION 3. Approval of Major Conditional Use Permit.

The Major Conditional Use Permit for the subject application, Case No. 07-171-CUP, is hereby approved subject to the conditions set forth as Exhibit 2 to this Resolution and incorporated herein by this reference.

SECTION 4. Documents.

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the City Clerk, City of Goleta, 130 Cremona Drive, Suite B, Goleta, California, 93117.

SECTION 5. **Certification.**

The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2008.

MICHAEL T. BENNETT, MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH CONSTANTINO
CITY CLERK

TIM W. GILES
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing City Council Resolution No. 08-__ was duly adopted by the City Council of the City of Goleta at a regular meeting held on the __ day of _____, 2008, by the following vote of the Council:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH CONSTANTINO
CITY CLERK

**EXHIBIT 1
FINDINGS**

**GOLETA VALLEY COTTAGE HOSPITAL PROJECT
CASE NO. 07-171-DP, -CUP
334 & 351 S. PATTERSON (APN 065-090-022 & 065-090-028)**

1.0 Final Development Plan: Pursuant to Section 35-317 of Article III, Chapter 35, of the Goleta Municipal Code (Inland Zoning Ordinance), a Preliminary or Final Development Plan shall be approved only if all of the following findings can be made:

1.1 *That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed.*

The project site is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed, including structures, parking lots, circulation system, and landscaping to accommodate the project design. The project site is currently developed with a hospital and associated infrastructure. The existing hospital would be replaced within the timeframe mandated by State legislation for required seismic safety upgrades, and an increase in square footage would partially be attributed to an upgraded hospital facility that meets OSHPD design regulations. The proposed hospital would be consistent and below, the FAR, lot coverage, and height standards recommended in the General Plan. The appropriate water and sanitary districts would serve the property. Access would be provided via Patterson Avenue and More Ranch Road. A reciprocal parking agreement would be executed to provide access to parking spaces on both the hospital and MOB properties for both the uses, and provision of 393 spaces provided between both properties, would exceed the zoning ordinance requirement of 322 spaces for the hospital and existing MOB together. Overall, there is sufficient acreage onsite to accommodate the necessary parking, density and intensity of development proposed.

1.2 *That adverse impacts are mitigated to the maximum extent feasible.*

The project can be found to be exempt from the provisions of the California Environmental Quality Act, pursuant to the CEQA findings stated above. The replacement hospital project to provide an earthquake resistant structure and comply with SB 1953 would be located on the same site as the existing hospital it would

replace, have substantially the same purpose, would not increase the capacity more than 50 percent, and is not subject to CEQA, pursuant to Section 15302 of the CEQA Guidelines.

1.3 *That streets and highways are adequate and properly designed.*

All existing streets and highways serving the proposed project are adequate and properly designed and, subject to the improvements, and fee payments specified in conditions of approval (Exhibit 2 and 3), can accommodate the traffic generated by the project. The project, through required conditions of approval, would include restriping Patterson Avenue south of Hollister Avenue to provide northbound left turn lanes at the northern most driveway and the driveway located opposite Hollipat Center Drive. The project would also improve More Ranch Road to provide a new 20-foot wide access to the emergency department for ambulances and serve as a fire lane access to the hospital and a secondary access to the southern parking lot. This access would be restricted to right-turns in and out only due to the existing median located on Hollister Avenue.

1.4 *That there are adequate public services, including but not limited to, fire protection, water supply, sewage disposal, and police protection to serve the project.*

The proposed project would be served by the Santa Barbara County Fire Department, the Goleta Water District, the Goleta Sanitary District, and the City of Goleta Police Department. These agencies and districts have adequate capacity to serve the proposed hospital.

1.5 *That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas.*

The proposed project would not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and would not be incompatible with the surrounding areas. The project site is currently developed with a hospital and associated infrastructure. The existing hospital would be replaced with a new hospital that would be compliant with the State requirements of SB 1953 within the timeframe mandated by State legislation for required seismic safety upgrades. The project would be served by the appropriate water and sewer districts and, as conditioned, would have safe and adequate primary and emergency/secondary vehicular access. The design of the project would be compatible

with surrounding development and would provide a hospital land use within the Hospital Overlay that would be complementary to the surrounding uses, including medical offices.

- 1.6 *That the project is in conformance with 1) the General Plan and 2) the applicable provisions of this Article.*

The proposed project is consistent with the General Plan land use designation of Office and Institutional, the Hospital Overlay, as well as applicable policies as identified in the City Council staff report for the hearing of November 18, 2008, Attachment 7. The proposed project is consistent with the GGMO, subject to approval of the requested Amendment for the exemption. The project would also be consistent with applicable zoning ordinance standards of the Professional and Institutional (PI) zone district, subject to approval of the requested modification (see staff report dated November 18, 2008, Attachment 8).

- 1.7 *That the project will not conflict with any easements required for public access through, or public use of a portion of the property.*

The property does not include easements for use by the public at large, and would therefore not conflict with such easement for access through the site. Project plans would include improvements within the right of way of Patterson Avenue, subject to Community Services Department review and approval. These improvements would facilitate vehicle access in the vicinity.

2.0 Major Conditional Use Permit: Pursuant to Section 35-315.8 of Article III, Chapter 35, of the Goleta Municipal Code (Inland Zoning Ordinance), a Major Conditional Use Permit shall be approved only if all of the following findings can be made:

- 2.1 *The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.*

The site is adequate in size, shape, location, and physical characteristics to accommodate the proposed project. The 376-space temporary parking lot would be located on an approximately four acre vacant portion of the property across the street from the hospital site. The project site has flat topography and is located within an urban area surrounded by commercial and residential uses with access from Patterson Avenue and Hollipat Center Drive. The proposed temporary parking lot would comply with

development standards for the PI and DR zone districts as described in the staff report dated October 13, 2008. Upon completion of the hospital, including demolition of the existing buildings and provision of the permanent parking on the hospital site, all improvements associated with the temporary parking lot would be removed.

- 2.2 *Significant environmental impacts are mitigated to the maximum extent feasible.*

The project can be found to be exempt from the provisions of the California Environmental Quality Act, pursuant to the CEQA findings stated above. The lot is proposed to remain only for the two to three year construction and demolition period of the hospital replacement project. The temporary parking lot would incorporate pervious pavement and vegetated bioswales to allow for stormwater infiltration, landscape screening, and paved paths for convenient pedestrian links to the hospital. Upon completion of the hospital, including demolition of the existing buildings and provision of the permanent parking on site, all improvements associated with the temporary parking lot would be removed.

- 2.3 *Streets and highways are adequate and properly designed.*

Access to and from the project site would be provided from Patterson Avenue and Hollipat Center Drive. Patterson Avenue would be restriped at the Hollipat Center Drive intersection to provide a southbound left-turn lane to accommodate vehicles entering the lot from the north. The driveway and new sidewalk improvements would meet the engineering design standards of the City's Community Services Department.

- 2.4 *There are adequate public services, including but not limited to, fire protection, water supply, sewage disposal, and police protection to serve the project.*

The project would consist of a temporary parking lot to be removed upon the completion of permanent parking facilities on the hospital site. The site would be served by the Santa Barbara County Fire Department, Goleta Water District, and City Police Department (no sanitary services are proposed). These agencies and districts have adequate personnel and capacity to serve the proposed temporary parking lot project.

- 2.5 *The project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will be compatible with the surrounding area.*

The new hospital would be constructed on the same parcel, but south of the existing hospital. Because the existing hospital would remain fully operational while the replacement structure is being built, a 376-space temporary parking lot is proposed to maintain adequate parking for patients, visitors, staff, and construction personnel. Pedestrian access would be provided via a temporary crosswalk linking the temporary parking lot to the hospital site where Hollipat Center Drive intersects with Patterson Avenue and via the existing crosswalk at the Hollister Avenue / Patterson Avenue intersection. Five-foot wide paved asphalt paths would be installed along both Hollister Avenue and Patterson Avenue street frontages to establish pedestrian travel paths to and from the temporary parking lot to the hospital site. The project site is located within an urban area surrounded by commercial and residential uses. Therefore, the temporary parking lot project would not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and would be compatible with the surrounding area.

- 2.6 *The project is in conformance with the applicable provisions and policies of General Plan and Article III, Chapter 35 of the Goleta Municipal Code, the Inland Zoning Ordinance.*

The project is consistent with the General Plan as specified in the City Council staff report dated November 18, 2008, the requirements of State planning and zoning laws, and Article III, Chapter 35 of the Goleta Municipal Code, the Inland Zoning Ordinance, as applicable.

**EXHIBIT 2
CONDITIONS OF APPROVAL
CASE NO. 07-171-DP**

**GOLETA VALLEY COTTAGE HOSPITAL
334 & 351 S. PATTERSON (APN 065-090-022 & 065-090-028)**

1. AUTHORIZATION:

The Development Plan conditions set forth below authorize development proposed in Case No. 07-171-DP marked “Officially Accepted, October 13, 2008, Planning Commission Exhibits 1 - 4.” Any deviations from the exhibits, project description, or conditions must be submitted to the City of Goleta for its review and approval. Deviations without the above-described approval will constitute a violation of the permit approval. The exhibits associated with this permit include:

07-171-DP: Goleta Valley Cottage Hospital

1. Civil

- Project Information Sheet (dated 9/30/08)
- Existing Conditions Site Plan (Sheet C1 dated 9/15/08)
- Proposed/Existing Overall Site Plan (Sheet C2 dated 9/15/08)
- Site Development Plan (Sheet C3 dated 9/15/08)
- Overall Phasing Plan (Sheet C4 dated 9/15/08)
- Partial Civil Site Plan (Sheet C5 dated 9/15/08)
- Partial Civil Site Plan (Sheet C6 dated 9/15/08)

2. Architectural

- Basement Floor Plan (Sheet A1 dated 9/15/08)
- First Floor Plan (Sheet A2 dated 9/15/08)
- Second Floor & Low Roof Plan (Sheet A3 dated 9/15/08)
- Roof Plan (Sheet A4 dated 9/15/08)
- Utility Screening Plan (Sheet A5 dated 9/15/08)
- Exterior Elevations (Sheet A6 dated 9/15/08)
- Site Line Drawing (Sheet A7 dated 9/15/08)

3. Electrical

- Electrical Site Plan (Sheet E1.1 dated 9/15/08)

4. Landscaping

- Planting Plan (Sheet PL-1 dated 10/01/08)
- Tree Disposition Plan (Sheet TP-1 dated 6/21/07)
- Tree Disposition Plan (Sheet TP-2 dated 6/21/07)

2. AUTHORIZED DEVELOPMENT:

The proposed Goleta Valley Cottage Hospital project includes four components: 1) an Ordinance Amendment to allow implementation of the Hospital Overlay, 2) an Ordinance Amendment to the Goleta Growth Management Ordinance, 3) a Final Development Plan for the demolition and replacement of the existing hospital and associated infrastructure, and 4) a Major Conditional Use Permit for a temporary parking lot.

Note: The existing Medical Office Building (MOB) located on the parcel directly north of the hospital is under separate ownership. The proposed demolition and replacement of the MOB is being processed under a separate application. References to the MOB in text and on hospital plans are to provide context only. Building setback requirements from the common property boundary between the Hospital and MOB have been respected in the proposed Development Plan, but site improvements (i.e. grading, drainage, landscaping) have been coordinated to serve development on both parcels.

Final Development Plan (07-171-DP):

The project includes a request to allow the demolition and replacement of the existing one-story, 93,090 square foot hospital and associated infrastructure with a new two-story, 152,925 square foot hospital and associated infrastructure to comply with State Senate Bill 1953. This legislation requires the seismic retrofit and/or upgrading of all acute care facilities statewide by 2013 so that such facilities would be constructed to remain operational following a major earthquake.

To eliminate any disruption to existing hospital operations during construction, the new hospital would be constructed on the same parcel, but south of the existing hospital. Once the new hospital is complete, the existing hospital would be demolished.

The architectural style as described by the architect is “warm modern”, a linear design that includes features such as trellises, glazing, sun louvers, stone accents, and metal standing seam roofing. The colors selected, such as yellow and deep rust, were drawn from a blending of colors rooted in the agrarian setting. Floor plans for the hospital are shown on Sheets A1 – A3. Elevations showing the structural design are provided on Sheet A6 and a conceptual line-of-sight perspective of the hospital can be found on Sheet A-7.

The new hospital would be a maximum height of 31’6”, exclusive of a 12’ high equipment screen on portions of the roof. The total structural development would be 152,925 square feet, an increase of 59,835 square feet. The building footprint would be 79,700 square feet (23% of the site), a decrease of 13,390 or 3% of the site. The project site plan depicting the layout of the proposed development is shown on Sheet C3.

While the proposed plan would result in an increase in floor area compared to the current hospital, the new State building codes require certain space, separation, and proximity requirements that result in larger facilities to serve the same number of pre-compliance licensed beds. For example, additional space is required to be dedicated to existing functions including larger patient rooms, additional support space and wider corridors. Modern hospital design standards call for separation of public and patient corridors and no ramps or elevation changes for each floor. When coupled with numerous other building code and infrastructure mandates in the Alquist Seismic Safety Act, more overall square footage is needed to provide an acceptable level of service.

GVCH provides both inpatient and outpatient healthcare services and is currently licensed for 122 beds, including four Operating Rooms, eight Emergency Treatment Rooms, and five rooms related to the Wound Center. The future scope of services at the GVCH would include:

- Two (2) Medical Surgical Units – 20 and 24 beds, compatible with the nurse staffing ratios;
- An 8-bed Definitive Observation Unit for short term, more critically ill patients;
- 20 Emergency Department treatment rooms;
- 6 Surgery suites;
- An expanded Wound Care Center with 4 Hyperbaric Oxygen Chambers and 6 treatment rooms;
- Laboratory, Radiology, Physical Therapy, and Administrative support functions

With the new hospital, GVCH is proposing to replace the entire stock of patient rooms, now consisting of one or two beds, with larger private rooms (that is, a single patient per room). Shifting to all private rooms allows a higher rate of room occupancy while reducing the number of available beds since it is currently not always possible for both beds in the 2-bed rooms to be occupied due to mixing of genders, types of treatment and the need for patient isolation. As a result, there will be a reduction in the number of operational beds from 122 to 52 beds, while the number of Operating Rooms, Emergency Treatment Rooms, and rooms associated with the Wound Center would increase from 17 to 36. The total number of beds would therefore be reduced by 70 from 122 to 52 beds. Additionally, as a result of the Birth Center and Subacute Care Unit being moved offsite, the total number of employees would be decreasing from 313 (221 full-time and 92 part-time employees) to 265 (200 full-time and 65 part-time employees), a reduction of 48 employees (58 full-time and 27 part-time employees).

Associated Infrastructure

The Hospital's loading dock, trash and recycling area, and support equipment necessary for hospital functions would be located to the south of the new hospital building. This equipment is listed below:

- Underground Fuel Storage Tank – serves the emergency generators, 38' long by 10' wide, 20,000 gallon capacity;
- Underground Water Tank – serves as storage for the hospital in the event of an emergency, 30' long by 10' wide, 15,000 gallon capacity;
- Cooling Towers – regulates the temperature of the water used in the air conditioning system in conjunction with the chillers located inside the building, two towers each 16' long by 14' wide by 13' tall;
- Trash Compaction – San-i-Pak Mark II-N sterilizer compactor handles the hospital's waste stream, 10' long by 10' wide by 9' tall;
- Bulk Liquid Oxygen Tank – serves the medical oxygen needs for the Wound Care Center, 8' wide by 16' tall, 3,000 gallon capacity;
- Emergency Generators – two 950 KW gensets serve as backup power in event of Edison failure, located on the first floor within the hospital;
- Mobile Technology – concrete pad for temporary MRI unit including trailer, 53' long by 8.5' wide by 13.5' tall, 450 square feet.

The exterior equipment would be screened with either walls, fences or landscaping. The Utility Screening Plan is shown on Sheet A5.

Access

Access to the hospital would be provided via four driveways on Patterson Avenue. The northernmost driveway would provide access to the hospital's main parking lot, which would also serve the existing MOB. The second driveway would be aligned opposite the Hollipat Center Drive intersection and would provide access to the drop-off loop adjacent to the main entrance of the hospital as well as the hospital's main parking lot. The third driveway would be located at the southern end of the drop-off loop and be restricted to outbound traffic only. The southernmost driveway on Patterson Avenue would serve the Wound Center and provide access for service vehicles. Patterson Avenue would be restriped south of Hollister Avenue to provide northbound left turn lanes into the northern most driveway and the driveway located opposite Hollipat Center Drive.

The project would also improve More Ranch Road which is located along the site's western property line and connects to Hollister Avenue. More Ranch Road would provide a new 20-foot wide access to the emergency department for ambulances and serve as a fire lane access to the hospital and a secondary access to the southern parking lot. This access would be restricted to right-turns in and out only due to the existing median located on Hollister Avenue.

The existing hospital helipad would be removed once the new helipad for the Santa Barbara Cottage Hospital has been completed.

Parking

At completion, parking on the hospital site would total 377 spaces, with 322 spaces in the main parking lot that is shared with the existing MOB and 55 spaces located south of the new hospital. These parking areas would have lighting as shown on Sheet E1.1. Bicycle parking for a total of 30 bicycles is proposed on both the north and south sides of the new building. Paths from the sidewalks along the street frontages and in the parking areas delineate convenient pedestrian links to the main entrances. Parking and circulation details are depicted on Sheets C3 and C5 – C7.

Grading and Drainage

Site preparation would require approximately 9,216 cubic yards of cut and 1,164 cubic yards of fill, including 8,052 cubic yards of export for the hospital building, 181 cubic yards of cut and 1,389 cubic yards of fill, including 1,208 cubic yards of import for the southern parking area, and 10,600 cubic yards of cut and 5,450 cubic yards of fill, including 5,150 cubic yards of export for the main parking area. Due to the construction phasing, a total of 1,208 cubic yards of import and 13,202 cubic yards of export would be necessary.

Storm water detention would be provided and runoff from roofs and impervious areas would be directed to landscaped areas and the storm drains equipped with cleaning inserts for all catch basins, then be directed to an existing inlet in Patterson Avenue.

The Preliminary Grading and Drainage Plans are shown on Sheets C5-C6.

Landscaping

The preliminary landscape plan for the hospital site depicts a plant palette adapted to the Mediterranean climate that would survive with minimal watering after establishment. Plant materials have been selected for specific characteristics such as low allergy potential, ability to attract birds and butterflies, ability to screen utility areas and shade parking areas, and non-invasiveness. A total of 239 new trees would be planted onsite and along the street frontages. All trees would be 15-gallon minimum size. A garden and pond adjacent to the lobby, two lawn areas and walking paths with seating areas provide passive recreational opportunities for visitors, patients, and staff. Landscaping would total 82,130 square feet (24% of the site).

Proposed landscaping for the hospital is depicted on Sheet PL-1 and Tree Dispositions are shown on Sheets TP-1 and TP-2.

Project Phasing

In order to prevent disruption of emergency and medical services to the community, construction of the new hospital would take place prior to demolition of the existing hospital. Once the new facilities are fully operational, the existing buildings would be demolished and permanent parking would be accommodated on site. The applicant proposes six phases of development as listed below including work activity scope and estimated duration through the year 2011.

Phase 1 – Construct Temporary Parking Lot (3 months);

Phase 2 – Demolish South Parking Area and Out-Buildings and Relocate Utilities (1 month);

Phase 3 – Construct New Hospital, South Parking Area and More Ranch Road Improvements (21 months);

Phase 4 – Demolish Existing Hospital and Demolish North Parking Lot (1.5 months);

Phase 5 – Construct New North Parking Lot (2 months);

Phase 6 – Demolish and Restore Temporary Parking Lot (3 weeks)

The Phasing Plan is shown on Sheet C4.

Modifications Requested

The proposal includes a request for two modifications to the standards of the Article III, Inland Zoning Ordinance, as follows:

- A modification for parking in the main hospital parking lot for parking in the side yard setback (Section 35-262).
- A modification for landscaping along each property line to allow no landscaping along the northern property line rather than the 5 feet required (Section 35-263).

The grading, development, use and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall substantially conform to the project

description as set forth in Condition 1 and shall abide by the conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the City of Goleta. Minor changes to the project description contained herein shall be subject to the approval of the Director of Planning and Environmental Services.

Aesthetics/Visual Resources

3. The proposed project shall be resubmitted for Preliminary/Final Review by DRB consisting of: (i) site plan, architectural floor plans, exterior elevations, landscape drawings, electrical plans, civil engineering plans, and street improvement plans. The preliminary development plans shall incorporate all conditions of approval. The DRB shall specifically review the design of the hospital entrance and lobby, and their relationship to the parking lot, and the multiplicity of the materials used.

Plan Requirements & Timing: The preliminary development plans shall be submitted to DRB for review and approval prior to issuance of a Land Use Permit (“LUP”) for the project.

Monitoring: City staff shall verify that the project is constructed per the final architectural plans approved by DRB prior to issuance of any permit compliance sign-off.

4. A new Overall Sign Plan (OSP) that integrates/revises existing signage with proposed new signage shall be required. The new OSP shall be consistent with Article I (Sign Regulations). The OSP shall include criteria and guidelines that achieve a visually coordinated, understandable, and appealing signage environment. Standards shall include, but not be limited to:
 - Signage shall be compatible with the visual image and architectural design of the GVCH.
 - Human scale shall be maintained.
 - Signage shall contain only that information necessary to identify the associated use.
 - Monument signs shall not exceed 6 feet in height.
 - Signage shall identify public access to emergency facilities.

Plan Requirement and Timing: The Overall Sign Plan shall be reviewed and approved by the City of Goleta, including the Design Review Board, prior to land use permit issuance. The OSP shall provide for review and approval of each individual sign by the Design Review Board prior to approval of any future sign permit.

Monitoring: The City of Goleta shall ensure completion of an Overall Sign Plan consistent with this requirement, shall ensure review of signs consistent with this requirement, and shall site inspect for proper installation of each sign.

5. The applicant shall prepare detailed landscape and irrigation plans for the project that identifies the following:
 - a. Type of irrigation proposed;
 - b. All existing and proposed trees, shrubs, and groundcovers by species;
 - c. Size of all planting materials including trees; and
 - d. Location of all planting materials.

The project landscaping shall consist of drought-tolerant native and/or Mediterranean type species which adequately complement the project design and integrate the site with surrounding land uses. Landscaping shall be compatible with the character of the surroundings, the architectural style of the structure and shall be adjusted necessary to: (i) provide adequate vehicle stopping sight distance at all driveway entrances (as determined by the City); (ii) visually screen parking areas from street view to the maximum extent reasonable; and (iii) screen, through plantings and other features, loading and services areas of the proposed hospital.

Plan Requirements & Timing: The plans shall be submitted for review and the DRB and City staff prior to issuance of an LUP. All elements of the final landscape plan, including irrigation improvements, shall be installed prior to any permit compliance sign-off.

Monitoring: City staff shall field verify installation of all landscaping and irrigation system improvements per the approved final landscape plan prior to issuance of any permit compliance sign-off for the project.

6. The applicant shall install required landscaping and water-conserving irrigation systems in the public right of way, as well as enter into an Agreement with the City to maintain required landscaping for the life of the project.

Plan Requirements & Timing: Performance and Labor and Materials securities for installation, and a Maintenance security in place for at least three (3) years shall be subject to review and approval by City staff. All required securities and the landscape maintenance agreement shall be signed and filed with the City prior to issuance of any LUP for the project.

Monitoring: City staff shall photo document installation prior to permit compliance sign-off and shall check maintenance as needed. Release of any performance security requires City staff signature.

7. The project landscaping shall be installed per the DRB approved landscape plan and maintained for the life of the project.

Plan Requirements and Timing: Prior to approval of a Land Use Permit for general site grading and utility improvements, the applicant shall enter into an agreement with the City to install landscaping and water-conserving irrigation systems per the DRB approved final landscape plan. In addition, the applicant shall enter into a separate agreement for the maintenance of required landscaping for the life of the project and post a performance security for such maintenance for a period of not less than three (3) years from release of the installation security. Prior to permit compliance sign-off for the hospital, installation of all street frontage right-of-way landscaping shall be completed. Installation of landscaping for the structure (outside of any sidewalk landscaping or landscaping within any public right-of-way) shall be completed prior to any permit compliance sign-off for the structure. The performance security shall be released upon expiration of the three (3) year period provided such landscaping has been installed in accordance with the approved project plans and maintained in accordance with these Conditions.

Monitoring: City staff shall verify compliance with requirements for landscaping installation and maintenance, including posting of the required bonds, prior to approval of a Land Use Permit for general site grading and utility improvements. City staff shall verify landscape/ irrigation system installation per the DRB approved final landscape plan prior to permit compliance sign-off. City staff shall photo document installation and check maintenance as needed. Release of any performance security requires City staff signoff.

8. All exterior night lighting shall be of low intensity/low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Exterior lighting fixtures shall be kept to the minimum number and intensity needed to ensure public safety. All upward directed exterior lighting shall be prohibited to protect night sky views of the stars. All exterior lighting fixtures shall be appropriate for the architectural style of the proposed structure and the surrounding area. The applicant shall develop a lighting plan incorporating these requirements and provisions for dimming lights after 11:00 p.m. to the maximum extent practical without compromising public safety.

Plan Requirements and Timing: The locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on the preliminary/final lighting plan and shall be reviewed and approved by DRB and City staff. The preliminary/final lighting plan shall be reviewed and approved by DRB and City staff prior to issuance of any LUP for the project.

Monitoring: City staff shall inspect all exterior lighting to verify that exterior lighting fixtures have been installed consistent with their depiction on the final lighting plan.

9. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by City staff.

Plan Requirements & Timing: Prior to issuance of any LUP for the project, the applicant shall designate and provide to City staff the name and phone number of a contact person(s) to monitor construction trash/waste and organize a clean-up crew. Additional covered receptacles shall be provided as determined necessary by City staff. This requirement shall be noted on all plans. Trash control shall occur throughout all grading and construction activities.

Monitoring: City staff shall inspect periodically throughout grading and construction activities to verify compliance.

10. The applicant shall prepare a detailed design of any proposed trash enclosures, for recyclables and solid waste that exhibits good design and is compatible with the architectural style of the project. The storage area shall be enclosed with a solid wall of sufficient height to screen the area and shall include a solid gate and a roof. The trash storage area shall be maintained in good repair. A letter from the trash/recycle hauler shall be required that states that the location is accessible.

Plan Requirements & Timing: Said trash enclosure plans shall be submitted for review and approval by DRB and City staff prior to issuance of any LUP for the project.

Monitoring: City staff shall verify compliance on project plans prior to approval of any LUP for the project. City staff shall verify installation of the approved trash enclosure prior to the issuance of any permit compliance sign-off for the project.

11. The applicant shall submit a composite utility plan for DRB and City staff Preliminary/Final Review. All external/roof mounted mechanical equipment (including HVAC condensers, switch boxes, etc.) shall be included on all building plans and shall be designed to be integrated into the structure and/or screened from public view in a manner deemed acceptable to the City.

Plan Requirements & Timing: Detailed plans showing all external/roof mounted mechanical equipment shall be submitted for review by DRB and City staff prior to issuance of any LUP for the project.

Monitoring: City staff shall verify installation of all external/roof mounted mechanical equipment per the approved plans prior to the approval of any permit compliance sign-off.

12. All new utility service connections and above-ground mounted equipment such as backflow devices, etc, shall be screened from public view and painted (red is

prohibited) so as to blend in with the project. Screening may include a combination of landscaping and/or masonry or lattice walls. Whenever possible and deemed appropriate by City staff, utility transformers shall be placed in underground vaults. All gas and electrical meters shall be concealed and/or painted to match the building. All gas, electrical, backflow prevention devices and communications equipment shall be completely concealed in an enclosed portion of the building, on top of the building, or within a screened utility area. All transformers and vaults that must be located within the right-of-way shall be installed below grade unless otherwise approved by the City, and then must be completely screened from view.

Plan Requirements & Timing: The plans submitted for DRB Preliminary/Final Review shall identify the type, location, size, and number of utility connections and above-ground mounted equipment as well as how such equipment would be screened from public view and the color(s) that it would be painted so as to blend in with the project and surrounding area.

Monitoring: City staff shall verify that all above-ground utility connections and equipment is installed, screened, and painted per the approved plans.

13. All proposed utilities shall be placed underground.

Plan Requirements and Timing: All composite utility plans for the project shall note this undergrounding requirement and shall be submitted for City staff review and approval prior to issuance of any LUP for the project.

Monitoring: City staff shall verify compliance in the field prior to permit compliance sign-off.

14. The following energy-conserving techniques, that substantially exceed the minimum Title 24 energy conservation requirements, shall be incorporated unless the applicant demonstrates their infeasibility to the satisfaction of City of Goleta staff:

- a. Installation of low NO_x water heaters and space heaters meeting the minimum efficiency requirements of applicable APCD rules;
- b. Installation of Energy Star Labeled Furnaces;
- c. Use of water-based paint on exterior surfaces;
- d. Use of solar-assisted water heating tankless hot water on demand systems if their energy efficiency is demonstrated to exceed that of a central storage tank water heating system;
- e. Use of passive solar cooling/heating;
- f. Use of energy efficient appliances;
- g. Use of natural lighting;
- h. Installation of energy efficient lighting;

- i. Use of drought-tolerant native or Mediterranean landscaping subject to Planning and Environmental Services staff and Design Review Board (DRB) approval to shade buildings and parking lots;
- j. Encouragement of the use of transit, bicycling, and walking by providing infrastructure to promote their use;
- k. Provision of segregated waste bins for recyclable materials; and

Plan Requirements and Timing: These requirements shall be shown on applicable building plans prior to issuance of any land use permit.

Monitoring: City of Goleta staff shall site inspect for compliance prior to issuance of permit compliance sign-off permit.

15. If the construction site is graded and left undeveloped for over four weeks, the applicant shall employ the following methods immediately to inhibit dust generation:
- a. Seeding and watering to revegetate graded areas; and/or
 - b. Spreading of soil binders; and/or
 - c. Any other methods deemed appropriate by City staff.

Plan Requirements and Timing: These requirements shall be noted on all plans and submitted for approval and approval by City staff prior to and issuance of any LUP for the project.

Monitoring: City staff shall perform periodic site inspections to verify compliance.

16. The project shall comply with all Rules and Regulations required by the Santa Barbara County Air Pollution Control District (APCD), including but not limited to:
- a. Compliance with APCD Rule 339, governing the application of cutback and emulsified asphalt paving materials by the contractor;
 - b. Obtaining required permits for any emergency diesel generators or large boilers prior to issuance of any land use permits;
 - c. Obtaining APCD permits prior to handling or treatment of any contaminated soil on site, if required;
 - d. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes at any location and auxiliary power units should be used whenever possible. Compliance with State law provisions require that drivers of diesel-fueled commercial vehicles weighing more than 10,000 pounds shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location. Such heavy vehicles shall no idle a diesel-fueled auxiliary power system (APS) for more than 5 minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle if you have a sleeper berth and you're within 100 feet of a restricted area (residential uses and schools).

17. Best Available Control Measures (BACMs) shall be implemented to control PM₁₀ generation during construction of the project, including the following:
- During construction, water trucks or sprinkler systems should be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the wind speed exceeds 15 mph. Reclaimed water shall be used whenever possible.
 - Gravel pads shall be installed at all access points to minimize tracking of mud on to public roads. If visible track-out results on any public roadway despite the use of such pads, the contractor shall cause the material to be removed by street cleaning within one hour of its occurrence and again at the end of the work-day.
 - If importation, exportation, and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the project site shall be covered with a tarp from the point of origin.
 - After clearing, grading, earthmoving, or excavation is completed, the disturbed area shall be treated by watering, revegetating, or spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
 - The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the SBCAPCD prior to land use clearance for any grading activities for the project.
 - Prior to any land clearance, the applicant shall include, as a note on a separate informational sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.

The following measures shall be implemented to reduce diesel emissions:

- All diesel-powered equipment shall use ultra low sulfur diesel fuel.
- Diesel catalytic converters, diesel oxidation catalysts, and diesel particulate filters, as certified and/or verified by the EPA or the State of California, shall be installed, if available.
- Diesel-powered equipment shall be replaced by electric equipment whenever feasible.
- Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units shall be used whenever

possible. Construction worker's trips shall be minimized by requirements for carpooling and by providing for lunch on site.

- Heavy-duty diesel-powered construction equipment manufactured after 1996 (with Federally mandated "clean" diesel engines) shall be utilized wherever feasible.
- The engine size of construction equipment operating simultaneously shall be the minimum practical size.
- The amount of construction equipment operating simultaneously shall be minimized through efficient construction management practices to ensure that the smallest practical number is operating at any one time.
- Construction equipment shall be maintained per the manufacturer's specifications.
- Construction equipment operating on site shall be equipped with two or four degree engine timing retard or pre-combustion chamber engines.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.

Plan Requirements and Timing: All requirements shall be shown on grading and building plans required prior to approval of any Land Use Permit(s) for the project.

Monitoring: City staff shall ensure all the aforementioned requirements are on all plans submitted for approval of any Land Use, building, or grading permits. The City building inspector shall spot check to ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

18. In the event archaeological artifacts are encountered during grading or other ground disturbing activities, work shall be stopped immediately or redirected until a City approved archaeologist and Native American representative are retained by the applicant (at its cost) to evaluate the significance of the find pursuant to Phase 2 investigations. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program funded by the applicant.

Plan Requirements and Timing: The applicant shall restate the provisions for archeological discovery on all building and grading plans. This condition shall be satisfied prior to issuance of any LUP for the project.

Monitoring: City staff shall check plans prior to approval of any LUP for the project and shall conduct periodic compliance inspections during and after construction.

19. The applicant shall provide the City with a final Geotechnical and Engineering Geology Report for the currently proposed project prepared by a Registered Geotechnical Engineer or qualified Civil Engineer and Certified Engineering Geologist. The report shall specify requirements for related to the horizontal extent of ground improvement for liquefaction mitigation, spacing and diameter of

stone columns in the ground improvement zone, foundation design, lateral resistance, retaining or basement wall design, seismic design criteria, general grading, foundation preparation, temporary slopes, utility trenching, drainage, and erosion control.

Plan Requirements and Timing: The applicant/owner shall submit a final Geotechnical and Engineering Geology Report for the proposed project. Prior to issuance of a land use permit, the Report shall be submitted to the City for review and approval.

Monitoring: City staff shall site inspect during construction to ensure implementation of the measures identified in the Report.

20. Prior to issuance of any Land Use Permits for construction of any habitable structures, radon testing shall be conducted, if required. If radon gas is present above the recommended EPA exposure level (4.0 pci/L), remediation shall occur and/or habitable structures shall be designed to provide venting and/or any other EPA approved mitigation measures identified to reduce such exposure.

Plan Requirements & Timing: A radon report including recommendations for appropriate EPA approved mitigation measures shall be submitted to Planning and Environmental Services and the Santa Barbara County Environmental Health Services Office for review and approval prior to issuance of any Land Use Permit(s) for construction of any habitable structures.

Monitoring: City staff shall ensure compliance with this requirement prior to issuance of any Land Use Permit(s) for construction of any habitable structures. City staff shall verify compliance in the field prior to permit compliance sign-off.

21. Prior to commencement of ground disturbance activities, the applicant shall submit Phase I and Phase II Environmental Site Assessments to the Santa Barbara County Fire Department Fire Prevention Division (FPD), if required. If additional assessment or site remediation is warranted, all such work shall be performed to the satisfaction of the Santa Barbara County Fire Department FPD including, if necessary, the following: (i) soil vapor survey, comparing collected data against current screening levels including the California Human Health Screening Levels and EPA Region IX Preliminary Remediation Goals; (ii) groundwater assessment to determine the lateral extent of contamination on the project site; (iii) Remedial Action Plan (“RAP”) incorporating appropriate mitigation measures (e.g., vapor barriers, vents, etc.) or site remediation to reduce contaminants to acceptable concentrations; This includes a 30 day public notification period prior to approval of the RAP by Santa Barbara County Fire Department FPD, and incorporation of relevant public comments in the RAP implementation; (iv) soils management plan in the event that contamination is encountered during construction; and (v) a

dewatering plan if any groundwater is removed during construction, including required permits to discharge into the City's sewer or storm drain system.

Plan Requirements & Timing: The applicant shall prepare a work plan that outlines the methodology to be followed in undertaking required Phase I and Phase II Environmental Site Assessments, if required. This plan shall be reviewed and approved by the Santa Barbara County Fire Department FPD, prior to commencing work. Thereafter, the various site assessment and remediation actions, if any are required, shall be reviewed and approved by the Santa Barbara County Fire Department FPD prior to issuance of any LUP for the project. All required remediation shall be completed prior to permit compliance sign-off.

Monitoring: City staff shall verify that the Santa Barbara County Fire Department FPD's submittal requirements are satisfied prior to issuance of any LUP for the project. Thereafter, City staff shall verify that all required mitigation is performed before any permit compliance sign-off is granted.

22. The applicant shall limit excavation and grading to the dry season of the year (i.e. April 15th to November 1st) unless a City approved erosion control plan, incorporating appropriate BMPs identified in the EPA guidelines for construction site runoff control (EPA Fact Sheet 2.6, Construction Site Runoff Minimum Control Measures, 01/00), is in place and all measures therein are in effect. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion.

Plan Requirements and Timing: This requirement shall be noted on all grading plans. Graded surfaces shall be reseeded within four (4) weeks of grading completion, with the exception of surfaces graded for the placement of structures. These surfaces shall be reseeded if construction of structures does not commence within 4 weeks of grading completion.

Monitoring: City staff shall site inspect during grading to monitor dust generation and four (4) weeks after grading to verify reseeded and to verify the construction has commenced in areas graded for placement of structures.

23. Applicant shall submit drainage and grading plans with a final hydrology report for review and approval by Community Services. The plan shall incorporate appropriate Best Management Practices to minimize storm water impacts to the maximum extent feasible in accordance with the City's Storm Water Management Plan.

Plan Requirements and Timing: The plans shall include but not be limited to bio-swales, permeable paving, on site detention, fossil filters and other operational features. The plans shall also include an erosion control plan for review and approval by Community Services staff prior to the issuance of any LUP for the

project. After installation of any drainage improvements or erosion control measures, the applicant shall be responsible for on-going maintenance of all improvements in accordance with the manufacturer's specifications or the approved plans.

Monitoring: City staff shall perform periodic site inspections to verify compliance as well as contact the designated monitor as necessary to ensure compliance with maintenance requirements.

24. During construction, washing of concrete, paint, or equipment shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Washing shall not be allowed near sensitive biological resources such as Maria Ignacia Creek. An area designated for washing functions shall be identified on the plans submitted for approval of any LUP for the project. The washoff area shall be in place throughout construction.

Plan Requirements and Timing: The wash off area shall be designated on all plans and shall be reviewed and approved by City staff prior to issuance of any LUP for the project.

Monitoring: City staff shall site inspect throughout the construction period to ensure compliance and proper use.

25. To prevent illegal discharges to the storm drains, all onsite storm drain inlets, whether new or existing, shall be labeled to advise the public that the storm drain discharges to the ocean (or other waterbody, as appropriate) and that dumping waste is prohibited (e.g., "Don't Dump – Drains to Ocean"). The information shall be provided in English and Spanish.

Plan Requirements and Timing: The location of all storm drain inlets shall be shown on site, building and grading plans prior to issuance of any land use permits. Labels shall be installed prior to permit compliance sign-off for the project. Standard labels, as available from the Santa Barbara County Public Works or Project Clean Water, shall be shown on the plans and submitted to City prior to issuance of any land use permits.

Monitoring: The City shall site inspect prior to permit compliance sign-off for the project to verify installation of all storm drain labels.

26. Drainage facilities shall be constructed to adequately collect stormwater runoff generated on-site.

Plan Requirements and Timing: The applicant/owner shall submit a Drainage and Stormwater Management Plan that has been prepared by a licensed civil engineer. The Plans shall include hydrologic calculations of site runoff flows and plans for drainage facilities designed to accommodate these flows. It shall

demonstrate that the quantity of stormwater runoff generated at the site can be accommodated within the capacity of the existing storm drain system. Features of the Plan shall also be shown on grading plans submitted for a grading permit for the project. Prior to issuance of a land use permit, the Plans shall be submitted to the City for review and approval.

Monitoring: City staff shall site inspect to ensure drainage is handled according to the approved plans.

27. The applicant shall submit a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board.

Plan Requirements and Timing: Prior to issuance of a land use permit for the project, the applicant shall submit a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to the City. A copy of the SWPPP must be maintained on the project site during grading and construction activities.

Monitoring: City staff shall review the documentation prior to issuance of a land use permit for the project. City staff shall site inspect during construction for compliance with the SWPPP.

28. A combination of structural and non-structural Best Management Practices (BMPs) (e.g., biofiltration swales and strips, catch basin and storm drain filters, permeable pavement, etc.) shall be installed to effectively prevent the entry of pollutants from the project site into the storm drain system during and after development.

Plan Requirements and Timing: The applicant/owner shall submit a Final Construction-Phase Erosion Control and Stormwater Management Plan and the Post-Development-Phase Drainage and Stormwater Management Plan (Plans) that have been prepared by a licensed civil engineer. The Final Plans shall include the following elements: a) identification of potential pollutant sources that may affect the quality of the storm water discharges; b) the proposed design and placement of all structural and non-structural BMPs to address identified pollutants; c) a proposed inspection and maintenance program with a five (5) year monitoring and reporting process to verify BMP effectiveness; and d) a method for ensuring timely maintenance of all BMPs over the life of the project. The approved measures shall also be shown on all final site, building and grading plans submitted for any land use permits for the project. Maintenance records shall be maintained for the development. Prior to issuance of a land use permit, the Final Plans shall be submitted to the City for review and approval. All measures specified in the Plan shall be constructed and operational prior to the permit compliance sign-off for the project. Maintenance records shall be

submitted to City on an annual basis prior to the start of the rainy season for five (5) years after the permit compliance sign-off. After the fifth year, the maintenance records shall be maintained by the landowner and be made available to City on request.

Monitoring: City staff shall conduct a site inspection prior to permit compliance sign-off to ensure all Plan BMPs and stormwater runoff quality measures are constructed in accordance with the approved Plan and periodically thereafter to ensure proper maintenance until a period of five (5) years after the final occupancy clearance for the project. The developer shall complete a five (5) year monitoring and reporting program as described in the Post-Construction Plan to verify BMP effectiveness; improvements in the BMPs shall be made from time-to-time as required by the City to comply with the relevant General Plan policies and City, State, and Federal regulations. The City shall determine if the five (5) year monitoring program shall be extended for cause.

29. Noise-generating construction activities for projects near or adjacent to residential buildings and neighborhoods or other sensitive receptors shall be limited to Monday through Friday, 8:00 a.m. to 5:00 p.m. Construction in nonresidential areas away from sensitive receivers shall be limited to Monday through Friday, 7:00 a.m. to 4:00 p.m. Construction shall generally not be allowed on weekends and state holidays (e.g. Christmas, Thanksgiving, Memorial Day, 4th of July, Labor Day). Exceptions to these restrictions may be made in extenuating circumstances on a case by case basis at the discretion of the Director of Planning and Environmental Services. Non-noise generating construction activities such as interior painting are not subject to these restrictions. Prior to commencement of pile driving operations, businesses within the vicinity of the site shall be notified not less than 72 hours in advance of commencement. Said notice shall provide businesses with the anticipated time and duration of pile driving and shall be reissued if there is a substantial change in scheduling.

Plan Requirements and Timing: Two signs stating these restrictions shall be provided by the applicant and posted on site prior to commencement of construction. The signs shall be in place prior to beginning of and throughout all grading and construction activities. Violations may result in suspension of permits.

Monitoring: City staff shall spot check to verify compliance and/or respond to complaints.

30. Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded to the City of Goleta's satisfaction and/or shall be located at a minimum of 1,600 feet from sensitive receptors.

Plan Requirements and Timing: The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.

Monitoring: The City of Goleta compliance staff shall perform site inspections to ensure compliance.

31. The applicant shall notify sensitive receptors and contiguous property owners with a preliminary construction activity schedule in advance of any and all construction activities. The construction manager's (or representative's) telephone number shall also be provided with the notification so that community concerns can be communicated.

Plan Requirements and Timing: The applicant shall submit a copy of the construction activity schedule, mailing list, and proof of mailing to the City of Goleta prior to initiation of any earth movement.

Monitoring: The City of Goleta shall site inspect to ensure compliance in the field during construction and respond to complaints.

32. Site plans shall be consistent with those reviewed and approved by the County Fire Department, including provision of necessary driveway and aisleway width requirements and utility plans shall be revised to include the installation of necessary fire hydrants.

Plan Requirements & Timing: The project plans shall be updated and submitted for review and approval by the Santa Barbara County Fire Department prior to: (i) Preliminary/Final Review by DRB; and (ii) issuance of any LUP for the project. The required fire hydrants shall be installed and approved in the field by Santa Barbara County Fire Department personnel prior to any permit compliance sign-off.

Monitoring: City staff shall verify compliance with the requirement to prepare modified plans prior to DBR Preliminary/Final Review of the project. City staff shall verify Fire Department approval of the installed fire hydrants prior to any permit compliance sign-off.

33. Written clearance from the City of Goleta Community Services Department shall be obtained. Such clearance shall indicate that the applicant has satisfied all applicable conditions.

A. PRIOR TO ISSUANCE OF LAND USE PERMIT (LUP)

1. Owner shall submit the following, or evidence of completion of the following, to the Community Services Department:

- a. The Owner shall submit public improvement/building plans for construction of improvements along the subject property road frontage on Hollister and Patterson Avenues. Public Works Improvement Plans shall be submitted separately from Building Permit plans. As determined by the Public Works Department, the improvements shall include City standard sidewalks, driveway apron modified to meet Title 24 requirements, curbs, gutters, access ramp(s), asphalt concrete, concrete pavement on aggregate base, underground utilities, drainage system (curb drain outlets, slot/trench drain, drop inlet, detention, erosion protection, etc.) preserve and/or reset contractor stamp and/or survey monuments, directional/regulatory traffic control signs, storm drain stenciling, pollution prevention interceptor device, biofilter/swale, parkway landscaping. The public improvement/building plans shall be prepared by a registered civil engineer or licensed architect and reviewed and signed by the City Engineer.
 - b. The Owner shall submit an executed Agreement for Public Improvements, an Engineer's Estimate, signed and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the agreement.
 - c. The Owner shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing pillows, etc.) for the operation and use of the storm drain surface pollutant interceptors. The Plan shall be reviewed and approved by the Water Resources Specialist.
 - d. Submit a final hydrology report prepared by a registered civil engineer for all detention, filtration, and other storm water management needs in accordance with the City's Stormwater Management Plan.
 - e. Provide evidence of an existing reciprocal access or offer to make a dedication of reciprocal access with the adjacent properties to the west of the project for assessor's parcel numbers 071-140-074 and 078.
2. Fees are subject to change. Based on the information submitted, the subject project requires the following additional fees:
 - a. GTIP Fees: Fee for Medical \$48,952 (per 1,000 new sf).
 3. Provide onsite Parking, Striping and Circulation plan approved by the City Engineer.
 4. All existing survey monuments shall be preserved and/or reset in coordination with the County of Santa Barbara's Surveyors Office.

5. Best Management Practices (BMPs) shall be shown on plans, including but not limited to:
 - a. The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
6. Provide a Storm Water Management Pollution Prevention Plan (SWMPPP) as approved by the Regional Water Quality Control Board.

B. PRIOR TO RELEASE OF SECURITIES FOR PUBLIC IMPROVEMENTS

1. Prior to release of securities for public improvements, the Owner of the Real Property shall complete the following:
 - a. Complete all Public Improvements along Hollister and Patterson Avenues, as shown on the building plans, including utility service undergrounding.
 - b. Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) caused by construction subject to the review and approval of the Community Services Department.
 - c. Fees are subject to change. Based on the information submitted, the subject project requires the following additional fees:
 - i. Parks and Recreation Fees: Fee for Non-Retail Commercial \$2,072 (per 1,000 new sf)

Plan Requirements & Timing: The project plans shall be updated and resubmitted for review and approval by the City's Community Services Department prior to issuance of a Land Use Permit for the project. The required street improvements shall be installed by applicant, and accepted City Engineer prior to any permit compliance sign-off. City staff shall inspect and approve the completed street improvements prior to any permit compliance sign-off.

Monitoring: City staff shall verify posting of an adequate performance security for these improvements prior to release of securities for public improvements. The performance security shall be released upon completion as determined by the City .

34. The applicant shall provide evidence of or prepare and record a Declaration of Reciprocal Access Agreement to facilitate conjunctive use of access and parking on the project site and the adjacent parcel to the west (APN 071-140-074). The agreement shall be in a form acceptable to the City and shall be recorded as a covenant against both parcels.

Plan Requirements & Timing: The Declaration of Reciprocal Access Agreement shall be submitted for review and approval by City staff, and thereafter recorded against both properties, prior to issuance of any LUP for the project.

Monitoring: City shall verify recordation of the reciprocal access and shared parking agreement prior to issuance of any LUP for the project.

35. The applicant shall provide evidence for or prepare and record a Declaration of Shared Parking and Reciprocal Access Agreement to facilitate conjunctive use of access and parking on the project site and the adjacent parcel to the north (APN 065-090-023). The agreement shall be in a form acceptable to the City and shall be recorded as a covenant against both parcels.

Plan Requirements & Timing: The Declaration of Shared Parking and Reciprocal Access Agreement shall be submitted for review and approval by City staff, and thereafter recorded against both properties, prior to issuance of any LUP for the project.

Monitoring: City shall verify recordation of the reciprocal access and shared parking agreement prior to issuance of any LUP for the project.

36. Construction vehicle parking and/or staging of construction equipment or materials, including vehicles of construction personnel, is prohibited along both Hollister Avenue and Patterson Avenue.

Plan Requirements and Timing: The applicant shall prepare a construction vehicle parking plan, including provisions for construction personnel parking and construction equipment/materials staging, for any offsite locations in the vicinity of the project site the precludes the need for any construction related parking or equipment/materials staging on either Hollister Avenue or Patterson Avenue. Said plan shall be reviewed and approved by City staff prior to issuance of any Land Use Permit for the project.

Monitoring: City staff shall periodically monitor in the field to verify compliance throughout all construction activities.

37. A minimum of thirty (30) bicycle parking spaces shall be provided. Bicycle racks shall be the “Inverted U” type in compliance with the SBCAG Traffic Solutions recommended bicycle rack. Final plans showing bicycle parking locations and type shall be reviewed and approved by the DRB and city staff prior to issuance of a Land Use Permit.
38. A Can and Will Serve (“CAWS”) letter from the Goleta Sanitary District (GSD) shall be provided indicating that adequate water treatment capacity is available to serve the project upon demand and without exception (or equivalent guarantee).

Plan Requirements and Timing: A CAWS letter shall be forwarded to the City of Goleta prior to issuance of any land use permit.

Monitoring: A connection permit issued by the GSD, along with evidence that sewer connection and mitigation fees have been paid, shall be submitted to the City prior to issuance of any land use permit.

39. CAWS letter from the Goleta Water District (GWD) shall be provided indicating that adequate water supply is available to serve the project upon demand and without exception (or equivalent guarantee).

Plan Requirements and Timing: A CAWS letter shall be forwarded to the City of Goleta prior to issuance of any land use permit.

Monitoring: A CAWS letter, with firm reservation of water availability for the project from the GWD shall be submitted to the City prior to issuance of any land use permit.

40. Outdoor water use shall be limited through the following measures: (i) landscaping shall be primarily with native and/or drought tolerant species; (ii) drip irrigation or other water-conserving irrigation shall be installed; (iii) plant material shall be grouped by water needs; (iii) no turf shall be allowed on slopes of over 4%; (iv) extensive mulching (2" minimum) shall be used in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction; and (v) soil moisture sensing devices shall be installed to prevent unnecessary irrigation. Indoor water use shall be limited through the following measures: (i) all hot water lines shall be insulated; (ii) recirculating, point-of-use, on-demand, or other energy efficient water heaters shall be installed; and (iii) lavatories and drinking fountains in commercial structures shall be equipped with self-closing valves.

Plan Requirements and Timing: The outdoor water conserving measures shall be incorporated into the final landscape plan that is submitted for review and approval by DRB. The indoor water-conserving measures shall be graphically depicted on building plans and approved prior to issuance of any LUP for the project.

Monitoring: City staff shall inspect and verify installation of all water conserving measures prior to permit compliance sign-off.

41. The applicant shall develop and implement a Solid Waste Management Program. The program shall identify the amount of waste generation projected during processing of the project. The program shall include the following measures, but is not limited to those measures:

- a. Provision of at least 50% of space and/or bins for storage of recyclable materials within the project site.
- b. Implementation of a green waste source reduction program focusing on recycling of all green waste generated onsite.
- c. Development of a Source Reduction Plan (“SRP”), describing the recommended program(s) and the estimated reduction of the solid waste disposed by the project. For example, the SRP may include a description of how fill will be used on the construction site, instead of sending excess fill material to a landfill, or a detailed set of office procedures such as use of duplex copy machines and purchase of office supplies with recycled content.
- d. Implementation of a program to purchase materials that have recycled content for project construction and/or operation (i.e., plastic lumber, office supplies, etc.). The program could include requesting suppliers to show recycled materials content. To ensure compliance, the applicant shall develop an integrated solid waste management program, including recommended source reduction, recycling, composting programs, and/or a combination of such programs, subject to Community Services staff review and approval prior to issuance of any permit compliance sign-off.

Plan Requirement and Timing: The applicant shall submit the Solid Waste Management Program to City staff for review and approval prior to approval of any LUP for the project. Program components shall be implemented prior to permit compliance sign-off and throughout the life of the project.

Monitoring: City staff shall site inspect during construction and prior to permit compliance sign-off to ensure solid waste management components are established and implemented.

42. A Waste Reduction and Recycling Plan (WRRP) shall be submitted to the Community Services Department for review and approval. The plan shall include the following measures, but is not limited to those measures. Said plan shall indicate how a 50% diversion goal shall be met during construction. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all construction recoverable/recyclable material. (Copy of contract to be provided to the City.) Recoverable construction material shall include but not be limited to asphalt, lumber, concrete, glass, metals, and drywall. At the end of the project, applicant shall submit a Post-Construction Waste Reduction & Recycling Summary Report documenting the types and amounts of materials that were generated during the project and how much was reused, recycled, composted, salvaged, or landfilled.

Plan Requirements and Timing: This requirement shall be printed on the grading and construction plans. Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to permit compliance sign-off.

Monitoring: City staff shall site inspect during construction and prior to permit compliance sign-off to ensure waste reduction and recycling components are established and implemented.

43. The applicant shall provide evidence of a current Determination of No Hazard to Air Navigation as approved by the FAA prior to issuance of a land use permit.
44. Approval of the Final Development Plan shall expire five (5) years after approval, unless prior to the expiration date, substantial physical construction has been completed on the Development Plan or a Time Extension has been applied for by the applicant. The decision maker with jurisdiction over the project map, upon good cause shown, grant a time extension for one year.
45. If the applicant requests a Time Extension, the project may be revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or additional identified project impacts. Fees shall be those in effect at the time of issuance of a Land Use Permit.
46. No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of buildings, walkways, parking areas, drainage facilities, and landscaped areas shall be developed in substantial conformity with the approved development plan marked City Council Hearing Exhibits 1 - 4, dated October 13, 2008. Substantial conformity shall be determined by the Director of Planning and Environmental Services.
47. All landscaping and associated landscape utilities within the public right of way including the adjacent landscaped medians, if any, shall be maintained by the property owner.
48. The Final Development Plan approval runs with the land and the rights and obligations thereof, including responsibility to comply with conditions of approval shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.
49. On the date a subsequent Preliminary or Final Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.
50. Revised plans and building elevations incorporating all conditions of approval for this project shall be coordinated and submitted to Planning and Environmental Services as one package in accordance with plan check requirements. All plans, including site, grading, landscape, irrigation, mechanical, and street improvement plans shall be reviewed for condition compliance prior to issuance of any permits

such as land use or encroachment permits. Any change to the size, colors, construction materials, design or location of any structure onsite, or other site or landscape improvements, except to the extent such changes are deemed in substantial conformity, shall not be made without prior City approval.

51. All plans submitted for Land Use Permit issuance shall include all applicable conditions of project approval.
52. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, demolition, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Land Use Permit from the City of Goleta. These permits are required by ordinance and are necessary to ensure implementation of the conditions imposed on the project by the City. Before any permit may be issued by the City of Goleta, the applicant shall obtain written clearance from all Departments/Agencies having conditions for project approval. Such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Environmental Services.
53. Prior to land use permit issuance, preparation of a Monitoring and Compliance Program (MCP) shall be funded by the applicant and submitted to the City of Goleta for review and approval. The MCP shall at minimum include the following:
 - a. All conditions imposed on this project and the impact areas they are mitigating by subject area.
 - b. A plan for coordination and implementation of all conditions and the plans and programs required therein.
 - c. A description of all measures that will be implemented to assure compliance, including field monitoring, data collection, management and coordination of all field personnel and feedback to field personnel and affected agencies. Contractor feedback responsibilities include weekly, monthly, and/or quarterly reports (as specified in the MCP) to be prepared throughout grading and construction. These shall include status of development, status of conditions, incidents of non-compliance and their results and any other relevant or requested data.
 - d. The MCP preparer and contractor shall be selected by the City of Goleta. These individuals shall be under contract and responsible to the City of Goleta. All costs shall be funded by the applicant. The MCP contractor shall appoint at least one Onsite Monitor (OM) responsible for overall monitoring, but shall employ as many qualified specialists as necessary (as determined by the City of Goleta) to oversee specific conditions (e.g., archaeologists, biologists). In addition, the OM has the authority and the ability to ensure compliance with all project conditions and to stop work in an emergency. The MCP shall also provide for any appropriate

procedures not specified in the conditions of approval to be carried out if they are necessary to avoid environmental impacts.

- e. Planning and Environmental Services Permit Compliance shall oversee the MCP. In addition to funding the MCP, the Developer shall pay Permit Compliance fees prior to issuance of a Land Use Permit for grading/installation of site improvements.
 - f. The decision of the Director shall be final in the event of any dispute.
54. Prior to approval of the first Land Use Permit for general grading and/or buildings for development, the applicant shall pay all applicable City of Goleta permit processing fees in full.
55. Prior to the start of any work on-site, the applicant shall request and attend a preconstruction meeting that includes monitor(s), project superintendent, architect, subcontractors, as well as City representatives including staff from Planning and Environmental Services and Community Services.
56. The applicant shall pay the statutory school fees in effect at the time of issuance of any land use permit to the appropriate school districts and/or shall mitigate school impacts by other measures consistent with State law. The applicant shall submit final square footage calculations and a copy of the fee payment to the school districts prior to issuance of any land use permit.
57. All work within the public right-of-way, including but not limited to utilities and grading, shall be explicitly noted on the plans. The applicant shall obtain all necessary encroachment permits from the City of Goleta Community Services Department prior to issuance of any land use permit for all work and construction that encroach within or over the public right-of-way, including, but not limited to, water meters, backflow devices, signs, and curb/gutter/sidewalk improvements.
58. Any temporary building, trailer, commercial coach, etc. installed or used in connection with construction of this project shall comply with the requirements of Section 35-281, Article III of the City's Municipal Code.
59. All trees planted or preserved in accordance with this approval shall be maintained according to the latest adopted American National Standard Institute (ANSI) guidelines for tree care, generally referred to as ANSI A300 (various parts), and the companion publications "Best Management Practices" published by the International Society of Arboriculture (ISA). Any pruning of trees, other than light pruning of no more than 25 percent (25%) of the foliage within any one growing season, requires review and approval of the City of Goleta prior to commencement of the work.

- 60. The applicant shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein in the City of Goleta Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City.
- 61. When exhibits and/or written conditions of approval are in conflict, the written conditions shall prevail.
- 62. The applicant shall pay all applicable development impact fees under the City of Goleta Development Impact Fee program in full.

Plan Requirements and Timing: Payment amounts are estimated below, and shall be based on the fees in effect and applicable at the time fees are due.

Park & Rec Fees	\$2,072/ 1000 SF	Due at Final Inspection
Transportation	\$48,952/1000 SF (Medical)	Due at Land Use Permit
Fire Protection	\$0.20/SF	Due at Final Inspection
Fire Facility	\$700/1000 SF	Due at Final Inspection
Library	\$190/1000 SF	Due at Final Inspection
Public Admin	\$841/1000 SF	Due at Final Inspection
Sheriff	\$433/1000 SF	Due at Final Inspection

Monitoring: The City of Goleta shall ensure payment is made as required.

- 63. Compliance with Agency Letters:
 - a. Goleta Water District, letter dated April 25, 2008
 - b. SB County Air Pollution Control District, letter dated September 25, 2008
 - c. County of Santa Barbara Fire Department, letter dated June 13, 2008
 - d. Goleta Sanitary District, letter dated August 27, 2007
- 64. During project operation, the applicant shall ensure that waste, infectious waste, contamination or pollution or other substance which could impair the quality of a drainage is not deposited in any drain, drop inlet, conduit, or natural or artificial watercourse flowing into any storm drain, creek, lagoon or other waters of the State, consistent with the requirements of the approved Stormwater Management Plan and storage requirements of the State Medical Waste Management Act.

Plan Requirements and Timing: GVCH shall update its Medical Waste Management Plan in accordance with State Department of Health Services (DHS) regulations. The updated Medical Waste management Plan shall be subject to State DHS review and approval. Prior to issuance of a land use permit, a copy of the approved Plan shall be submitted to the City.

Monitoring: City staff shall verify receipt of the DHS approved Plan.

65. No new signs are authorized with this permit. All signs require separate permits and shall comply with, Article I, Chapter 35 of the City of Goleta Municipal Code (Sign Regulations) and with setbacks specified in Article III, Chapter 35 of the Municipal Code (Inland Zoning Ordinance).
66. The applicant shall be responsible for the completeness and accuracy of all forms and supporting materials submitted in connection with any application. Any errors or discrepancies found therein may constitute grounds for the revocation of any approvals.
67. The developer agrees, as a condition of this approval, at the developer's own expense, to indemnify, defend, and hold harmless the City and its agents, officers, and employees from and against any claim, action, or proceeding to attack, review, set aside, void or annul, in whole or in part, the City's approval of the development plan or any condition attached thereto or any proceedings, acts, or determinations taken, done or made prior to the approval that were part of the approval process.
68. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and no approval shall be issued unless substitute feasible mitigation measures are imposed.



4699 HOLLISTER AVENUE
 GOLETA, CALIFORNIA 93110-1999
 TELEPHONE 805/964-6761
 FAX 805/964-7002

-VIA FACSIMILE -

April 25, 2008

Cindy Moore
 City of Goleta, Planning & Environmental Services
 130 Cremona Drive, Suite B
 Goleta, CA 93117
 Fax: (805) 961-7551

RE: Case Number: 07-171-OA, -DP, -DRB
 APN: 065-090-022, -023, -028
 Address: 351 S. Patterson Ave. & 5333 Hollister Ave.

Dear Ms. Moore:

This project will result in new or expanded water service. The owner is required to submit an Application for Water Service with the Goleta Water District.

Should you have further questions please contact me at (805) 964-6761 Ext. 643.

Sincerely,

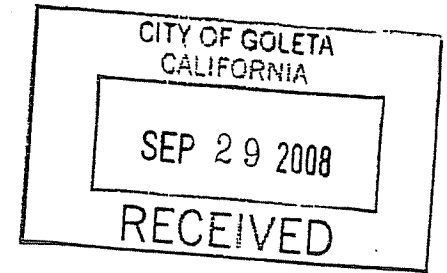
GOLETA WATER DISTRICT

Misty Williams
 Engineering Associate



**Santa Barbara County
Air Pollution Control District**
September 25, 2008

Cindy Moore, Project Planner
City of Goleta Planning & Environmental Services
130 Cremona Drive, Suite B
Goleta, CA 93117



RE: Goleta Valley Cottage Hospital Project: Recommended Conditions of Approval

Dear Cindy,

The Santa Barbara County Air Pollution Control District (APCD) understands that the Goleta Valley Cottage Hospital replacement and the associated temporary parking lot on the adjacent parcel are exempt under CEQA Section 15302(a), Replacement or Reconstruction. We recommend the following conditions of approval for this project, so that the project is consistent with the Conservation Element Policies regarding air quality in the City of Goleta General Plan.

1. APCD permits for the Hospital's small steam boilers, larger water boilers and the emergency standby generators shall be obtained prior to issuance of final development clearance by the City.
2. Control of Emissions during Grading and Construction
 - A. Fugitive dust control measures are required for all earthmoving activities regardless of the project size or duration. Proper implementation of these measures is assumed to fully mitigate fugitive dust emissions.
 - During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
 - Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
 - If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
 - Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.

- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- ~~Idling of heavy-duty diesel~~ trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.
State law requires that drivers of diesel-fueled commercial vehicles weighing more than 10,000 pounds:
 - shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location
 - shall not idle a diesel-fueled auxiliary power system (APS) for more than 5 minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle if there is a sleeper berth and the vehicle is within 100 feet of a restricted area (homes and schools).
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirements: Measures shall be shown on grading and building plans. **Timing:** Measures shall be adhered to throughout grading, hauling and construction activities.

MONITORING: City of Goleta staff shall perform periodic site inspections to ensure compliance with approved plans. APCD inspectors shall respond to nuisance complaints.

Please contact me by phone at 961-8893, or by e-mail: VLJ@sbcapcd.org if you have questions.

Sincerely,



Vijaya Jammalamadaka
Air Quality Specialist
Technology and Environmental Assessment Division

cc: Michael Goldman, APCD
Project File: Goleta Valley Cottage Hospital
TEA Chron File



Fire Department
"Serving the Community since 1926"
HEADQUARTERS
4410 Cathedral Oaks Road
Santa Barbara, CA 93110-1042
(805) 681-5500 FAX: (805) 681-5563

John M. Scherrei
Fire Chief

Tom Franklin
Deputy Fire Chief

June 13, 2008

Ms. Cindy Moore
City of Goleta Planning Department
130 Cremona Dr, Ste B
Goleta, CA 93117

RECEIVED
JUN 13 2008
City of Goleta
Planning & Environmental Svcs.

Dear Ms. Moore:

SUBJECT: APN: 065-090-022/-023/-028; Permit #: 07-171-GPA, -OA, -DP, -CUP, -DRB
Site: 351 & 334 South Patterson, 5333 Hollister Avenue, Goleta
Project Description: 1.) New Hospital
2.) Demolish Existing Hospital

The above project is located within the jurisdiction of the Santa Barbara County Fire Department, and to comply with the established standards, we submit the following:

GENERAL NOTICE

1. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit (HMU) at 686-8170 if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.

PRIOR TO LAND USE CLEARANCE THE FOLLOWING CONDITIONS MUST BE MET

2. A Phase One Site Assessment shall be submitted to the Santa Barbara County Fire Department. If the assessment results indicate the need for additional assessment, the additional assessment shall be completed, and all mitigation performed, prior to development approval.

PRIOR TO ERECTION OF COMBUSTIBLE BUILDING MATERIALS THE FOLLOWING CONDITIONS MUST BE MET

3. All access ways (public or private) shall be installed and made serviceable.

Driveway shall be as shown on plans dated May 14, 2008.

15. Payment of development impact fees is required. The fees shall be computed on each new building, including non-habitable spaces.

Fees will be calculated as follows:

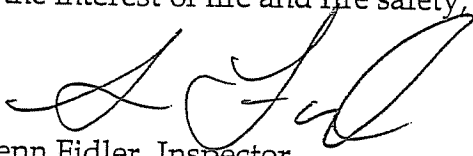
- Mitigation Fee at \$.10 per square foot for structures with fire sprinkler systems
- Goleta Fees

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

~~A copy of this letter will be placed in your Assessor's Parcel File in this office and the fire department advises that these conditions be listed as a disclosure item should your property ever be sold.~~

As always, if you have any questions or require further information please call 681-5500.

In the interest of life and fire safety,



Glenn Fidler, Inspector
Fire Prevention Division

GF:jmd

c Goleta Water District, 4699 Hollister Ave, Goleta, CA 93110
APN / Fire Station 12



A PUBLIC AGENCY
www.goletasanitary.org

GOVERNING BOARD

GEORGE W. EMERSON, PRESIDENT
ELBERT W. TRANTOW
JOHN R. FOX
JOHN S. CARTER
STEVEN T. MAJOEWSKY

GENERAL MANAGER/
DISTRICT ENGINEER

KAMIL S. AZOURY, P.E.

August 27, 2007

Hospital Designers, Inc.
Cecil Aycock Civil Engineering Department
11330 Olive Boulevard
St. Louis, MO 63141

**SUBJECT: Sewer Service Availability
Proposed Sewer Service Connection for Proposed Replacement Facility for
Goleta Valley Cottage Hospital
A.P.N. 065-090-022 at 351 South Patterson Avenue**

Dear Mr. Aycock:

This letter is in response to your recent inquiry dated August 9, 2007 relative to the availability of sewer service for the above-mentioned property.

The subject property, as shown on the attached parcel map, is currently within the Goleta Sanitary District service area (sphere of influence) and is annexed to the District. Based on the District's preliminary understanding from the information you provided, you propose to construct and connect to the District's sewage collection facilities a new replacement facility and demolish the existing hospital. Currently the existing parcel is being served for a hospital under GSD permit number 375, connected on April 20, 1964.

Please be advised that adequate sewage collection, treatment, and disposal capacity is currently available to serve the proposed project and that the District does not currently have a moratorium or similar restriction on new sewer connections. Subject to the terms specified in this letter, and upon satisfaction of the conditions set forth in the attached Exhibit "A", the District will issue a sewer connection permit and authorize the connection of the project to the District's sewer collection system.

EXHIBIT "A" TERMS AND CONDITIONS

Applicant shall comply with all applicable District provisions of its Standards and Ordinances.

Applicant/owner(s) must submit for the District's review, approval and files, a complete copy of the final building structure site, floor and plumbing plans to the City of Goleta Building and Safety Division. The District will pick up a copy of the plans from the City and contact the applicant after plans are reviewed. The City of Goleta Building and Safety Division will also require that you apply for a building sewer permit.

The site plans need to show the proposed 6" diameter building structure sewer connection, building floor and rim elevation of the upstream manhole from the proposed connection to the structure.

A sampling manhole, per District Standards, if required after our review of the project plans, needs to be shown on the plans and constructed and installed at the property line or within the private property.

A grease interceptor, if required after review of the project plans, needs to be shown on the plans and installed outside the building within the private property.

Building structures on the lot, not directly connected to a public sewer, will have to be separately connected with the public sewer upon subsequent subdivision of the lot.

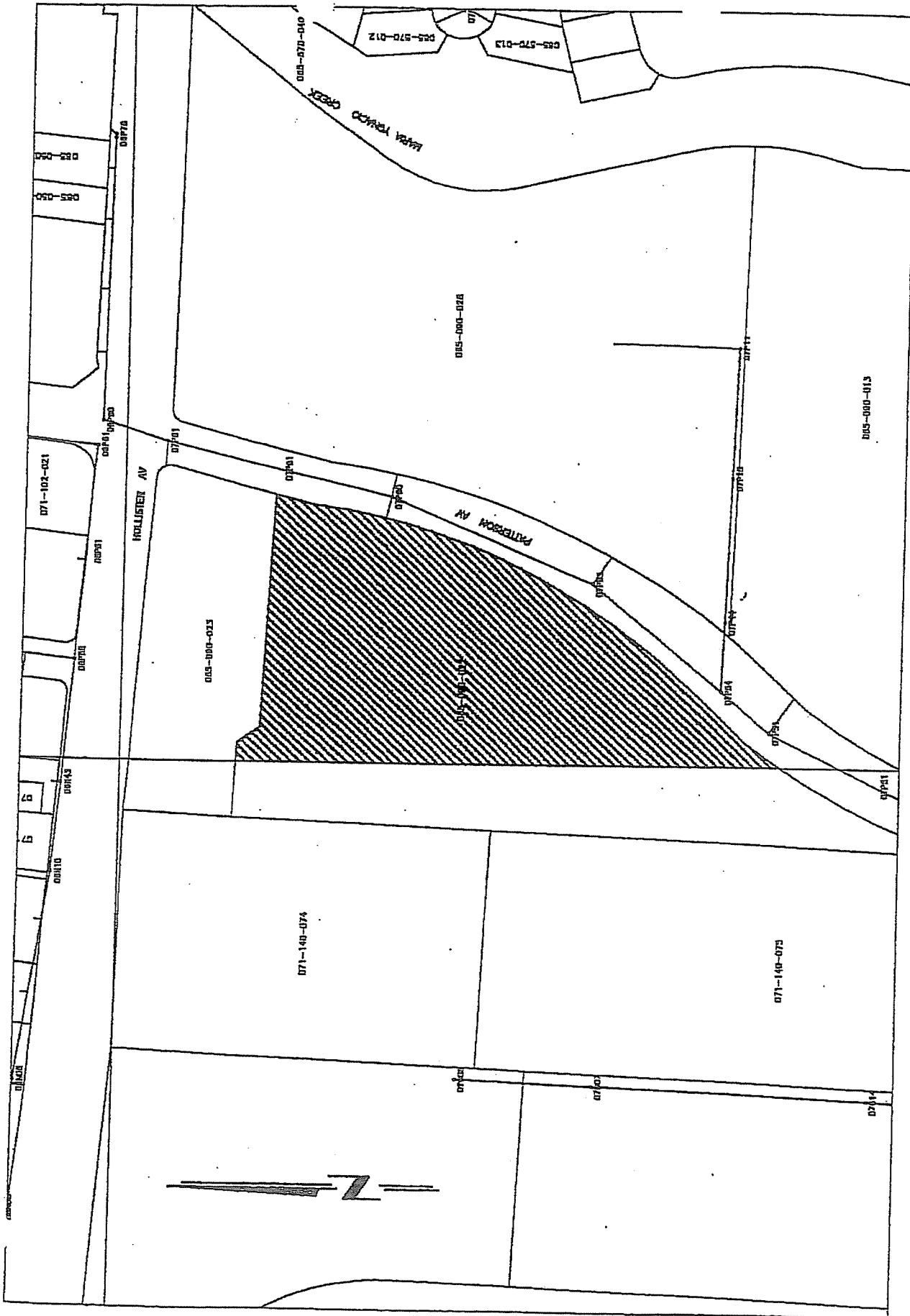
Each property has to be separately connected to District facilities.

Abandoned connections must be capped off at the right-of-way of the property line and inspected by the District, and if required, prior to sign-off of a demolition permit.

If there is an inability to achieve gravity flow from the building structure to the District's sewage collection facilities, an injector pump system design will need to be submitted to the City of Goleta Building and Safety Division for approval prior to connection of any portion of your force main sewer system. The design must include dual pump and alarm system.

A backflow preventer encased in a concrete vault with a metal lid, embossed with "sewer" or "clean-out", must be installed within the private property whenever the residential interior plumbing fixtures are lower than the District's upstream manhole rim elevation. This manhole is the next immediate manhole upstream from the structure sewer service connection to the main sewerline.

PARCEL AP



Proposed Replacement Facility for Goleta Valley
 Cottage Hospital
 APN 065-090-022

ATTACHMENT 5

PLANNING COMMISSION RESOLUTION 08-11

**PLANNING COMMISSION
RESOLUTION NO. 08-11**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
GOLETA, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL
APPROVAL OF VARIOUS ACTIONS RELATED TO THE GOLETA
VALLEY COTTAGE HOSPITAL PROJECT; CASE NO. 07-171- OA, -DP,
-CUP; 334 & 351 S. PATTERSON AVENUE; APNs 065-090-022 & 065-
090-028**

WHEREAS, an application was submitted on August 28, 2007 by Suzanne Elledge Planning and Permitting Services, representing Goleta Valley Cottage Hospital, property owner, requesting approval of an Ordinance Amendment to the Goleta Growth Management Ordinance and a Development Plan to replace the existing hospital and medical office building (MOB); and

WHEREAS, the application was revised on May 22, 2008 to add a request for a Major Conditional Use Permit for a temporary parking lot; and

WHEREAS, the application was found complete for processing on June 19, 2008; and

WHEREAS, the application was revised on September 16, 2008 to remove the request for a Development Plan for the Medical Office Building; and

WHEREAS, the application is for an Ordinance Amendment to the Goleta Growth Management Ordinance No. 03-04 to add development under the Hospital Overlay to the list of exempt projects and provide for remaining unutilized square footage to be utilized by future Redevelopment Area projects, a Development Plan to replace the existing hospital and associated infrastructure, and a Major Conditional Use Permit to construct a temporary parking lot; and

WHEREAS, the procedures for processing the project application have been followed as required by state and local laws; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the project application on October 13, 2008, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has considered the entire administrative record, including application materials, staff report, the CEQA exemption, and oral and written testimony from interested persons; and

WHEREAS, the Planning Commission finds that approval of Case No. 07-171-OA, -DP, -CUP would be consistent with the City's General Plan, the provisions of Article III, Chapter 35 of the Goleta Municipal Code (the Inland Zoning Ordinance); and the ability to make the required findings, including findings pursuant to the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GOLETA AS FOLLOWS:

SECTION 1. Recitals.

The City Council hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2. Recommendation for Acceptance of the CEQA Notice of Exemption.

The Planning Commission hereby recommends that the City Council adopt the CEQA findings set forth in Exhibit 1 to this resolution, pursuant to Section 15302(a) of the State Guidelines for Implementation of the California Environmental Quality Act.

SECTION 3. Recommendation for the Ordinance Amendment.

The Planning Commission hereby recommends that the City Council adopt the findings for an Ordinance Amendment to add development under the Hospital Overlay to the list of exempt projects and provide for the remaining unutilized square footage to be utilized by future Redevelopment Area projects, set forth in Exhibit 1 to this resolution, pursuant to Section 35-325 of Chapter 35, Article III, the Inland Zoning Ordinance, of the Goleta Municipal Code.

SECTION 4. Recommendation for the Development Plan.

The Planning Commission hereby recommends that the City Council adopt the findings set forth in Exhibit 1 and conditions set forth in Exhibit 2 of this resolution pursuant to Section 35-317 of Chapter 35, Article III, the Inland Zoning Ordinance, of the Goleta Municipal Code.

SECTION 5. Recommendation for the Major Conditional Use Permit.

The Planning Commission hereby recommends that the City Council adopt the findings set forth in Exhibit 1 and conditions set forth in Exhibit 3 of this resolution pursuant to Section 35-315 of Chapter 35, Article III, the Inland Zoning Ordinance, of the Goleta Municipal Code.

SECTION 6. Documents. The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the City Clerk, City of Goleta, 130 Cremona Drive, Suite B, Goleta, California, 93117.

SECTION 7. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2008.

KENNETH KNIGHT, CHAIR

ATTEST:

APPROVED AS TO FORM:

DEBORAH CONSTANTINO
CITY CLERK

TIM W. GILES
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA)
CITY OF GOLETA) ss.

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Planning Commission Resolution No. 08-__ was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the 13th day of October, 2008, by the following vote of the Commission members:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH CONSTANTINO
CITY CLERK

**EXHIBIT 1
FINDINGS**

**GOLETA VALLEY COTTAGE HOSPITAL PROJECT
CASE NO. 07-171-OA, -DP, -CUP
334 & 351 S. PATTERSON (APN 065-090-022 & 065-090-028)**

1.0 CEQA FINDINGS

As discussed in the staff report for the hearing of October 13, 2008, the proposed hospital project qualifies for an Exemption from the California Environmental Quality Act (CEQA) Guidelines pursuant to Sections 15061(b)(3), 15302(a), and 15304(e) as discussed below.

Ordinance Amendment

The amendment to the GGMO may be found exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). Pursuant to this section CEQA applies only to projects which the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Section 6 of the GGMO identifies four key sites within the Old Town Redevelopment Project Area exempt from the requirement to obtain a growth management allocation. These projects were subject to limitations on size using maximum number of hotel rooms or total square footage as parameters, as well as an expiration date for the exemption. Development totaling approximately 387,180 square feet for the projects has never been approved or constructed, and the associated exemptions have since expired. Additionally, Section 7 of the GGMO identifies a non-competitive allocation of up to 35,000 square feet to be reserved for an outpatient clinic providing veterans services. That allocation has also expired. Therefore, a total of 422,180 square feet of exemptions/reservations remain unutilized.

The GVCH, related offices and medical services parcels subject to the proposed amendment are within the Redevelopment Project Area and designated Hospital Overlay, and the proposed exemption would not exceed that square footage previously exempted/reserved but never utilized, under Section 6.1, for items (b) Key Site 10, (c), Key Site 7a, (e), Key Site 3, and (f), Key Site 6 and Section 7.1.A for the veterans clinic. Therefore, it may be found that the project would have no possibility of significant effect on the environment and is not subject to CEQA, pursuant to Section 15061(b)(3) of the CEQA Guidelines.

Final Development Plan

The reconstruction of the hospital may be found exempt from environmental review pursuant to Section 15302(a) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). Pursuant to this section, replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including the replacement or reconstruction of existing hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent, are not subject to CEQA.

In 1994, an amendment to the Alquist Hospital Seismic Safety Act was passed requiring that all acute care hospitals be able to withstand a major earthquake. This amendment, Senate Bill 1953, mandates compliance with numerous building, safety and design standards for all hospitals and requires hospitals to retrofit or rebuild by 2013 to be in compliance with these standards or lose their State operating license as a general acute care hospital. GVCH proposes to replace its existing facilities in order to comply with SB 1953.

To eliminate any disruption to existing hospital operations during construction, the new hospital would be constructed on the same parcel, but south of the existing hospital prior to demolition of the existing hospital. While the proposed replacement hospital would result in an increase in floor area of 59,835 square feet compared to the current hospital, the building code and infrastructure mandates in the Alquist Hospital Seismic Safety Act, require certain space, separation, and proximity requirements that result in larger facilities to serve the same number of pre-compliance licensed beds. Therefore, for purposes of this project, the measurement of capacity will be the number of beds. GVCH would replace the entire stock of patient rooms, now consisting of one or two beds, with larger private rooms (that is, a single patient per room). As a result, the new hospital will only be licensed for 52 beds, a 70 bed (57%) decrease.

Alternatively, if capacity is determined by the estimated number of admissions, the total yearly in-patient and out-patient admission numbers would increase by approximately 1,214 or 3% (from 39,670 to 40,884). This change may be attributed to a change in the length of patient stays. Sub-acute patients typically have long stays while acute patients typically have much shorter stays. The Sub-acute Care Unit would be moved offsite and replaced by acute patients, increasing the number of patient discharges per year even with the decrease in number of beds.

Therefore, it may be found that the replacement hospital project to provide an earthquake resistant structure and comply with SB 1953 would be located on the same site as the existing hospital it would replace, have substantially the same purpose, would not increase the capacity more than 50 percent, and is not subject to CEQA, pursuant to Section 15302 of the CEQA Guidelines.

Major Conditional Use Permit

The construction of the temporary parking lot may be found exempt from environmental review pursuant to Section 15304(e) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). Pursuant to this section, minor private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees, including minor temporary use of land having negligible or no permanent effects on the environment, are not subject to CEQA.

The temporary parking lot would be located on a vacant portion of the property across the street from the hospital site. The lot is proposed to remain only for the two to three year construction and demolition period of the hospital replacement project. Two trees would be removed for the parking lot entrances, one 12" and one 15" Eucalyptus ficifolia, respectively. These trees are not considered scenic. The temporary parking lot would incorporate pervious pavement and vegetated bioswales to allow for stormwater infiltration, landscape screening, and paved paths for convenient pedestrian links to the hospital. Upon completion of the hospital, including demolition of the existing buildings and provision of the permanent parking on site, all improvements associated with the temporary parking lot would be removed and restored.

Therefore, it may be found that construction of the parking lot would not result in the removal of healthy, mature, scenic trees, is minor and temporary, would have negligible or no permanent effects on the environment, and is not subject to CEQA, pursuant to Section 15304(e) of the CEQA Guidelines.

ADMINISTRATIVE FINDINGS

2.0 Ordinance Amendment: Pursuant to Section 35-325.5 of Article III, Chapter 35, of the Goleta Municipal Code (Inland Zoning Ordinance), an Ordinance Amendment shall be approved only if all of the following findings can be made:

2.1 *The request is in the interests of the general community welfare.*

The project proposes major improvements and upgrades to the existing health care facilities within the Redevelopment Project Area that would also be compliant with the State requirements of SB 1953. The beneficial services provided would be designed to coordinate and compliment those at the Santa Barbara Cottage Hospital, minimize unnecessary duplication and provide overflow capacity as needed. The project would also provide road and frontage improvements, and development impact fees. The Ordinance Amendment to provide exemptions for Redevelopment Area projects is consistent with the intent of the original GGMO.

These are benefits that contribute to the general community welfare.

- 2.2 *The request is consistent with the General Plan, the requirements of State planning and zoning laws, and this Article.*

The proposed Ordinance Amendment is consistent with the General Plan, the requirements of State planning and zoning laws, and Article III, as described in the staff report for the Planning Commission hearing of October 13, 2008.

- 2.3 *The request is consistent with good zoning and planning practices.*

The request is consistent with good zoning and planning practices in that it would implement the Hospital Overlay provided in the General Plan and allow replacement of the existing hospital facilities within the Redevelopment Project Area in order to comply with SB 1953 which mandates by 2013, compliance with numerous building, safety and design standards for all acute care hospitals to not only withstand, but be capable of providing services following a major earthquake.

3.0 Final Development Plan: Pursuant to Section 35-317 of Article III, Chapter 35, of the Goleta Municipal Code (Inland Zoning Ordinance), a Preliminary or Final Development Plan shall be approved only if all of the following findings can be made:

- 3.1 *That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed.*

The project site is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed, including structures, parking lots, circulation system, and landscaping to accommodate the project design. The project site is currently developed with a hospital and associated infrastructure. The existing hospital would be replaced within the timeframe mandated by State legislation for required seismic safety upgrades, and an increase in square footage would partially be attributed to an upgraded hospital facility that meets OSHPD design regulations. The proposed hospital would be consistent and below, the FAR, lot coverage, and height standards recommended in the General Plan. The appropriate water and sanitary districts would serve the property. Access would be provided via Patterson Avenue and More Ranch Road. A reciprocal

parking agreement would be executed to provide access to parking spaces on both the hospital and MOB properties for both the uses, and provision of 393 spaces provided between both properties, would exceed the zoning ordinance requirement of 322 spaces for the hospital and existing MOB together. Overall, there is sufficient acreage onsite to accommodate the necessary parking, density and intensity of development proposed.

3.2 *That adverse impacts are mitigated to the maximum extent feasible.*

The project can be found to be exempt from the provisions of the California Environmental Quality Act, pursuant to the CEQA findings stated above. The replacement hospital project to provide an earthquake resistant structure and comply with SB 1953 would be located on the same site as the existing hospital it would replace, have substantially the same purpose, would not increase the capacity more than 50 percent, and is not subject to CEQA, pursuant to Section 15302 of the CEQA Guidelines.

3.3 *That streets and highways are adequate and properly designed.*

All existing streets and highways serving the proposed project are adequate and properly designed and, subject to the improvements, and fee payments specified in conditions of approval (Exhibit 2 and 3), can accommodate the traffic generated by the project. The project, through required conditions of approval, would include restriping Patterson Avenue south of Hollister Avenue to provide northbound left turn lanes at the northern most driveway and the driveway located opposite Hollipat Center Drive. The project would also improve More Ranch Road to provide a new 20-foot wide access to the emergency department for ambulances and serve as a fire lane access to the hospital and a secondary access to the southern parking lot. This access would be restricted to right-turns in and out only due to the existing median located on Hollister Avenue.

3.4 *That there are adequate public services, including but not limited to, fire protection, water supply, sewage disposal, and police protection to serve the project.*

The proposed project would be served by the Santa Barbara County Fire Department, the Goleta Water District, the Goleta Sanitary District, and the City of Goleta Police Department. These agencies and districts have adequate capacity to serve the proposed hospital.

- 3.5 *That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas.*

The proposed project would not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and would not be incompatible with the surrounding areas. The project site is currently developed with a hospital and associated infrastructure. The existing hospital would be replaced with a new hospital that would be compliant with the State requirements of SB 1953 within the timeframe mandated by State legislation for required seismic safety upgrades. The project would be served by the appropriate water and sewer districts and, as conditioned, would have safe and adequate primary and emergency/secondary vehicular access. The design of the project would be compatible with surrounding development and would provide a hospital land use within the Hospital Overlay that would be complementary to the surrounding uses, including medical offices.

- 3.6 *That the project is in conformance with 1) the General Plan and 2) the applicable provisions of this Article.*

The proposed project is consistent with the General Plan land use designation of Office and Institutional, the Hospital Overlay, as well as applicable policies as identified in the Planning Commission staff report for the hearing of October 13, 2008, Attachment 4. The proposed project is consistent with the GGMO, subject to approval of the requested Amendment for the exemption. The project would also be consistent with applicable zoning ordinance standards of the Professional and Institutional (PI) zone district, subject to approval of the requested modification (see staff report dated October 13, 2008, Attachment 5).

- 3.7 *That the project will not conflict with any easements required for public access through, or public use of a portion of the property.*

The property does not include easements for use by the public at large, and would therefore not conflict with such easement for access through the site. Project plans would include improvements within the right of way of Patterson Avenue, subject to Community Services Department review and approval. These improvements would facilitate vehicle access in the vicinity.

4.0 Major Conditional Use Permit: Pursuant to Section 35-315.8 of Article III, Chapter 35, of the Goleta Municipal Code (Inland Zoning Ordinance), a Major Conditional Use Permit shall be approved only if all of the following findings can be made:

- 4.1 *The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.*

The site is adequate in size, shape, location, and physical characteristics to accommodate the proposed project. The 376-space temporary parking lot would be located on an approximately four acre vacant portion of the property across the street from the hospital site. The project site has flat topography and is located within an urban area surrounded by commercial and residential uses with access from Patterson Avenue and Hollipat Center Drive. The proposed temporary parking lot would comply with development standards for the PI and DR zone districts as described in the staff report dated October 13, 2008. Upon completion of the hospital, including demolition of the existing buildings and provision of the permanent parking on the hospital site, all improvements associated with the temporary parking lot would be removed.

- 4.2 *Significant environmental impacts are mitigated to the maximum extent feasible.*

The project can be found to be exempt from the provisions of the California Environmental Quality Act, pursuant to the CEQA findings stated above. The lot is proposed to remain only for the two to three year construction and demolition period of the hospital replacement project. The temporary parking lot would incorporate pervious pavement and vegetated bioswales to allow for stormwater infiltration, landscape screening, and paved paths for convenient pedestrian links to the hospital. Upon completion of the hospital, including demolition of the existing buildings and provision of the permanent parking on site, all improvements associated with the temporary parking lot would be removed.

- 4.3 *Streets and highways are adequate and properly designed.*

Access to and from the project site would be provided from Patterson Avenue and Hollipat Center Drive. Patterson Avenue would be restriped at the Hollipat Center Drive intersection to provide a southbound left-turn lane to accommodate vehicles

entering the lot from the north. The driveway and new sidewalk improvements would meet the engineering design standards of the City's Community Services Department.

- 4.4 *There are adequate public services, including but not limited to, fire protection, water supply, sewage disposal, and police protection to serve the project.*

The project would consist of a temporary parking lot to be removed upon the completion of permanent parking facilities on the hospital site. The site would be served by the Santa Barbara County Fire Department, Goleta Water District, and City Police Department (no sanitary services are proposed). These agencies and districts have adequate personnel and capacity to serve the proposed temporary parking lot project.

- 4.5 *The project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will be compatible with the surrounding area.*

The new hospital would be constructed on the same parcel, but south of the existing hospital. Because the existing hospital would remain fully operational while the replacement structure is being built, a 376-space temporary parking lot is proposed to maintain adequate parking for patients, visitors, staff, and construction personnel. Pedestrian access would be provided via a temporary crosswalk linking the temporary parking lot to the hospital site where Hollipat Center Drive intersects with Patterson Avenue and via the existing crosswalk at the Hollister Avenue / Patterson Avenue intersection. Five-foot wide paved asphalt paths would be installed along both Hollister Avenue and Patterson Avenue street frontages to establish pedestrian travel paths to and from the temporary parking lot to the hospital site. The project site is located within an urban area surrounded by commercial and residential uses. Therefore, the temporary parking lot project would not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and would be compatible with the surrounding area.

- 4.6 *The project is in conformance with the applicable provisions and policies of General Plan and Article III, Chapter 35 of the Goleta Municipal Code, the Inland Zoning Ordinance.*

The project is consistent with the General Plan as specified in the Planning Commission staff report dated October 13, 2008, the requirements of State planning and zoning laws, and Article III,

Chapter 35 of the Goleta Municipal Code, the Inland Zoning Ordinance, as applicable.

**CONDITIONS OF APPROVAL
CASE NO. 07-171-DP**

**GOLETA VALLEY COTTAGE HOSPITAL
334 & 351 S. PATTERSON (APN 065-090-022 & 065-090-028)**

1. AUTHORIZATION:

The Development Plan conditions set forth below authorize development proposed in Case No. 07-171-DP marked “Officially Accepted, October 13, 2008, Planning Commission Exhibits 1 - 4.” Any deviations from the exhibits, project description, or conditions must be submitted to the City of Goleta for its review and approval. Deviations without the above-described approval will constitute a violation of the permit approval. The exhibits associated with this permit include:

07-171-DP: Goleta Valley Cottage Hospital

1. Civil

- Project Information Sheet (dated 9/30/08)
- Existing Conditions Site Plan (Sheet C1 dated 9/15/08)
- Proposed/Existing Overall Site Plan (Sheet C2 dated 9/15/08)
- Site Development Plan (Sheet C3 dated 9/15/08)
- Overall Phasing Plan (Sheet C4 dated 9/15/08)
- Partial Civil Site Plan (Sheet C5 dated 9/15/08)
- Partial Civil Site Plan (Sheet C6 dated 9/15/08)

2. Architectural

- Basement Floor Plan (Sheet A1 dated 9/15/08)
- First Floor Plan (Sheet A2 dated 9/15/08)
- Second Floor & Low Roof Plan (Sheet A3 dated 9/15/08)
- Roof Plan (Sheet A4 dated 9/15/08)
- Utility Screening Plan (Sheet A5 dated 9/15/08)
- Exterior Elevations (Sheet A6 dated 9/15/08)
- Site Line Drawing (Sheet A7 dated 9/15/08)

3. Electrical

- Electrical Site Plan (Sheet E1.1 dated 9/15/08)

4. Landscaping

- Planting Plan (Sheet PL-1 dated 10/01/08)
- Tree Disposition Plan (Sheet TP-1 dated 6/21/07)
- Tree Disposition Plan (Sheet TP-2 dated 6/21/07)

2. AUTHORIZED DEVELOPMENT:

The proposed Goleta Valley Cottage Hospital project includes three components: 1) an Ordinance Amendment to the Goleta Growth Management Ordinance, 2) a Final Development Plan for the demolition and replacement of the existing hospital and associated infrastructure, and 3) a Major Conditional Use Permit for a temporary parking lot.

Note: The existing Medical Office Building (MOB) located on the parcel directly north of the hospital is under separate ownership. An application for the demolition and replacement of the MOB is being processed under a separate application. References to the MOB in text and on hospital plans are to provide context only. Building setback requirements from the common property boundary between the Hospital and MOB have been respected in the proposed Development Plan, but site improvements (i.e. grading, drainage, landscaping) have been coordinated to serve development on both parcels.

Final Development Plan (07-171-DP):

The project includes a request to allow the demolition and replacement of the existing one-story, 93,090 square foot hospital and associated infrastructure with a new two-story, 152,925 square foot hospital and associated infrastructure to comply with State Senate Bill 1953. This legislation requires the seismic retrofit and/or upgrading of all acute care facilities statewide by 2013 so that such facilities would be constructed to remain operational following a major earthquake.

To eliminate any disruption to existing hospital operations during construction, the new hospital would be constructed on the same parcel, but south of the existing hospital. Once the new hospital is complete, the existing hospital would be demolished.

The architectural style as described by the architect is “warm modern”, a linear design that includes features such as trellises, glazing, sun louvers, stone accents, and metal standing seam roofing. The colors selected, such as yellow and deep rust, were drawn from a blending of colors rooted in the agrarian setting. Floor plans for the hospital are shown on Sheets A1 – A3. Elevations showing the structural design are provided on Sheet A6 and a conceptual line-of-sight perspective of the hospital can be found on Sheet A-7.

The new hospital would be a maximum height of 31’6”, exclusive of a 12’ high equipment screen on the roof. The total structural development would be 152,925 square feet, an increase of 59,835 square feet. The building footprint would be 79,700 square feet (23% of the site), a decrease of 13,390 or 3% of the site.

While the proposed plan would result in an increase in floor area compared to the current hospital, the new State building codes require certain space, separation, and proximity requirements that result in larger facilities to serve the same number of

pre-compliance licensed beds. For example, additional space is required to be dedicated to existing functions including larger patient rooms, additional support space and wider corridors. Modern hospital design standards call for separation of public and patient corridors and no ramps or elevation changes for each floor. When coupled with numerous other building code and infrastructure mandates in the Alquist Seismic Safety Act, more overall square footage is needed to provide an acceptable level of service.

GVCH provides both inpatient and outpatient healthcare services and is currently licensed for 122 beds, including four Operating Rooms, eight Emergency Treatment Rooms, and five rooms related to the Wound Center. The future scope of services at the GVCH would include:

- Two (2) Medical Surgical Units – 20 and 24 beds, compatible with the nurse staffing ratios;
- An 8-bed Definitive Observation Unit for short term, more critically ill patients;
- 20 Emergency Department treatment rooms;
- 6 Surgery suites;
- An expanded Wound Care Center with 4 Hyperbaric Oxygen Chambers and 6 treatment rooms;
- Laboratory; Radiology; Physical Therapy; and Administrative support functions

With the new hospital, GVCH is proposing to replace the entire stock of patient rooms, now consisting of one or two beds, with larger private rooms (that is, a single patient per room). Shifting to all private rooms allows a higher rate of room permit compliance sign-off while reducing the number of available beds since it is currently not always possible for both beds in the 2-bed rooms to be occupied due to mixing of genders, types of treatment and the need for patient isolation. As a result, there will be a reduction in the number of operational beds from 122 to 52 beds, while the number of Operating Rooms, Emergency Treatment Rooms, and rooms associated with the Wound Center would increase from 17 to 36. The total number of beds would therefore be reduced by 70 beds from 122 to 52. There would also be a reduction in the number of full time equivalent (FTE) employees by 4.5 due to the Birth Center and Sub-Acute Care Unit moving offsite.

Associated Infrastructure

The Hospital's loading dock, trash and recycling area, and support equipment necessary for hospital functions would be located to the south of the new hospital building. This equipment is listed below:

- Underground Fuel Storage Tank – serves the emergency generators, 38' long by 10' wide, 20,000 gallon capacity;

- Underground Water Tank – serves as storage for the hospital in the event of an emergency, 30' long by 10' wide, 15,000 gallon capacity;
- Cooling Towers – regulates the temperature of the water used in the air conditioning system in conjunction with the chillers located inside the building, two towers each 16' long by 14' wide by 13' tall;
- Trash Compaction – San-i-Pak Mark II-N sterilizer compactor handles the hospital's waste stream, 10' long by 10' wide by 9' tall;
- Bulk Liquid Oxygen Tank – serves the medical oxygen needs for the Wound Care Center, 8' wide by 16' tall, 3,000 gallon capacity;
- Emergency Generators – two 950 KW gensets serve as backup power in event of Edison failure, located on the first floor within the hospital;
- Mobile Technology – concrete pad for CT scanner or temporary MRI unit including trailer, 53' long by 8.5' wide by 13.5' tall, 450 square feet;

The exterior equipment would be screened with either walls, fences or landscaping. The Utility Screening Plan is shown on Sheet A5.

Access

Access to the main entrance of the hospital would be provided by four driveways on Patterson Avenue. The northernmost driveway would provide access to the hospital's main parking lot, which would also serve the existing MOB. The second driveway would be aligned opposite the Hollipat Center Drive intersection and would provide access to the drop-off loop adjacent to the main entrance of the hospital as well as the hospital's main parking lot. The third driveway would be located at the southern end of the drop-off loop and be restricted to outbound traffic only. The southernmost driveway on Patterson Avenue would serve the Wound Center and provide access for service vehicles. Patterson Avenue would be restriped south of Hollister Avenue to provide northbound left turn lanes at the northern most driveway and the driveway located opposite Hollipat Center Drive.

The project would also improve More Ranch Road which is located along the site's western property line and connects to Hollister Avenue. More Ranch Road would provide a new 20-foot wide access to the emergency department for ambulances and serve as a fire lane access to the hospital and a secondary access to the southern parking lot. This access would be restricted to right-turns in and out only due to the existing median located on Hollister Avenue.

The existing hospital helipad would be removed once the new helipad for the Santa Barbara Cottage Hospital has been completed.

Parking

At completion, parking on the hospital site would total 377 spaces, with 322 spaces in the main parking lot that is shared with the existing MOB and 55 spaces located

south of the new hospital. These parking areas would have lighting as shown on Sheet E1.1. Bicycle parking for a total of 30 bicycles is proposed on both the north and south sides of the new building. Paths from the sidewalks along the street frontages and in the parking areas delineate convenient pedestrian links to the main entrances.

Grading and Drainage

Site preparation would require approximately 9,216 cubic yards of cut and 1,164 cubic yards of fill, including 8,052 cubic yards of export for the hospital building, 181 cubic yards of cut and 1,389 cubic yards of fill, including 1,208 cubic yards of import for the southern parking area, and 10,600 cubic yards of cut and 5,450 cubic yards of fill, including 5,150 cubic yards of export for the main parking area. Due to the construction phasing, a total of 1,208 cubic yards of import and 13,202 cubic yards of export would be necessary.

Storm water runoff from roofs and impervious areas would be directed to landscaped areas and the storm drains equipped with cleaning inserts for all catch basins, then be directed to an existing inlet in Patterson Avenue.

Landscaping

The preliminary landscape plan for the hospital site depicts a plant palette adapted to the Mediterranean climate that would survive with minimal watering after establishment. Plant materials have been selected for specific characteristics such as low allergy potential, ability to attract birds and butterflies, ability to screen utility areas and shade parking areas, and non-invasiveness. A total of 239 new trees would be planted onsite and along the street frontages. All trees would be 15-gallon minimum size. A garden and pond adjacent to the lobby, two lawn areas and walking paths with seating areas provide passive recreational opportunities for visitors, patients, and staff. Landscaping would total 82,130 square feet (24% of the site).

Project Phasing

In order to prevent disruption of emergency and medical services to the community, construction of the new hospital would take place prior to demolition of the existing hospital. Once the new facilities are fully operational, the existing buildings would be demolished and permanent parking would be accommodated on site. The applicant proposes six phases of development as listed below including work activity scope and estimated duration through the year 2011.

Phase 1 – Construct Temporary Parking Lot (3 months);

Phase 2 – Demolish South Parking Area and Out-Buildings and Relocate Utilities (1 month);

Phase 3 – Construct New Hospital, South Parking Area and More Ranch Road Improvements (21 months);

Phase 4 – Demolish Existing Hospital and Demolish North Parking Lot (1.5 months);

Phase 5 –Construct New North Parking Lot (2 months);

Phase 6 – Demolish and Restore Temporary Parking Lot (3 weeks)

The Phasing Plan is shown on Sheet C4.

Modifications Requested

The proposal includes a request for one modification to the standards of the Article III, Inland Zoning Ordinance, as follows:

- A modification for parking in the main hospital parking lot from the required side yard setback to allow no setback from the northern property line for parking spaces rather than the 15 feet required (Section 35-232.8.2).

The grading, development, use and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall substantially conform to the project description as set forth in Condition 1 and shall abide by the conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the City of Goleta. Minor changes to the project description contained herein shall be subject to the approval of the Director of Planning and Environmental Services.

Aesthetics/Visual Resources

3. The proposed project shall be resubmitted for Preliminary/Final Review by DRB consisting of: (i) site plan, architectural floor plans, exterior elevations, landscape drawings, electrical plans, civil engineering plans, and street improvement plans. The preliminary development plans shall incorporate all conditions of approval. The DRB shall specifically review the design of the hospital entrance and lobby, and their relationship to the parking lot, and the multiplicity of the materials used.

Plan Requirements & Timing: The preliminary development plans shall be submitted to DRB for review and approval prior to issuance of a Land Use Permit (“LUP”) for the project.

Monitoring: City staff shall verify that the project is constructed per the final architectural plans approved by DRB prior to issuance of any permit compliance sign-off.

4. A new Overall Sign Plan (OSP) that integrates/revises existing signage with proposed new signage shall be required. The new OSP shall be consistent with Article I (Sign Regulations). The OSP shall include criteria and guidelines that achieve a visually coordinated, understandable, and appealing signage environment. Standards shall include, but not be limited to:
- Signage shall be compatible with the visual image and architectural design of the GVCH.
 - Human scale shall be maintained.
 - Signage shall contain only that information necessary to identify the associated use.
 - Monument signs shall not exceed 6 feet in height.
 - Signage shall identify public access to emergency facilities.

Plan Requirement and Timing: The Overall Sign Plan shall be reviewed and approved by the City of Goleta, including the Design Review Board, prior to land use permit issuance. The OSP shall provide for review and approval of each individual sign by the Design Review Board prior to approval of any future sign permit.

Monitoring: The City of Goleta shall ensure completion of an Overall Sign Plan consistent with this requirement, shall ensure review of signs consistent with this requirement, and shall site inspect for proper installation of each sign.

5. The applicant shall prepare detailed landscape and irrigation plans for the project that identifies the following:
- a. Type of irrigation proposed;
 - b. All existing and proposed trees, shrubs, and groundcovers by species;
 - c. Size of all planting materials including trees; and
 - d. Location of all planting materials.

The project landscaping shall consist of drought-tolerant native and/or Mediterranean type species which adequately complement the project design and integrate the site with surrounding land uses. Landscaping shall be compatible with the character of the surroundings, the architectural style of the structure and shall be adjusted necessary to: (i) provide adequate vehicle stopping sight distance at all driveway entrances (as determined by the City); (ii) visually screen parking areas from street view to the maximum extent reasonable; and (iii) screen, through plantings and other features, loading and services areas of the proposed hospital.

Plan Requirements & Timing: The plans shall be submitted for review and the DRB and City staff prior to issuance of an LUP. All elements of the final landscape plan, including irrigation improvements, shall be installed prior to any permit compliance sign-off.

Monitoring: City staff shall field verify installation of all landscaping and irrigation system improvements per the approved final landscape plan prior to issuance of any permit compliance sign-off for the project.

6. The applicant shall install required landscaping and water-conserving irrigation systems in the public right of way, as well as enter into an Agreement with the City to maintain required landscaping for the life of the project.

Plan Requirements & Timing: Performance and Labor and Materials securities for installation, and a Maintenance security in place for at least three (3) years shall be subject to review and approval by City staff. All required securities and the landscape maintenance agreement shall be signed and filed with the City prior to issuance of any LUP for the project.

Monitoring: City staff shall photo document installation prior to permit compliance sign-off and shall check maintenance as needed. Release of any performance security requires City staff signature.

7. The project landscaping shall be installed per the DRB approved landscape plan and maintained for the life of the project.

Plan Requirements and Timing: Prior to approval of a Land Use Permit for general site grading and utility improvements, the applicant shall enter into an agreement with the City to install landscaping and water-conserving irrigation systems per the DRB approved final landscape plan. In addition, the applicant shall enter into a separate agreement for the maintenance of required landscaping for the life of the project and post a performance security for such maintenance for a period of not less than three (3) years from release of the installation security. Prior to permit compliance sign-off for the hospital, installation of all street frontage right-of-way landscaping shall be completed. Installation of landscaping for the structure (outside of any sidewalk landscaping or landscaping within any public right-of-way) shall be completed prior to any permit compliance sign-off for the structure. The performance security shall be released upon expiration of the three (3) year period provided such landscaping has been installed in accordance with the approved project plans and maintained in accordance with these Conditions.

Monitoring: City staff shall verify compliance with requirements for landscaping installation and maintenance, including posting of the required bonds, prior to approval of a Land Use Permit for general site grading and utility improvements. City staff shall verify landscape/ irrigation system installation per the DRB approved final landscape plan prior to permit compliance sign-off. City staff shall photo document installation and check maintenance as needed. Release of any performance security requires City staff signoff.

8. All exterior night lighting shall be of low intensity/low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Exterior lighting fixtures shall be kept to the minimum number and intensity needed to ensure public safety. All upward directed exterior lighting shall be prohibited to protect night sky views of the stars. All exterior lighting fixtures shall be appropriate for the architectural style of the proposed structure and the surrounding area. The applicant shall develop a lighting plan incorporating these requirements and provisions for dimming lights after 11:00 p.m. to the maximum extent practical without compromising public safety.

Plan Requirements and Timing: The locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on the preliminary/final lighting plan and shall be reviewed and approved by DRB and City staff. The preliminary/final lighting plan shall be reviewed and approved by DRB and City staff prior to issuance of any LUP for the project.

Monitoring: City staff shall inspect all exterior lighting to verify that exterior lighting fixtures have been installed consistent with their depiction on the final lighting plan.

9. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by City staff.

Plan Requirements & Timing: Prior to issuance of any LUP for the project, the applicant shall designate and provide to City staff the name and phone number of a contact person(s) to monitor construction trash/waste and organize a clean-up crew. Additional covered receptacles shall be provided as determined necessary by City staff. This requirement shall be noted on all plans. Trash control shall occur throughout all grading and construction activities.

Monitoring: City staff shall inspect periodically throughout grading and construction activities to verify compliance.

10. The applicant shall prepare a detailed design of any proposed trash enclosures, for recyclables and solid waste that exhibits good design and is compatible with the architectural style of the project. The storage area shall be enclosed with a solid wall of sufficient height to screen the area and shall include a solid gate and a roof. The trash storage area shall be maintained in good repair. A letter from the trash/recycle hauler shall be required that states that the location is accessible.

Plan Requirements & Timing: Said trash enclosure plans shall be submitted for review and approval by DRB and City staff prior to issuance of any LUP for the project.

Monitoring: City staff shall verify compliance on project plans prior to approval of any LUP for the project. City staff shall verify installation of the approved trash enclosure prior to the issuance of any permit compliance sign-off for the project.

11. The applicant shall submit a composite utility plan for DRB and City staff Preliminary/Final Review. All external/roof mounted mechanical equipment (including HVAC condensers, switch boxes, etc.) shall be included on all building plans and shall be designed to be integrated into the structure and/or screened from public view in a manner deemed acceptable to the City.

Plan Requirements & Timing: Detailed plans showing all external/roof mounted mechanical equipment shall be submitted for review by DRB and City staff prior to issuance of any LUP for the project.

Monitoring: City staff shall verify installation of all external/roof mounted mechanical equipment per the approved plans prior to the approval of any permit compliance sign-off.

12. All new utility service connections and above-ground mounted equipment such as backflow devices, etc, shall be screened from public view and painted (red is prohibited) so as to blend in with the project. Screening may include a combination of landscaping and/or masonry or lattice walls. Whenever possible and deemed appropriate by City staff, utility transformers shall be placed in underground vaults. All gas and electrical meters shall be concealed and/or painted to match the building. All gas, electrical, backflow prevention devices and communications equipment shall be completely concealed in an enclosed portion of the building, on top of the building, or within a screened utility area. All transformers and vaults that must be located within the right-of-way shall be installed below grade unless otherwise approved by the City, and then must be completely screened from view.

Plan Requirements & Timing: The plans submitted for DRB Preliminary/Final Review shall identify the type, location, size, and number of utility connections and above-ground mounted equipment as well as how such equipment would be screened from public view and the color(s) that it would be painted so as to blend in with the project and surrounding area.

Monitoring: City staff shall verify that all above-ground utility connections and equipment is installed, screened, and painted per the approved plans.

13. All proposed utilities shall be placed underground.

Plan Requirements and Timing: All composite utility plans for the project shall note this undergrounding requirement and shall be submitted for City staff review and approval prior to issuance of any LUP for the project.

Monitoring: City staff shall verify compliance in the field prior to permit compliance sign-off.

14. The following energy-conserving techniques, that substantially exceed the minimum Title 24 energy conservation requirements, shall be incorporated unless the applicant demonstrates their infeasibility to the satisfaction of City of Goleta staff:
- a. Installation of low NOx water heaters and space heaters meeting the minimum efficiency requirements of applicable APCD rules;
 - b. Installation of Energy Star Labeled Furnaces;
 - c. Use of water-based paint on exterior surfaces;
 - d. Use of solar-assisted water heating tankless hot water on demand systems if their energy efficiency is demonstrated to exceed that of a central storage tank water heating system;
 - e. Use of passive solar cooling/heating;
 - f. Use of energy efficient appliances;
 - g. Use of natural lighting;
 - h. Installation of energy efficient lighting;
 - i. Use of drought-tolerant native or Mediterranean landscaping subject to Planning and Environmental Services staff and Design Review Board (DRB) approval to shade buildings and parking lots;
 - j. Encouragement of the use of transit, bicycling, and walking by providing infrastructure to promote their use;
 - k. Provision of segregated waste bins for recyclable materials; and

Plan Requirements and Timing: These requirements shall be shown on applicable building plans prior to issuance of any land use permit.

Monitoring: City of Goleta staff shall site inspect for compliance prior to issuance of permit compliance sign-off permit.

15. If the construction site is graded and left undeveloped for over four weeks, the applicant shall employ the following methods immediately to inhibit dust generation:
- a. Seeding and watering to revegetate graded areas; and/or
 - b. Spreading of soil binders; and/or
 - c. Any other methods deemed appropriate by City staff.

Plan Requirements and Timing: These requirements shall be noted on all plans and submitted for approval and approval by City staff prior to and issuance of any LUP for the project.

Monitoring: City staff shall perform periodic site inspections to verify compliance.

16. The project shall comply with all Rules and Regulations required by the Santa Barbara County Air Pollution Control District (APCD), including but not limited to:
 - a. Compliance with APCD Rule 339, governing the application of cutback and emulsified asphalt paving materials by the contractor;
 - b. Obtaining required permits for any emergency diesel generators or large boilers prior to issuance of any land use permits;
 - c. Obtaining APCD permits prior to handling or treatment of any contaminated soil on site, if required;
 - d. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes at any location and auxiliary power units should be used whenever possible. Compliance with State law provisions require that drivers of diesel-fueled commercial vehicles weighing more than 10,000 pounds shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location. Such heavy vehicles shall no idle a diesel-fueled auxiliary power system (APS) for more than 5 minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle if you have a sleeper berth and you're within 100 feet of a restricted area (residential uses and schools).

17. Best Available Control Measures (BACMs) shall be implemented to control PM₁₀ generation during construction of the project, including the following:
 - During construction, water trucks or sprinkler systems should be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the wind speed exceeds 15 mph. Reclaimed water shall be used whenever possible.
 - Gravel pads shall be installed at all access points to minimize tracking of mud on to public roads. If visible track-out results on any public roadway despite the use of such pads, the contractor shall cause the material to be removed by street cleaning within one hour of its occurrence and again at the end of the work-day.
 - If importation, exportation, and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the project site shall be covered with a tarp from the point of origin.
 - After clearing, grading, earthmoving, or excavation is completed, the disturbed area shall be treated by watering, revegetating, or spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
 - The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and

telephone number of such persons shall be provided to the SBCAPCD prior to land use clearance for any grading activities for the project.

- Prior to any land clearance, the applicant shall include, as a note on a separate informational sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.

The following measures shall be implemented to reduce diesel emissions:

- All diesel-powered equipment shall use ultra low sulfur diesel fuel.
- Diesel catalytic converters, diesel oxidation catalysts, and diesel particulate filters, as certified and/or verified by the EPA or the State of California, shall be installed, if available.
- Diesel-powered equipment shall be replaced by electric equipment whenever feasible.
- Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units shall be used whenever possible. Construction worker's trips shall be minimized by requirements for carpooling and by providing for lunch on site.
- Heavy-duty diesel-powered construction equipment manufactured after 1996 (with Federally mandated "clean" diesel engines) shall be utilized wherever feasible.
- The engine size of construction equipment operating simultaneously shall be the minimum practical size.
- The amount of construction equipment operating simultaneously shall be minimized through efficient construction management practices to ensure that the smallest practical number is operating at any one time.
- Construction equipment shall be maintained per the manufacturer's specifications.
- Construction equipment operating on site shall be equipped with two or four degree engine timing retard or pre-combustion chamber engines.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.

Plan Requirements and Timing: All requirements shall be shown on grading and building plans required prior to approval of any Land Use Permit(s) for the project.

Monitoring: City staff shall ensure all the aforementioned requirements are on all plans submitted for approval of any Land Use, building, or grading permits. The City building inspector shall spot check to ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

18. In the event archaeological artifacts are encountered during grading or other ground disturbing activities, work shall be stopped immediately or redirected until a City approved archaeologist and Native American representative are retained by the applicant (at its cost) to evaluate the significance of the find pursuant to Phase 2 investigations. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program funded by the applicant.

Plan Requirements and Timing: The applicant shall restate the provisions for archeological discovery on all building and grading plans. This condition shall be satisfied prior to issuance of any LUP for the project.

Monitoring: City staff shall check plans prior to approval of any LUP for the project and shall conduct periodic compliance inspections during and after construction.

19. The applicant shall provide the City with a final Geotechnical and Engineering Geology Report for the currently proposed project prepared by a Registered Geotechnical Engineer or qualified Civil Engineer and Certified Engineering Geologist. The report shall specify requirements for related to the horizontal extent of ground improvement for liquefaction mitigation, spacing and diameter of stone columns in the ground improvement zone, foundation design, lateral resistance, retaining or basement wall design, seismic design criteria, general grading, foundation preparation, temporary slopes, utility trenching, drainage, and erosion control.

Plan Requirements and Timing: The applicant/owner shall submit a final Geotechnical and Engineering Geology Report for the proposed project. Prior to issuance of a land use permit, the Report shall be submitted to the City for review and approval.

Monitoring: City staff shall site inspect during construction to ensure implementation of the measures identified in the Report.

20. Prior to issuance of any Land Use Permits for construction of any habitable structures, radon testing shall be conducted, if required. If radon gas is present above the recommended EPA exposure level (4.0 pci/L), remediation shall occur and/or habitable structures shall be designed to provide venting and/or any other EPA approved mitigation measures identified to reduce such exposure.

Plan Requirements & Timing: A radon report including recommendations for appropriate EPA approved mitigation measures shall be submitted to Planning and Environmental Services and the Santa Barbara County Environmental Health Services Office for review and approval prior to issuance of any Land Use Permit(s) for construction of any habitable structures.

Monitoring: City staff shall ensure compliance with this requirement prior to issuance of any Land Use Permit(s) for construction of any habitable structures. City staff shall verify compliance in the field prior to permit compliance sign-off.

21. Prior to commencement of ground disturbance activities, the applicant shall submit Phase I and Phase II Environmental Site Assessments to the Santa Barbara County Fire Department Fire Prevention Division (FPD), if required. If additional assessment or site remediation is warranted, all such work shall be performed to the satisfaction of the Santa Barbara County Fire Department FPD including, if necessary, the following: (i) soil vapor survey, comparing collected data against current screening levels including the California Human Health Screening Levels and EPA Region IX Preliminary Remediation Goals; (ii) groundwater assessment to determine the lateral extent of contamination on the project site; (iii) Remedial Action Plan (“RAP”) incorporating appropriate mitigation measures (e.g., vapor barriers, vents, etc.) or site remediation to reduce contaminants to acceptable concentrations; This includes a 30 day public notification period prior to approval of the RAP by Santa Barbara County Fire Department FPD, and incorporation of relevant public comments in the RAP implementation; (iv) soils management plan in the event that contamination is encountered during construction; and (v) a dewatering plan if any groundwater is removed during construction, including required permits to discharge into the City’s sewer or storm drain system.

Plan Requirements & Timing: The applicant shall prepare a work plan that outlines the methodology to be followed in undertaking required Phase I and Phase II Environmental Site Assessments, if required. This plan shall be reviewed and approved by the Santa Barbara County Fire Department FPD, prior to commencing work. Thereafter, the various site assessment and remediation actions, if any are required, shall be reviewed and approved by the Santa Barbara County Fire Department FPD prior to issuance of any LUP for the project. All required remediation shall be completed prior to permit compliance sign-off.

Monitoring: City staff shall verify that the Santa Barbara County Fire Department FPD’s submittal requirements are satisfied prior to issuance of any LUP for the project. Thereafter, City staff shall verify that all required mitigation is performed before any permit compliance sign-off is granted.

22. The applicant shall limit excavation and grading to the dry season of the year (i.e. April 15th to November 1st) unless a City approved erosion control plan, incorporating appropriate BMPs identified in the EPA guidelines for construction site runoff control (EPA Fact Sheet 2.6, Construction Site Runoff Minimum Control Measures, 01/00), is in place and all measures therein are in effect. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion.

Plan Requirements and Timing: This requirement shall be noted on all grading plans. Graded surfaces shall be reseeded within four (4) weeks of grading completion, with the exception of surfaces graded for the placement of structures. These surfaces shall be reseeded if construction of structures does not commence within 4 weeks of grading completion.

Monitoring: City staff shall site inspect during grading to monitor dust generation and four (4) weeks after grading to verify reseeded and to verify the construction has commenced in areas graded for placement of structures.

23. Applicant shall submit drainage and grading plans with a final hydrology report for review and approval by Community Services. The plan shall incorporate appropriate Best Management Practices to minimize storm water impacts to the maximum extent feasible in accordance with the City's Storm Water Management Plan.

Plan Requirements and Timing: The plans shall include but not be limited to bio-swales, permeable paving, on site detention, fossil filters and other operational features. The plans shall also include an erosion control plan for review and approval by Community Services staff prior to the issuance of any LUP for the project. After installation of any drainage improvements or erosion control measures, the applicant shall be responsible for on-going maintenance of all improvements in accordance with the manufacturer's specifications or the approved plans.

Monitoring: City staff shall perform periodic site inspections to verify compliance as well as contact the designated monitor as necessary to ensure compliance with maintenance requirements.

24. During construction, washing of concrete, paint, or equipment shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Washing shall not be allowed near sensitive biological resources such as Maria Ignacia Creek. An area designated for washing functions shall be identified on the plans submitted for approval of any LUP for the project. The washoff area shall be in place throughout construction.

Plan Requirements and Timing: The wash off area shall be designated on all plans and shall be reviewed and approved by City staff prior to issuance of any LUP for the project.

Monitoring: City staff shall site inspect throughout the construction period to ensure compliance and proper use.

25. To prevent illegal discharges to the storm drains, all onsite storm drain inlets, whether new or existing, shall be labeled to advise the public that the storm drain

discharges to the ocean (or other waterbody, as appropriate) and that dumping waste is prohibited (e.g., “Don’t Dump – Drains to Ocean”). The information shall be provided in English and Spanish.

Plan Requirements and Timing: The location of all storm drain inlets shall be shown on site, building and grading plans prior to issuance of any land use permits. Labels shall be installed prior to permit compliance sign-off for the project. Standard labels, as available from the Santa Barbara County Public Works or Project Clean Water, shall be shown on the plans and submitted to City prior to issuance of any land use permits.

Monitoring: The City shall site inspect prior to permit compliance sign-off for the project to verify installation of all storm drain labels.

26. Drainage facilities shall be constructed to adequately collect stormwater runoff generated on-site.

Plan Requirements and Timing: The applicant/owner shall submit a Drainage and Stormwater Management Plan that has been prepared by a licensed civil engineer. The Plans shall include hydrologic calculations of site runoff flows and plans for drainage facilities designed to accommodate these flows. It shall demonstrate that the quantity of stormwater runoff generated at the site can be accommodated within the capacity of the existing storm drain system. Features of the Plan shall also be shown on grading plans submitted for a grading permit for the project. Prior to issuance of a land use permit, the Plans shall be submitted to the City for review and approval.

Monitoring: City staff shall site inspect to ensure drainage is handled according to the approved plans.

27. The applicant shall submit a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board.

Plan Requirements and Timing: Prior to issuance of a land use permit for the project, the applicant shall submit a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to the City. A copy of the SWPPP must be maintained on the project site during grading and construction activities.

Monitoring: City staff shall review the documentation prior to issuance of a land use permit for the project. City staff shall site inspect during construction for compliance with the SWPPP.

28. A combination of structural and non-structural Best Management Practices (BMPs) (e.g., biofiltration swales and strips, catch basin and storm drain filters,

permeable pavement, etc.) shall be installed to effectively prevent the entry of pollutants from the project site into the storm drain system during and after development.

Plan Requirements and Timing: The applicant/owner shall submit a Final Construction-Phase Erosion Control and Stormwater Management Plan and the Post-Development-Phase Drainage and Stormwater Management Plan (Plans) that have been prepared by a licensed civil engineer. The Final Plans shall include the following elements: a) identification of potential pollutant sources that may affect the quality of the storm water discharges; b) the proposed design and placement of all structural and non-structural BMPs to address identified pollutants; c) a proposed inspection and maintenance program with a five (5) year monitoring and reporting process to verify BMP effectiveness; and d) a method for ensuring timely maintenance of all BMPs over the life of the project. The approved measures shall also be shown on all final site, building and grading plans submitted for any land use permits for the project. Maintenance records shall be maintained for the development. Prior to issuance of a land use permit, the Final Plans shall be submitted to the City for review and approval. All measures specified in the Plan shall be constructed and operational prior to the permit compliance sign-off for the project. Maintenance records shall be submitted to City on an annual basis prior to the start of the rainy season for five (5) years after the permit compliance sign-off. After the fifth year, the maintenance records shall be maintained by the landowner and be made available to City on request.

Monitoring: City staff shall conduct a site inspection prior to permit compliance sign-off to ensure all Plan BMPs and stormwater runoff quality measures are constructed in accordance with the approved Plan and periodically thereafter to ensure proper maintenance until a period of five (5) years after the final occupancy clearance for the project. The developer shall complete a five (5) year monitoring and reporting program as described in the Post-Construction Plan to verify BMP effectiveness; improvements in the BMPs shall be made from time-to-time as required by the City to comply with the relevant General Plan policies and City, State, and Federal regulations. The City shall determine if the five (5) year monitoring program shall be extended for cause.

29. Noise-generating construction activities for projects near or adjacent to residential buildings and neighborhoods or other sensitive receptors shall be limited to Monday through Friday, 8:00 a.m. to 5:00 p.m. Construction in nonresidential areas away from sensitive receivers shall be limited to Monday through Friday, 7:00 a.m. to 4:00 p.m. Construction shall generally not be allowed on weekends and state holidays (e.g. Christmas, Thanksgiving, Memorial Day, 4th of July, Labor Day). Exceptions to these restrictions may be made in extenuating circumstances on a case by case basis at the discretion of the Director of Planning and Environmental Services. Non-noise generating construction activities such as

interior painting are not subject to these restrictions. Prior to commencement of pile driving operations, businesses within the vicinity of the site shall be notified not less than 72 hours in advance of commencement. Said notice shall provide businesses with the anticipated time and duration of pile driving and shall be reissued if there is a substantial change in scheduling.

Plan Requirements and Timing: Two signs stating these restrictions shall be provided by the applicant and posted on site prior to commencement of construction. The signs shall be in place prior to beginning of and throughout all grading and construction activities. Violations may result in suspension of permits.

Monitoring: City staff shall spot check to verify compliance and/or respond to complaints.

30. Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded to the City of Goleta's satisfaction and/or shall be located at a minimum of 1,600 feet from sensitive receptors.

Plan Requirements and Timing: The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.

Monitoring: The City of Goleta compliance staff shall perform site inspections to ensure compliance.

31. The applicant shall notify sensitive receptors and contiguous property owners with a preliminary construction activity schedule in advance of any and all construction activities. The construction manager's (or representative's) telephone number shall also be provided with the notification so that community concerns can be communicated.

Plan Requirements and Timing: The applicant shall submit a copy of the construction activity schedule, mailing list, and proof of mailing to the City of Goleta prior to initiation of any earth movement.

Monitoring: The City of Goleta shall site inspect to ensure compliance in the field during construction and respond to complaints.

32. Site plans shall be consistent with those reviewed and approved by the County Fire Department, including provision of necessary driveway and aisleway width requirements and utility plans shall be revised to include the installation of necessary fire hydrants.

Plan Requirements & Timing: The project plans shall be updated and submitted for review and approval by the Santa Barbara County Fire Department prior to: (i)

Preliminary/Final Review by DRB; and (ii) issuance of any LUP for the project. The required fire hydrants shall be installed and approved in the field by Santa Barbara County Fire Department personnel prior to any permit compliance sign-off.

Monitoring: City staff shall verify compliance with the requirement to prepare modified plans prior to DBR Preliminary/Final Review of the project. City staff shall verify Fire Department approval of the installed fire hydrants prior to any permit compliance sign-off.

33. Written clearance from the City of Goleta Community Services Department shall be obtained. Such clearance shall indicate that the applicant has satisfied all applicable conditions.

A. PRIOR TO ISSUANCE OF LAND USE PERMIT (LUP)

1. Owner shall submit the following, or evidence of completion of the following, to the Community Services Department:

- a. The Owner shall submit public improvement/building plans for construction of improvements along the subject property road frontage on Hollister and Patterson Avenues. Public Works Improvement Plans shall be submitted separately from Building Permit plans. As determined by the Public Works Department, the improvements shall include City standard sidewalks, driveway apron modified to meet Title 24 requirements, curbs, gutters, access ramp(s), asphalt concrete, concrete pavement on aggregate base, underground utilities, drainage system (curb drain outlets, slot/trench drain, drop inlet, detention, erosion protection, etc.) preserve and/or reset contractor stamp and/or survey monuments, directional/regulatory traffic control signs, storm drain stenciling, pollution prevention interceptor device, biofilter/swale, parkway landscaping. The public improvement/building plans shall be prepared by a registered civil engineer or licensed architect and reviewed and signed by the City Engineer.
- b. The Owner shall submit an executed Agreement for Public Improvements, an Engineer's Estimate, signed and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the agreement.
- c. The Owner shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing pillows, etc.) for the operation and use of the storm drain surface pollutant interceptors. The Plan shall be reviewed and approved by the Water Resources Specialist.

- d. Submit a final hydrology report prepared by a registered civil engineer for all detention, filtration, and other storm water management needs in accordance with the City's Stormwater Management Plan.
 - e. Provide evidence of an existing reciprocal access or offer to make a dedication of reciprocal access with the adjacent properties to the west of the project for assessor's parcel numbers 071-140-074 and 078.
 2. Fees are subject to change. Based on the information submitted, the subject project requires the following additional fees:
 - a. GTIP Fees: Fee for Medical \$48,952 (per 1,000 new sf).
 3. Provide onsite Parking, Striping and Circulation plan approved by the City Engineer.
 4. All existing survey monuments shall be preserved and/or reset in coordination with the County of Santa Barbara's Surveyors Office.
 5. Best Management Practices (BMPs) shall be shown on plans, including but not limited to:
 - a. The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
 6. Provide a Storm Water Management Pollution Prevention Plan (SWMPPPP) as approved by the Regional Water Quality Control Board.
- B. PRIOR TO RELEASE OF SECURITIES FOR PUBLIC IMPROVEMENTS**
1. Prior to release of securities for public improvements, the Owner of the Real Property shall complete the following:
 - a. Complete all Public Improvements along Hollister and Patterson Avenues, as shown on the building plans, including utility service undergrounding.

- b. Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) caused by construction subject to the review and approval of the Community Services Department.

- c. Fees are subject to change. Based on the information submitted, the subject project requires the following additional fees:
 - i. Parks and Recreation Fees: Fee for Non-Retail Commercial \$2,072 (per 1,000 new sf)

Plan Requirements & Timing: The project plans shall be updated and resubmitted for review and approval by the City's Community Services Department prior to issuance of a Land Use Permit for the project. The required street improvements shall be installed by applicant, and accepted City Engineer prior to any permit compliance sign-off. City staff shall inspect and approve the completed street improvements prior to any permit compliance sign-off.

Monitoring: City staff shall verify posting of an adequate performance security for these improvements prior to release of securities for public improvements. The performance security shall be released upon completion as determined by the City .

- 34. The applicant shall provide evidence of or prepare and record a Declaration of Reciprocal Access Agreement to facilitate conjunctive use of access and parking on the project site and the adjacent parcel to the west (APN 071-140-074). The agreement shall be in a form acceptable to the City and shall be recorded as a covenant against both parcels.

Plan Requirements & Timing: The Declaration of Reciprocal Access Agreement shall be submitted for review and approval by City staff, and thereafter recorded against both properties, prior to issuance of any LUP for the project.

Monitoring: City shall verify recordation of the reciprocal access and shared parking agreement prior to issuance of any LUP for the project.

- 35. The applicant shall provide evidence for or prepare and record a Declaration of Shared Parking and Reciprocal Access Agreement to facilitate conjunctive use of access and parking on the project site and the adjacent parcel to the north (APN 065-090-023). The agreement shall be in a form acceptable to the City and shall be recorded as a covenant against both parcels.

Plan Requirements & Timing: The Declaration of Shared Parking and Reciprocal Access Agreement shall be submitted for review and approval by City staff, and thereafter recorded against both properties, prior to issuance of any LUP for the project.

Monitoring: City shall verify recordation of the reciprocal access and shared parking agreement prior to issuance of any LUP for the project.

36. Construction vehicle parking and/or staging of construction equipment or materials, including vehicles of construction personnel, is prohibited along both Hollister Avenue and Patterson Avenue.

Plan Requirements and Timing: The applicant shall prepare a construction vehicle parking plan, including provisions for construction personnel parking and construction equipment/materials staging, for any offsite locations in the vicinity of the project site the precludes the need for any construction related parking or equipment/materials staging on either Hollister Avenue or Patterson Avenue. Said plan shall be reviewed and approved by City staff prior to issuance of any Land Use Permit for the project.

Monitoring: City staff shall periodically monitor in the field to verify compliance throughout all construction activities.

37. A minimum of thirty (30) bicycle parking spaces shall be provided. Bicycle racks shall be the “Inverted U” type in compliance with the SBCAG Traffic Solutions recommended bicycle rack. Final plans showing bicycle parking locations and type shall be reviewed and approved by the DRB and city staff prior to issuance of a Land Use Permit.
38. A Can and Will Serve (“CAWS”) letter from the Goleta Sanitary District (GSD) shall be provided indicating that adequate water treatment capacity is available to serve the project upon demand and without exception (or equivalent guarantee).

Plan Requirements and Timing: A CAWS letter shall be forwarded to the City of Goleta prior to issuance of any land use permit.

Monitoring: A connection permit issued by the GSD, along with evidence that sewer connection and mitigation fees have been paid, shall be submitted to the City prior to issuance of any land use permit.

39. CAWS letter from the Goleta Water District (GWD) shall be provided indicating that adequate water supply is available to serve the project upon demand and without exception (or equivalent guarantee).

Plan Requirements and Timing: A CAWS letter shall be forwarded to the City of Goleta prior to issuance of any land use permit.

Monitoring: A CAWS letter, with firm reservation of water availability for the project from the GWD shall be submitted to the City prior to issuance of any land use permit.

40. Outdoor water use shall be limited through the following measures: (i) landscaping shall be primarily with native and/or drought tolerant species; (ii) drip irrigation or other water-conserving irrigation shall be installed; (iii) plant material shall be grouped by water needs; (iii) no turf shall be allowed on slopes of over 4%; (iv) extensive mulching (2" minimum) shall be used in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction; and (v) soil moisture sensing devices shall be installed to prevent unnecessary irrigation. Indoor water use shall be limited through the following measures: (i) all hot water lines shall be insulated; (ii) recirculating, point-of-use, on-demand, or other energy efficient water heaters shall be installed; and (iii) lavatories and drinking fountains in commercial structures shall be equipped with self-closing valves.

Plan Requirements and Timing: The outdoor water conserving measures shall be incorporated into the final landscape plan that is submitted for review and approval by DRB. The indoor water-conserving measures shall be graphically depicted on building plans and approved prior to issuance of any LUP for the project.

Monitoring: City staff shall inspect and verify installation of all water conserving measures prior to permit compliance sign-off.

41. The applicant shall develop and implement a Solid Waste Management Program. The program shall identify the amount of waste generation projected during processing of the project. The program shall include the following measures, but is not limited to those measures:
- a. Provision of at least 50% of space and/or bins for storage of recyclable materials within the project site.
 - b. Implementation of a green waste source reduction program focusing on recycling of all green waste generated onsite.
 - c. Development of a Source Reduction Plan ("SRP"), describing the recommended program(s) and the estimated reduction of the solid waste disposed by the project. For example, the SRP may include a description of how fill will be used on the construction site, instead of sending excess fill material to a landfill, or a detailed set of office procedures such as use of duplex copy machines and purchase of office supplies with recycled content.
 - d. Implementation of a program to purchase materials that have recycled content for project construction and/or operation (i.e., plastic lumber, office supplies, etc.). The program could include requesting suppliers to show recycled materials content. To ensure compliance, the applicant shall develop an integrated solid waste management program, including recommended source reduction, recycling, composting programs, and/or a combination of such programs, subject to Community Services staff review and approval prior to issuance of any permit compliance sign-off.

Plan Requirement and Timing: The applicant shall submit the Solid Waste Management Program to City staff for review and approval prior to approval of any LUP for the project. Program components shall be implemented prior to permit compliance sign-off and throughout the life of the project.

Monitoring: City staff shall site inspect during construction and prior to permit compliance sign-off to ensure solid waste management components are established and implemented.

42. A Waste Reduction and Recycling Plan (WRRP) shall be submitted to the Community Services Department for review and approval. The plan shall include the following measures, but is not limited to those measures. Said plan shall indicate how a 50% diversion goal shall be met during construction. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all construction recoverable/recyclable material. (Copy of contract to be provided to the City.) Recoverable construction material shall include but not be limited to asphalt, lumber, concrete, glass, metals, and drywall. At the end of the project, applicant shall submit a Post-Construction Waste Reduction & Recycling Summary Report documenting the types and amounts of materials that were generated during the project and how much was reused, recycled, composted, salvaged, or landfilled.

Plan Requirements and Timing: This requirement shall be printed on the grading and construction plans. Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to permit compliance sign-off.

Monitoring: City staff shall site inspect during construction and prior to permit compliance sign-off to ensure waste reduction and recycling components are established and implemented.

43. The applicant shall provide evidence of a current Determination of No Hazard to Air Navigation as approved by the FAA prior to issuance of a land use permit.
44. Approval of the Final Development Plan shall expire five (5) years after approval, unless prior to the expiration date, substantial physical construction has been completed on the Development Plan or a Time Extension has been applied for by the applicant. The decision maker with jurisdiction over the project map, upon good cause shown, grant a time extension for one year.
45. If the applicant requests a Time Extension, the project may be revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or additional identified project impacts. Fees shall be those in effect at the time of issuance of a Land Use Permit.

46. No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of buildings, walkways, parking areas, drainage facilities, and landscaped areas shall be developed in substantial conformity with the approved development plan marked City Council Hearing Exhibits 1 - 4, dated October 13, 2008. Substantial conformity shall be determined by the Director of Planning and Environmental Services.
47. All landscaping and associated landscape utilities within the public right of way including the adjacent landscaped medians, if any, shall be maintained by the property owner.
48. The Final Development Plan approval runs with the land and the rights and obligations thereof, including responsibility to comply with conditions of approval shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.
49. On the date a subsequent Preliminary or Final Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.
50. Revised plans and building elevations incorporating all conditions of approval for this project shall be coordinated and submitted to Planning and Environmental Services as one package in accordance with plan check requirements. All plans, including site, grading, landscape, irrigation, mechanical, and street improvement plans shall be reviewed for condition compliance prior to issuance of any permits such as land use or encroachment permits. Any change to the size, colors, construction materials, design or location of any structure onsite, or other site or landscape improvements, except to the extent such changes are deemed in substantial conformity, shall not be made without prior City approval.
51. All plans submitted for Land Use Permit issuance shall include all applicable conditions of project approval.
52. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, demolition, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Land Use Permit from the City of Goleta. These permits are required by ordinance and are necessary to ensure implementation of the conditions imposed on the project by the City. Before any permit may be issued by the City of Goleta, the applicant shall obtain written clearance from all Departments/Agencies having conditions for project approval. Such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Environmental Services.

53. Prior to land use permit issuance, preparation of a Monitoring and Compliance Program (MCP) shall be funded by the applicant and submitted to the City of Goleta for review and approval. The MCP shall at minimum include the following:
 - a. All conditions imposed on this project and the impact areas they are mitigating by subject area.
 - b. A plan for coordination and implementation of all conditions and the plans and programs required therein.
 - c. A description of all measures that will be implemented to assure compliance, including field monitoring, data collection, management and coordination of all field personnel and feedback to field personnel and affected agencies. Contractor feedback responsibilities include weekly, monthly, and/or quarterly reports (as specified in the MCP) to be prepared throughout grading and construction. These shall include status of development, status of conditions, incidents of non-compliance and their results and any other relevant or requested data.
 - d. The MCP preparer and contractor shall be selected by the City of Goleta. These individuals shall be under contract and responsible to the City of Goleta. All costs shall be funded by the applicant. The MCP contractor shall appoint at least one Onsite Monitor (OM) responsible for overall monitoring, but shall employ as many qualified specialists as necessary (as determined by the City of Goleta) to oversee specific conditions (e.g., archaeologists, biologists). In addition, the OM has the authority and the ability to ensure compliance with all project conditions and to stop work in an emergency. The MCP shall also provide for any appropriate procedures not specified in the conditions of approval to be carried out if they are necessary to avoid environmental impacts.
 - e. Planning and Environmental Services Permit Compliance shall oversee the MCP. In addition to funding the MCP, the Developer shall pay Permit Compliance fees prior to issuance of a Land Use Permit for grading/installation of site improvements.
 - f. The decision of the Director shall be final in the event of any dispute.
54. Prior to approval of the first Land Use Permit for general grading and/or buildings for development, the applicant shall pay all applicable City of Goleta permit processing fees in full.
55. Prior to the start of any work on-site, the applicant shall request and attend a preconstruction meeting that includes monitor(s), project superintendent, architect, subcontractors, as well as City representatives including staff from Planning and Environmental Services and Community Services.
56. The applicant shall pay the statutory school fees in effect at the time of issuance of any land use permit to the appropriate school districts and/or shall mitigate school

impacts by other measures consistent with State law. The applicant shall submit final square footage calculations and a copy of the fee payment to the school districts prior to issuance of any land use permit.

57. All work within the public right-of-way, including but not limited to utilities and grading, shall be explicitly noted on the plans. The applicant shall obtain all necessary encroachment permits from the City of Goleta Community Services Department prior to issuance of any land use permit for all work and construction that encroach within or over the public right-of-way, including, but not limited to, water meters, backflow devices, signs, and curb/gutter/sidewalk improvements.
58. Any temporary building, trailer, commercial coach, etc. installed or used in connection with construction of this project shall comply with the requirements of Section 35-281, Article III of the City's Municipal Code.
59. All trees planted or preserved in accordance with this approval shall be maintained according to the latest adopted American National Standard Institute (ANSI) guidelines for tree care, generally referred to as ANSI A300 (various parts), and the companion publications "Best Management Practices" published by the International Society of Arboriculture (ISA). Any pruning of trees, other than light pruning of no more than 25 percent (25%) of the foliage within any one growing season, requires review and approval of the City of Goleta prior to commencement of the work.
60. The applicant shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein in the City of Goleta Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City.
61. When exhibits and/or written conditions of approval are in conflict, the written conditions shall prevail.

62. The applicant shall pay all applicable development impact fees under the City of Goleta Development Impact Fee program in full.

Plan Requirements and Timing: Payment amounts are estimated below, and shall be based on the fees in effect and applicable at the time fees are due.

Park & Rec Fees	\$2,072/ 1000 SF	Due at Final Inspection
Transportation	\$48,952/1000 SF (Medical)	Due at Land Use Permit
Fire Protection	\$0.20/SF	Due at Final Inspection
Fire Facility	\$700/1000 SF	Due at Final Inspection
Library	\$190/1000 SF	Due at Final Inspection
Public Admin	\$841/1000 SF	Due at Final Inspection
Sheriff	\$433/1000 SF	Due at Final Inspection

Monitoring: The City of Goleta shall ensure payment is made as required.

63. Compliance with Agency Letters:
- a. Goleta Water District, letter dated April 25, 2008
 - b. SB County Air Pollution Control District, letter dated September 25, 2008
 - c. County of Santa Barbara Fire Department, letter dated June 13, 2008
 - d. Goleta Sanitary District, letter dated August 27, 2007
64. No new signs are authorized with this permit. All signs require separate permits and shall comply with, Article I, Chapter 35 of the City of Goleta Municipal Code (Sign Regulations) and with setbacks specified in Article III, Chapter 35 of the Municipal Code (Inland Zoning Ordinance).
65. The applicant shall be responsible for the completeness and accuracy of all forms and supporting materials submitted in connection with any application. Any errors or discrepancies found therein may constitute grounds for the revocation of any approvals.
66. The developer agrees, as a condition of this approval, at the developer's own expense, to indemnify, defend, and hold harmless the City and its agents, officers, and employees from and against any claim, action, or proceeding to attack, review, set aside, void or annul, in whole or in part, the City's approval of the development plan or any condition attached thereto or any proceedings, acts, or determinations taken, done or made prior to the approval that were part of the approval process.
67. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein, this approval shall be suspended

pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and no approval shall be issued unless substitute feasible mitigation measures are imposed.



4699 HOLLISTER AVENUE
 GOLETA, CALIFORNIA 93110-1999
 TELEPHONE 805/964-6761
 FAX 805/964-7002

-VIA FACSIMILE -

April 25, 2008

Cindy Moore
 City of Goleta, Planning & Environmental Services
 130 Cremona Drive, Suite B
 Goleta, CA 93117
 Fax: (805) 961-7551

RE: Case Number: 07-171-OA, -DP, -DRB
 APN: 065-090-022, -023, -028
 Address: 351 S. Patterson Ave. & 5333 Hollister Ave.

Dear Ms. Moore:

This project will result in new or expanded water service. The owner is required to submit an Application for Water Service with the Goleta Water District.

Should you have further questions please contact me at (805) 964-6761 Ext. 643.

Sincerely,

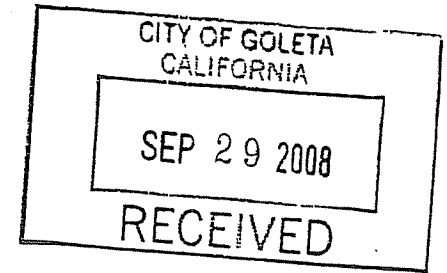
GOLETA WATER DISTRICT

Misty Williams
 Engineering Associate



Santa Barbara County
Air Pollution Control District
September 25, 2008

Cindy Moore, Project Planner
City of Goleta Planning & Environmental Services
130 Cremona Drive, Suite B
Goleta, CA 93117



RE: Goleta Valley Cottage Hospital Project: Recommended Conditions of Approval

Dear Cindy,

The Santa Barbara County Air Pollution Control District (APCD) understands that the Goleta Valley Cottage Hospital replacement and the associated temporary parking lot on the adjacent parcel are exempt under CEQA Section 15302(a), Replacement or Reconstruction. We recommend the following conditions of approval for this project, so that the project is consistent with the Conservation Element Policies regarding air quality in the City of Goleta General Plan.

1. APCD permits for the Hospital's small steam boilers, larger water boilers and the emergency standby generators shall be obtained prior to issuance of final development clearance by the City.
2. Control of Emissions during Grading and Construction
 - A. Fugitive dust control measures are required for all earthmoving activities regardless of the project size or duration. Proper implementation of these measures is assumed to fully mitigate fugitive dust emissions.
 - During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
 - Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
 - If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
 - Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.

- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- ~~Idling of heavy-duty diesel~~ trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.
State law requires that drivers of diesel-fueled commercial vehicles weighing more than 10,000 pounds:
 - shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location
 - shall not idle a diesel-fueled auxiliary power system (APS) for more than 5 minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle if there is a sleeper berth and the vehicle is within 100 feet of a restricted area (homes and schools).
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirements: Measures shall be shown on grading and building plans. **Timing:** Measures shall be adhered to throughout grading, hauling and construction activities.

MONITORING: City of Goleta staff shall perform periodic site inspections to ensure compliance with approved plans. APCD inspectors shall respond to nuisance complaints.

Please contact me by phone at 961-8893, or by e-mail: VLJ@sbcapcd.org if you have questions.

Sincerely,



Vijaya Jammalamadaka
Air Quality Specialist
Technology and Environmental Assessment Division

cc: Michael Goldman, APCD
Project File: Goleta Valley Cottage Hospital
TEA Chron File



Fire Department
"Serving the Community since 1926"
HEADQUARTERS
4410 Cathedral Oaks Road
Santa Barbara, CA 93110-1042
(805) 681-5500 FAX: (805) 681-5563

John M. Scherrei
Fire Chief

Tom Franklin
Deputy Fire Chief

June 13, 2008

Ms. Cindy Moore
City of Goleta Planning Department
130 Cremona Dr, Ste B
Goleta, CA 93117

RECEIVED
JUN 13 2008
City of Goleta
Planning & Environmental Svcs.

Dear Ms. Moore:

SUBJECT: APN: 065-090-022/-023/-028; Permit #: 07-171-GPA, -OA, -DP, -CUP, -DRB
Site: 351 & 334 South Patterson, 5333 Hollister Avenue, Goleta
Project Description: 1.) New Hospital
2.) Demolish Existing Hospital

The above project is located within the jurisdiction of the Santa Barbara County Fire Department, and to comply with the established standards, we submit the following:

GENERAL NOTICE

1. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit (HMU) at 686-8170 if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.

PRIOR TO LAND USE CLEARANCE THE FOLLOWING CONDITIONS MUST BE MET

2. A Phase One Site Assessment shall be submitted to the Santa Barbara County Fire Department. If the assessment results indicate the need for additional assessment, the additional assessment shall be completed, and all mitigation performed, prior to development approval.

PRIOR TO ERECTION OF COMBUSTIBLE BUILDING MATERIALS THE FOLLOWING CONDITIONS MUST BE MET

3. All access ways (public or private) shall be installed and made serviceable.

Driveway shall be as shown on plans dated May 14, 2008.

15. Payment of development impact fees is required. The fees shall be computed on each new building, including non-habitable spaces.

Fees will be calculated as follows:

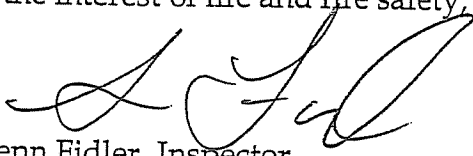
- Mitigation Fee at \$.10 per square foot for structures with fire sprinkler systems
- Goleta Fees

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

~~A copy of this letter will be placed in your Assessor's Parcel File in this office and the fire department advises that these conditions be listed as a disclosure item should your property ever be sold.~~

As always, if you have any questions or require further information please call 681-5500.

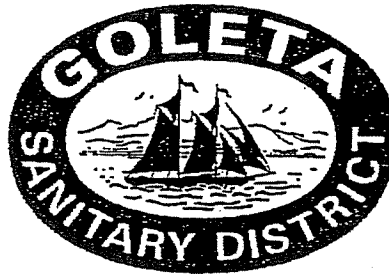
In the interest of life and fire safety,



Glenn Fidler, Inspector
Fire Prevention Division

GF:jmd

c Goleta Water District, 4699 Hollister Ave, Goleta, CA 93110
APN / Fire Station 12



A PUBLIC AGENCY
www.goletasanitary.org

GOVERNING BOARD

GEORGE W. EMERSON, PRESIDENT
ELBERT W. TRANTOW
JOHN R. FOX
JOHN S. CARTER
STEVEN T. MAJOEWSKY

GENERAL MANAGER/
DISTRICT ENGINEER

KAMIL S. AZOURY, P.E.

August 27, 2007

Hospital Designers, Inc.
Cecil Aycock Civil Engineering Department
11330 Olive Boulevard
St. Louis, MO 63141

**SUBJECT: Sewer Service Availability
Proposed Sewer Service Connection for Proposed Replacement Facility for
Goleta Valley Cottage Hospital
A.P.N. 065-090-022 at 351 South Patterson Avenue**

Dear Mr. Aycock:

This letter is in response to your recent inquiry dated August 9, 2007 relative to the availability of sewer service for the above-mentioned property.

The subject property, as shown on the attached parcel map, is currently within the Goleta Sanitary District service area (sphere of influence) and is annexed to the District. Based on the District's preliminary understanding from the information you provided, you propose to construct and connect to the District's sewage collection facilities a new replacement facility and demolish the existing hospital. Currently the existing parcel is being served for a hospital under GSD permit number 375, connected on April 20, 1964.

Please be advised that adequate sewage collection, treatment, and disposal capacity is currently available to serve the proposed project and that the District does not currently have a moratorium or similar restriction on new sewer connections. Subject to the terms specified in this letter, and upon satisfaction of the conditions set forth in the attached Exhibit "A", the District will issue a sewer connection permit and authorize the connection of the project to the District's sewer collection system.

EXHIBIT "A" TERMS AND CONDITIONS

Applicant shall comply with all applicable District provisions of its Standards and Ordinances.

Applicant/owner(s) must submit for the District's review, approval and files, a complete copy of the final building structure site, floor and plumbing plans to the City of Goleta Building and Safety Division. The District will pick up a copy of the plans from the City and contact the applicant after plans are reviewed. The City of Goleta Building and Safety Division will also require that you apply for a building sewer permit.

The site plans need to show the proposed 6" diameter building structure sewer connection, building floor and rim elevation of the upstream manhole from the proposed connection to the structure.

A sampling manhole, per District Standards, if required after our review of the project plans, needs to be shown on the plans and constructed and installed at the property line or within the private property.

A grease interceptor, if required after review of the project plans, needs to be shown on the plans and installed outside the building within the private property.

Building structures on the lot, not directly connected to a public sewer, will have to be separately connected with the public sewer upon subsequent subdivision of the lot.

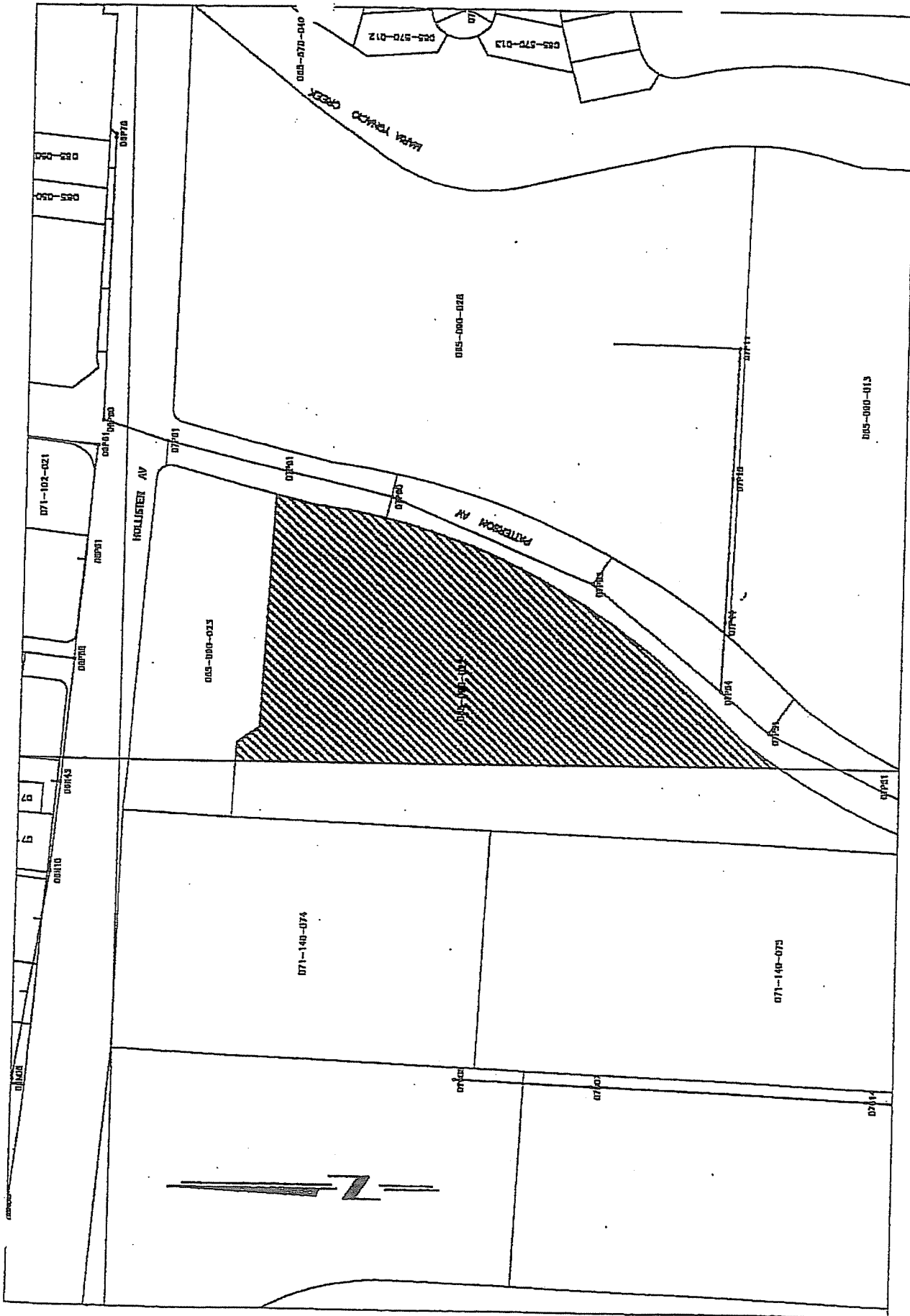
Each property has to be separately connected to District facilities.

Abandoned connections must be capped off at the right-of-way of the property line and inspected by the District, and if required, prior to sign-off of a demolition permit.

If there is an inability to achieve gravity flow from the building structure to the District's sewage collection facilities, an injector pump system design will need to be submitted to the City of Goleta Building and Safety Division for approval prior to connection of any portion of your force main sewer system. The design must include dual pump and alarm system.

A backflow preventer encased in a concrete vault with a metal lid, embossed with "sewer" or "clean-out", must be installed within the private property whenever the residential interior plumbing fixtures are lower than the District's upstream manhole rim elevation. This manhole is the next immediate manhole upstream from the structure sewer service connection to the main sewerline.

PARCEL AP



Proposed Replacement Facility for Goleta Valley
 Cottage Hospital
 APN 065-090-022

**EXHIBIT 3
CONDITIONS OF APPROVAL
GOLETA VALLEY COTTAGE HOSPITAL TEMPORARY PARKING LOT USE
334 & 351 S. PATTERSON (APN 065-090-022 & 065-090-028)
CASE NO. 07-171-CUP**

1. AUTHORIZATION

Subject to the conditions set forth below, this permit authorizes implementation of Case No. 07-171-CUP marked “Officially Accepted, October 13, 2008, Planning Commission Exhibits 1 - 3.” Any deviations from the project description in the staff report, exhibits, or conditions must be reviewed and approved by the City of Goleta for conformity with this approval. Deviations may require changes to the permit to be approved and/or further environmental review. Deviations without the above-described approval will constitute a violation of the permit approval.

07-171-CUP: Goleta Valley Cottage Hospital Temporary Parking Lot

1. Civil

- Project Information Sheet (dated 9/30/08)
- Existing Conditions Site Plan (Sheet C1 dated 9/15/08)
- Proposed/Existing Overall Site Plan (Sheet C2 dated 9/15/08)
- Site Development Plan (Sheet C3 dated 9/15/08)
- Overall Phasing Plan (Sheet C4 dated 9/15/08)
- Partial Civil Site Plan (Sheet C7 dated 9/15/08)

2. Electrical

- Electrical Site Plan – Temporary Parking Lot (Sheet E1.2 dated 9/15/08)

3. Landscaping

- Planting Plan – Temporary Parking Lot (Sheet PL-2 dated 9/17/08)
- Tree Disposition Plan (Sheet TP-2 dated 6/21/07)

2. AUTHORIZED DEVELOPMENT

Because the hospital would remain fully operational while the replacement structure is being built, a 376-space temporary parking lot is proposed to maintain adequate parking for patients, visitors, staff, and construction personnel. The lot would be located across Patterson Avenue on the vacant portion of what is commonly referred to as the “Hollipat” site (APN 065-090-028) and remain for the 2-3 year construction period. Upon completion of the hospital, including demolition of the existing buildings and provision of the permanent parking on site, all improvements associated with the temporary parking lot would be removed and restored.

Access

Vehicle access to the temporary parking lot would be provided by two driveways on Hollipat Center Drive and one driveway on Patterson Avenue. The driveway located on Patterson Avenue would be restricted to right-turns in and out only due to the existing median on Patterson Avenue. The existing curb cut on Hollister Avenue would be removed. Patterson Avenue would be restriped at the Hollipat Center Drive intersection to provide a southbound left-turn lane to accommodate vehicles entering the lot from the north.

Pedestrian access would be provided via a temporary crosswalk linking the temporary parking lot to the hospital site where Hollipat Center Drive intersects with Patterson Avenue and via the existing crosswalk at the Hollister Avenue / Patterson Avenue intersection. Five-foot wide paved asphalt paths would be installed along both Hollister Avenue and Patterson Avenue street frontages to establish pedestrian travel paths to and from the temporary parking lot to the hospital site.

Grading and Drainage

Construction of the temporary parking lot would require approximately 2,063 cubic yards of cut and 2,112 cubic yards of fill, including 49 cubic yards of import. The temporary parking lot would consist of asphalt pavement, including 27,378 square feet of pervious pavement providing detention beneath. The entirety of the lot would respect a 50-foot setback from the top of bank of Maria Ygnacia Creek to the east. Drainage would be directed to temporary vegetative bioswales surrounding the parking lot to detain and filter storm water runoff, then discharge the water from the bioswales to existing inlets in Patterson Avenue and Hollister Avenue. The swales would range from two feet to five feet wide along both the Hollister Avenue and Patterson Avenue frontages and eight feet wide along the southern portion of the parking lot. Minor trenching would occur for installation of utilities including temporary parking lot lighting.

Landscaping

A 4-foot wide parkway planter installed at the back of the curbs along Hollister Avenue and Patterson Avenue would separate the pedestrian paths from the roadways. Temporary landscape screening with low lying shrubbery including Catalina cherry, California lilac, Toyon, and Pacific wax myrtle would be planted along the street frontages within the ROW including approximately 9,267 square feet on Hollister Avenue and 9,944 square feet on Patterson Avenue. Landscaping for the parking lot would total 47,933 square feet (27% of the site).

Modifications Requested

The proposal includes requests for modifications to the standards of the Article III, Inland Zoning Ordinance, as follows:

- A modification for parking in the temporary parking lot from the required front yard setback in the PI zone district to allow parking spaces within 10 feet from the ROW on the primary front (Hollister Avenue), and 5 feet from the ROW on the secondary front (Patterson Avenue), rather than the 15 feet required (Section 35-232.8.1).
- A modification for parking in the temporary parking lot from the required front yard setback in the DR zone district to allow parking spaces within 10 feet from the ROW on the primary front (Hollister Avenue), rather than the 20 feet required (Section 35-222.8.1).
- A modification for parking in the temporary parking lot from the required parking area setback in the DR zone district to allow parking spaces within 10 feet from the ROW on the primary front (Hollister Avenue), rather than the 15 feet required (Section 35-222.12.1).
- A modification for landscaping in the temporary parking lot from the required landscaping to allow painted islands at all ends of parking lanes rather than the landscaped islands required (Section 35-263.4.b).

CONDITIONS REQUIRED PRIOR TO LAND USE PERMIT APPROVAL

3. The proposed project shall be resubmitted for Preliminary/Final Review by DRB consisting of: (i) site plan, landscape drawings, electrical plans, civil engineering plans, and street improvement plans. The preliminary development plans shall incorporate all conditions of approval.

Plan Requirements & Timing: The preliminary development plans shall be submitted to DRB for review and approval prior to issuance of a Land Use Permit (“LUP”) for the project.

Monitoring: City staff shall verify that the project is constructed per the final plans approved by DRB prior to issuance of any permit compliance sign-off.

4. The applicant shall install required landscaping and water-conserving irrigation systems in the public right of way, as well as enter into an Agreement with the City to maintain required landscaping for the life of the project.

Plan Requirements & Timing: Performance and Labor and Materials securities for installation, and a Maintenance security in place for at least three (3) years shall be subject to review and approval by City staff. All required securities and the landscape maintenance agreement shall be signed and filed with the City prior to issuance of any LUP for the project.

Monitoring: City staff shall photo document installation prior to permit compliance

sign-off and shall check maintenance as needed. Release of any performance security requires City staff signature.

5. If the construction site is graded and left undeveloped for over four weeks, the applicant shall employ the following methods immediately to inhibit dust generation:
 - a. Seeding and watering to revegetate graded areas; and/or
 - b. Spreading of soil binders; and/or
 - c. Any other methods deemed appropriate by City staff.

Plan Requirements and Timing: These requirements shall be noted on all plans and submitted for approval and approval by City staff prior to and issuance of any LUP for the project.

Monitoring: City staff shall perform periodic site inspections to verify compliance.

6. In the event archaeological artifacts are encountered during grading or other ground disturbing activities, work shall be stopped immediately or redirected until a City approved archaeologist and Native American representative are retained by the applicant (at its cost) to evaluate the significance of the find pursuant to Phase 2 investigations. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program funded by the applicant.

Plan Requirements and Timing: The applicant shall restate the provisions for archeological discovery on all building and grading plans. This condition shall be satisfied prior to issuance of any LUP for the project.

Monitoring: City staff shall check plans prior to approval of any LUP for the project and shall conduct periodic compliance inspections during and after construction.

7. To prevent illegal discharges to the storm drains, all onsite storm drain inlets, whether new or existing, shall be labeled to advise the public that the storm drain discharges to the ocean (or other waterbody, as appropriate) and that dumping waste is prohibited (e.g., “Don’t Dump – Drains to Ocean”). The information shall be provided in English and Spanish.

Plan Requirements and Timing: The location of all storm drain inlets shall be shown on site, building and grading plans prior to issuance of any land use permits. Labels shall be installed prior to permit compliance sign-off for the project. Standard labels, as available from the Santa Barbara County Public Works or Project Clean Water, shall be shown on the plans and submitted to City prior to issuance of any land use permits.

Monitoring: The City shall site inspect prior to permit compliance sign-off for the project to verify installation of all storm drain labels.

8. Drainage facilities shall be constructed to adequately collect stormwater runoff generated on-site.

Plan Requirements and Timing: The applicant/owner shall submit a Drainage and Stormwater Management Plan that has been prepared by a licensed civil engineer. The Plans shall include hydrologic calculations of site runoff flows and plans for drainage facilities designed to accommodate these flows. It shall demonstrate that the quantity of stormwater runoff generated at the site can be accommodated within the capacity of the existing storm drain system. Features of the Plan shall also be shown on grading plans submitted for a grading permit for the project. Prior to issuance of a land use permit, the Plans shall be submitted to the City for review and approval.

Monitoring: City staff shall site inspect to ensure drainage is handled according to the approved plans.

9. Noise-generating construction activities for projects near or adjacent to residential buildings and neighborhoods or other sensitive receptors shall be limited to Monday through Friday, 8:00 a.m. to 5:00 p.m. Construction in nonresidential areas away from sensitive receivers shall be limited to Monday through Friday, 7:00 a.m. to 4:00 p.m. Construction shall generally not be allowed on weekends and state holidays (e.g. Christmas, Thanksgiving, Memorial Day, 4th of July, Labor Day). Exceptions to these restrictions may be made in extenuating circumstances on a case by case basis at the discretion of the Director of Planning and Environmental Services. Non-noise generating construction activities such as interior painting are not subject to these restrictions. Prior to commencement of pile driving operations, businesses within the vicinity of the site shall be notified not less than 72 hours in advance of commencement. Said notice shall provide businesses with the anticipated time and duration of pile driving and shall be reissued if there is a substantial change in scheduling.

Plan Requirements and Timing: Two signs stating these restrictions shall be provided by the applicant and posted on site prior to commencement of construction. The signs shall be in place prior to beginning of and throughout all grading and construction activities. Violations may result in suspension of permits.

Monitoring: City staff shall spot check to verify compliance and/or respond to complaints.

10. The applicant shall notify sensitive receptors and contiguous property owners with a preliminary construction activity schedule in advance of any and all construction

activities. The construction manager's (or representative's) telephone number shall also be provided with the notification so that community concerns can be communicated.

Plan Requirements and Timing: The applicant shall submit a copy of the construction activity schedule, mailing list, and proof of mailing to the City of Goleta prior to initiation of any earth movement.

Monitoring: The City of Goleta shall site inspect to ensure compliance in the field during construction and respond to complaints.

11. Written clearance from the City of Goleta Community Services Department shall be obtained. Such clearance shall indicate that the applicant has satisfied all applicable conditions.

A. PRIOR TO ISSUANCE OF LAND USE PERMIT

1. Owner shall submit the following, or evidence of completion of the following, to the Community Services Department:
 - a. The Owner shall submit public improvement/building plans for construction of improvements along the subject property road frontage on Hollister and Patterson Avenues. Public Works Improvement Plans shall be submitted separately from Building Permit plans. As determined by the Public Works Department, the improvements shall include asphalt sidewalks, driveway apron modified to meet Title 24 requirements, curbs, gutters, access ramp(s), asphalt concrete, concrete pavement on aggregate base, underground utilities, drainage system (curb drain outlets, slot/trench drain, drop inlet, detention, erosion protection, etc.) preserve and/or reset contractor stamp and/or survey monuments, directional/regulatory traffic control signs, storm drain stenciling, pollution prevention interceptor device, biofilter/swale, parkway landscaping. The public improvement/building plans shall be prepared by a registered civil engineer or licensed architect and reviewed and signed by the City Engineer.
 - b. The Owner shall submit an executed Agreement for Public Improvements, an Engineer's Estimate, signed and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the agreement.
 - c. The Owner shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing pillows, etc.) for the operation and use of the storm drain surface pollutant

- interceptors. The Plan shall be reviewed and approved by the Community Services Staff.
- d. Submit a final hydrology report prepared by a registered civil engineer for all detention, filtration, and other storm water management needs in accordance with the City's Stormwater Management Plan.
 - e. Provide a restoration plan for the termination of the temporary parking lot to be approved by the Community Services Department.
 - f. Provide an agreement for demolition/restoration of the temporary parking lot and frontage improvements.
 - g. Provide onsite Parking, Striping and Circulation plan approved by the City Engineer.
 - h. All existing survey monuments shall be preserved and/or reset in coordination with the County of Santa Barbara's Surveyors Office.
 - i. Best Management Practices (BMPs) shall be shown on building plans, including but not limited to:
 - 1. The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
 - j. Provide a Storm Water Management Pollution Prevention Plan (SWMPPPP) as approved by the Regional Water Quality Control Board.

B. PRIOR TO RELEASE OF PERFORMANCE SECURITIES

Prior to release of performance securities, the Owner of the Real Property shall complete the following:

- 1. Complete all Public Improvements along Hollister and Patterson Avenues, as shown on the building plans, including utility service undergrounding.
 - 2. Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) caused by construction subject to the review and approval of the Community Services Department.
12. Revised plans and building elevations incorporating all conditions of approval for this project shall be coordinated and submitted to Planning and Environmental Services as one package in accordance with plan check requirements. All plans, including site, grading, landscape, irrigation, mechanical, and street improvement plans shall be reviewed for condition compliance prior to issuance of any permits such as land use or encroachment permits. Any change to the size, colors, construction materials, design or location of any structure onsite, or other site or

landscape improvements, except to the extent such changes are deemed in substantial conformity, shall not be made without prior City approval.

13. All plans submitted for Land Use Permit issuance shall include all applicable conditions of project approval.
14. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, demolition, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Land Use Permit from the City of Goleta. These permits are required by ordinance and are necessary to ensure implementation of the conditions imposed on the project by the City. Before any permit may be issued by the City of Goleta, the applicant shall obtain written clearance from all Departments/Agencies having conditions for project approval. Such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Environmental Services.
15. Planning and Environmental Services Compliance Review shall be required. The applicant agrees to pay Compliance Review fees prior to Land Use Permit issuance to cover full costs of compliance monitoring. The decision of the Director shall be final in the event of any dispute.
16. Prior to the start of any work on-site, the applicant shall request and attend a preconstruction meeting that includes monitor(s), project superintendent, architect, subcontractors, as well as City representatives including staff from Planning and Environmental Services and Community Services.
17. All work within the public right-of-way, including but not limited to utilities and grading, shall be explicitly noted on the plans. The applicant shall obtain all necessary encroachment permits from the City of Goleta Community Services Department prior to issuance of any land use permit for all work and construction that encroach within or over the public right-of-way, including, but not limited to, water meters, backflow devices, signs, and curb/gutter/sidewalk improvements.
18. The applicant shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein in the City of Goleta Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City.
19. When exhibits and/or written conditions of approval are in conflict, the written conditions shall prevail.

20. The applicant shall be responsible for the completeness and accuracy of all forms and supporting materials submitted in connection with any application. Any errors or discrepancies found therein may constitute grounds for the revocation of any approvals.
21. The developer agrees, as a condition of this approval, at the developer's own expense, to indemnify, defend, and hold harmless the City and its agents, officers, and employees from and against any claim, action, or proceeding to attack, review, set aside, void or annul, in whole or in part, the City's approval of the development plan or any condition attached thereto or any proceedings, acts, or determinations taken, done or made prior to the approval that were part of the approval process.
22. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and no approval shall be issued unless substitute feasible mitigation measures are imposed.
23. This permit is granted for the property described in the application on file with the Planning and Environmental Services Department and may not be transferred from one property to another.
24. If use of the temporary parking lot is discontinued for a period of more than one (1) year, the facility shall be considered abandoned. Unless the period is extended in the time and manner permitted by the Goleta Municipal Code, all components of the facility shall be removed from the site, and the area shall be restored to its pre-facility state. All required removal of components and facility restoration shall be completed within 180 days of the date of receipt of the City's notice to abate. City staff shall conduct a site inspection 180 days after issuance of a notice to abate to ensure compliance with this condition. If the Applicant completes all necessary abandonment and restoration activities before the end of the 180-day period, the Applicant may contact the City to arrange for a site compliance inspection prior to the end of the 180-day period.
25. The Santa Barbara County Flood Control Easement along Maria Ygnacia Creek shall remain accessible at all times.
26. Approval of the Major Conditional Use Permit shall expire eighteen (18) months from the effective date of the Conditional Use Permit, unless prior to the expiration date, the necessary follow-up Land Use Permit has been approved or a time extension has been requested by the Applicant. The decision-maker with

jurisdiction over the project may, upon good cause shown, grant a time extension for one year.

27. If the Applicant requests a time extension of this project, the project may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of approval of a Land Use Permit.
28. Pursuant to the provisions of Section 35-315 of the Goleta Municipal Code, the decision-maker with jurisdiction over the project may hold a noticed public hearing after the temporary parking lot operation commences. If the decision-maker with jurisdiction over the project determines at that hearing that the Applicant is not in compliance with any one or more of the Conditions of Approval of this permit, it is empowered, in addition to revoking the permit pursuant to said section, to amend, alter, delete, or add Conditions of Approval to this permit. It may also direct that the Applicant apply for a Substantial Conformity Determination, Amendment, or Revision.
29. The Condition Use Permit approval runs with the land and the rights and obligations thereof, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.

-----END OF CONDITIONS-----