

ATTACHMENT 1

**A Resolution of the Planning Commission of the City of Goleta Recommending to
the City Council Approval of Various Actions Related to the
Marriott Residence Inn and Hollister Center Project**

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA
RECOMMENDING TO THE CITY COUNCIL APPROVAL OF VARIOUS ACTIONS
RELATED TO THE MARRIOTT RESIDENCE INN and HOLLISTER CENTER
PROJECT; CASE NO. 07-007- OA, -DP, -TPM and 07-167-DP AM;
6300 HOLLISTER AVENUE; APN 073-050-020**

WHEREAS, an application was submitted on February 1, 2007 by R.D. Olson Development and Sares Regis Group, applicants, requesting approval of an Ordinance Amendment, Vesting Tentative Parcel Map, Development Plan, and Development Plan Amendment; and

WHEREAS, the application was found complete for processing on February 28, 2007; and

WHEREAS, the application is for an Ordinance Amendment to create a Hotel Overlay, a parcel map to divide the property into two parcels, a Development Plan for hotel development, and a Development Plan Amendment to update the permit for the existing onsite building; 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 April 28, May 12, and August 11, 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 Mitigated Negative Declaration and Addendum dated August 1, 2008, and oral and written testimony from interested persons; and

WHEREAS, the Planning Commission finds that approval of Case No. 07-007- OA, -DP, -TPM and 07-167-DP AM 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. Recommendation for Adoption of the Final Mitigated Negative Declaration and Addendum

The Planning Commission hereby recommends that the City Council adopt the CEQA findings set forth in Exhibit 1 to this resolution, pursuant to Section 15074

of the State Guidelines for Implementation of the California Environmental Quality Act.

Section 2. Recommendation for the Ordinance Amendment.

The Planning Commission hereby recommends that the City Council adopt the findings for an Ordinance Amendment to create a Hotel Overlay, 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 3. 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. This recommendation includes the "good cause" findings for exception to the recommended maximum height and floor area ratio identified in the General Plan, Table 2-3, for the I-BP (Industrial-Business Park) land use designation.

Section 5. Recommendation for the Development Plan Amendment.

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 35-317 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

JULIE HAYWARD BIGGS
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 Planning Commission Resolution No. 08-__ was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the 11th day of August, 2008, by the following vote of the Commission members:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH CONSTANTINO
CITY CLERK

**EXHIBIT 1
FINDINGS**

**MARRIOTT RESIDENCE INN and HOLLISTER CENTER PROJECT
CASE NO. 07-007-OA, -DP, -TPM; 07-167-DP AM
6300 HOLLISTER AVENUE (APN 073-050-020)**

1.0 CEQA FINDINGS

Findings pursuant to the California Environmental Quality Act Guidelines Section 15074:

1.1 *Consideration of the Mitigated Negative Declaration and Addendum*

The Final Mitigated Negative Declaration and Addendum for the Marriott Residence Inn and Hollister Center Project was presented to the Planning Commission and all voting members of the Commission have reviewed and considered the Final MND and Addendum, 07-MND-003 and Addendum dated August 1, 2008, prior to recommending that the City Council approve this proposal. In addition, all voting Commissioners have reviewed and considered the testimony and additional information presented at or prior to the public hearings on April 28, May 12, and August 11, 2008. The Final MND and Addendum reflects the independent judgment of the Planning Commission and is adequate for this proposal pursuant to Section 15074 and 15164 of the State CEQA Guidelines.

1.2 *Full Disclosure and Findings Regarding No Significant Effects*

The Planning Commission finds that the Final MND and Addendum are complete, accurate, adequate and good faith efforts at full disclosure under CEQA. The Planning Commission further finds that the Final MND and Addendum have been completed in compliance with CEQA. Mitigation measures identified in the Final Mitigated Negative Declaration and Addendum, which would avoid or reduce potentially significant impacts to less than significant levels, have been agreed to by the applicants and have been incorporated into the project. Based on the whole of the record before it, the Planning Commission finds that there is no substantial evidence that the Marriott Residence Inn and Hollister Center Project will have a significant effect on the environment. The Planning Commission recommends to the City Council adoption of the Final Mitigated Negative Declaration, 07-MND-003 and Addendum dated August 1, 2008.

1.3 *Environmental Reporting and Monitoring Program*

Public Resources Code Section 21081.6. requires the City to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description, including project revisions reviewed on August 11, 2008, and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

1.4 *Location of the Record of Proceedings*

The documents and other materials which constitute the record of proceedings upon which this recommendation is based are in the custody of the Secretary of the Planning Commission, Planning and Environmental Services located at 130 Cremona Drive, Suite B, Goleta, CA 93117.

ADMINISTRATIVE FINDINGS

2.0 Ordinance Amendment: Pursuant to Section 35-325 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 proposed Ordinance Amendment provides for a Hotel Overlay District consistent with the Hotel Overlay included in the General Plan on Figure 2-1 on the subject property. The associated benefits include the provision of needed hotel accommodations and increased transient occupancy tax base to the City of Goleta. 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 August 11, 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 implements the Hotel Overlay included in the General Plan on Figure 2-1 on the subject property.

- 3.0 Vesting Tentative Parcel Map:** Pursuant to Section 66474 of the State Subdivision Map Act and Chapter 21, Subdivision Regulations, of the Goleta Municipal Code, a Vesting Tentative Parcel Map shall be approved only if all of the following findings can be made:

- 3.1 *The proposed map is consistent with applicable general and specific plans.*

The proposed parcel map is consistent with the property's General Plan land use designation and is consistent with applicable General Plan policies as identified in the consistency analysis included in Attachment 4 of the staff report for the Planning Commission hearing of August 11, 2008. There is no specific plan that applies to the subject property, but the project site is located within the West Wing portion of the Goleta Old Town Project Area. The proposed project is consistent with the general goals of the Goleta Old Town Revitalization Plan through its provision of hotel transient occupancy tax. While previously designated as an Industrial Park site in this Plan, the Goleta General Plan Land Use designation of I-BP (Industrial-Business Park) with a Hotel Overlay is the more applicable vision for this property.

- 3.2 *That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.*

The design of the proposed parcel map and associated development project are consistent with applicable General Plan policies as identified in the consistency analysis included in Attachment 4 of the staff report for the Planning Commission hearings of August 11, 2008. The project has been found to be consistent, as conditioned, with applicable design and improvement policies, resulting in development that is compatible with the surrounding area and provides all necessary improvements. There is no specific plan that applies to the subject property.

- 3.3 *That the site is physically suitable for the type of development.*

The subject property is considered physically suitable for the proposed parcel map and associated development project on proposed Parcel 2. The property is of sufficient size (10.95 acres)

to allow parcelization into two parcels (7.16 and 3.79 acres). The resultant parcel sizes exceed the minimum parcel sizes of 1 acre in the M-RP zone district. Existing development on proposed Parcel 1 could be accommodated on the newly created parcel. Development of the proposed Marriott Residence Inn project could be accommodated on proposed Parcel 2 (3.79 acres) while providing for adequate improvements, infrastructure, public facilities/services, parking, internal circulation, and landscaping.

- 3.4 *That the site is physically suitable for the proposed density of development.*

The subject property is physically suitable for the proposed parcel map and proposed development. Parcel 2 would be the location for the proposed hotel project, which would be the new development associated with this application. The location, size, topography, and geologic conditions associated with Parcel 2 are suitable for the proposed project. The density of existing and proposed development can be accommodated while providing for adequate improvements, infrastructure, public facilities/services, parking, internal circulation, and landscaping.

- 3.5 *That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.*

The proposed land division and associated development would not result in any environmental impacts, including affects on biological resources, that cannot be mitigated to less than significant levels. Potential environmental impacts and feasible means by which impacts are reduced below the level of significance are described in the Final Mitigated Declaration (07-MND-003 and Addendum dated August 1, 2008) and in the required conditions of approval included in Exhibit 2.

- 3.6 *That the design of the subdivision or type of improvements are not likely to cause serious public health problems.*

The proposed land division would not result in any public health problems. Associated improvements can safely be accommodated and water, sewer, police, and fire protection services are available and adequate to serve development facilitated by the land division.

- 3.7 *That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.*

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 rights of way of Hollister Avenue and Robin Hill Road, subject to Community Services Department review and approval, that would facilitate pedestrian and transit access in this vicinity.

4.0 Final Development Plan and DP Amendment: 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:

- 4.1 *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. A reciprocal parking agreement will be executed to provide access to parking spaces on both properties for both the hotel and Hollister Center Project, with a total of 479 spaces provided between both properties. Peak parking demand of the two land uses would be for 446 spaces, while the zoning ordinance would require 357 spaces for both uses. Overall, there is sufficient acreage onsite to accommodate the necessary parking, density and intensity of development proposed.

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

Potential impacts involving aesthetics, air quality, biological resources, cultural/archaeological resources, geology/soils, hazards and hazardous materials, hydrology/water quality, land use planning, noise, public services, transportation/traffic and utilities/service systems would be reduced to less than significant levels through implementation of the required conditions of approval included in Exhibit 2 and 3.

- 4.3 *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, dedications, 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 installation of a raised median along Hollister Avenue that would prohibit left turns into and out of the project driveway to ensure optimum operation on this arterial roadway, as well as frontage improvements on Hollister Avenue, Robin Hill Road, and La Patera Lane.

- 4.4 *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 Marriott Residence Inn, and already adequately serve the Hollister Center.

- 4.5 *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 would be served by the appropriate water and sewer districts and, as conditioned (see Exhibit 2 and 3), 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 hotel land use complementary to the surrounding uses.

- 4.6 *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 I-BP, with Hotel Overlay as well as applicable policies as identified in the Planning Commission staff report for the hearing of August 11, 2008, Attachment 4. The proposed project is also consistent with the M-RP zone district subject to approval of the requested Ordinance Amendment for the Hotel Overlay District. The project would also be consistent with applicable zoning ordinance standards, subject to approval of requested modifications (see staff report dated August 11, 2008, Attachment 5).

- 4.7 *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 rights of way of Hollister Avenue and Robin Hill Road, subject to Community Services Department and City of Santa Barbara review and approval. These improvements would facilitate pedestrian and transit access in the vicinity.

In addition, the following findings are required for an amendment to a Development Plan:

- 4.8 *The proposed amendment is consistent with the specific findings of approval, including CEQA findings, if applicable, that were adopted when the Final Development Plan was previously approved.*

The proposed Development Plan Amendment applies only to existing development permitted under 79-DP-022. The Development Plan Amendment would update the original permit and document the parcel split, institute a reciprocal access and parking agreement between proposed Parcel 1 and proposed Parcel 2, and allow modification of development standards to account for as-built nonconforming conditions on Parcel 1 (parking encroachments within the setback areas along Hollister Avenue and La Patera and landscape coverage of less than 30%). As a result, there would be no inconsistency between prior and current findings.

- 4.9 *The environmental impacts related to the proposed change are determined to be substantially the same of less than those identified for the previously approved project.*

There would be no change to environmental impacts that were identified at the time the existing building was originally approved because no new development is proposed for the parcel on which the building would be located (Parcel 1).

EXHIBIT 2
CONDITIONS OF APPROVAL
MARRIOTT RESIDENCE INN and HOLLISTER CENTER
07-007-DP, -TPM

1. **AUTHORIZATION:** This Development Plan and Vesting Tentative Parcel Map and the conditions set forth below authorize development proposed in Case No. 07-007-DP and 07-007-TPM marked "Officially Accepted, _____, 2008, Planning Commission Exhibits 1 and 2." 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:

07-007-DP: Marriott Residence Inn Development Plan

Project Data (Sheet A-0.1 dated July 25, 2008)
Overall Site Plan (Sheets A 1-1 dated July 25, 2008)
Site Plan (Sheet A-1.2, dated July 25, 2008)
Ground Floor Plan (Sheet A-2.1, July 25, 2008)
Second Floor Plan(Sheet A-2.2, July 25, 2008)
Third Floor Plan(Sheet A-2.3, July 25, 2008)
Roof Plan(Sheet A-2.4, July 25, 2008)
Exterior Elevations (Sheet A-3.1, July 25, 2008)
Building Sections (Sheet A-4.1, April 4, 2008)
Building Sections (Sheet A-5.2 July 25, 2008)
Preliminary Landscape Plan Redesign (Sheet 5, dated July 24, 2008)
Vesting Tentative Parcel Map 32031 (dated July 22, 2008)
Vesting Tentative Map - Preliminary Grading and Drainage Plan
(dated July 22, 2008)
Vesting Tentative Parcel Map Preliminary Hollister Avenue Plan
(dated July 22, 2008)
Vesting Tentative Parcel Map Existing Condition Map (dated July 22, 2008)
Vesting Tentative Parcel Map Preliminary Street Lighting Plan
(dated July 22, 2008)

07-007-TPM: Vesting Tentative Parcel Map

Vesting Tentative Parcel Map No. 32031 dated July 22, 2008

2. **AUTHORIZED DEVELOPMENT:**

Tentative Parcel Map (07-007-TPM): A request to divide 10.95 acres into two parcels of 7.16 acres (Parcel 1; existing research park building) and 3.79 acres (Parcel 2; proposed Marriott Residence Inn).

Development Plan (07-007-DP):

The Marriott Residence Inn building on Parcel 2 would be a 99,824 SF, 140-room, extended stay hotel. The hotel would be in a U-shape configuration around a patio/pool area, framed by three building wings, each three stories in height. The main entrance would be oriented toward Hollister Avenue with access from both Hollister Avenue and Robin Hill Road. The architecture is characterized as contemporary Mediterranean with emphasis on smooth stucco finish, accent awnings, wood trellis, cornice moldings, and concrete roof tile. Average height would be 35 feet, with peak heights ranging from 39 – 40.4 feet at the top of certain roof ridges.

A total of 129 offstreet, surface parking spaces would be provided onsite and 30 additional spaces would be provided on the adjacent property through a reciprocal parking agreement between existing uses on Parcel 1 and the proposed Marriott Residence Inn on Parcel 2.

Frontage improvements would be provided along Hollister Avenue and Robin Hill Road. The final design of improvements along Hollister Avenue would be under the jurisdiction of the City of Santa Barbara. Proposed plans show a meandering 6-foot sidewalk and parkway and a landscaped center median. The existing MTD bus stop would be upgraded to include a pocket, shelter, bench, and trash can. Robin Hill Road improvements would include a 6-foot sidewalk and 4-foot parkway that includes street trees.

The landscape plan would be drought tolerant and native, or native in character, Mediterranean landscaping, with low intensity lighting. The plan includes trees along project frontages, at entry ways, in parking lots, and throughout the site. It also includes medium height screen shrubs, smaller shrubs, groundcover, vines, and biofiltration plants.

Earthwork volumes include 500 cubic yards of cut and 17,200 cubic yards of fill. Existing elevation on the property ranges from approximately 12 – 14 feet. The finished floor of the hotel structure would be at an elevation of approximately 18 feet (finished grading results in a minimum of 2 feet of fill and an average of 4.5 feet of fill on the property). The project includes a proposed sewer lateral connection from the property to the north, through the central portion of the site (beneath the hotel), continuing to Hollister Avenue to connect to existing Goleta Sanitary District lines. An existing lift station located along Hollister Avenue is planned to be relocated eastward on Hollister Avenue by the GSD in December 2008. Water service would be provided by the Goleta Water District.

The following modifications are granted:

- A modification from the required offstreet parking area setbacks to allow encroachments into front yard setbacks along Hollister Avenue and Robin Hill Road (Section 35-262.a).
- A modification to allow a reduction in required parking spaces from 144 spaces to 129 spaces (Section 35-258).

- A modification to allow encroachment of the trash enclosure into the front yard setback of Robin Hill Road (Section 35-233.9.1.a).

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 in the staff report and 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.

MITIGATION MEASURES FROM MND (07-MND-003)

Aesthetics/Visual Resources

1. The proposed project shall be resubmitted for Preliminary/Final Review by DRB consisting of: (i) complete site plan, architectural floor plans, and exterior elevations for Parcel 2; (ii) landscape and improvement plans for the Hollister Avenue frontage of Parcel 1; and (iii) an updated visual simulation of the proposed hotel that incorporates all design changes (if they differ from the photo simulation in Figure 7). The preliminary development plans shall be revised to address the issues raised by DRB in its Conceptual Review and shall also incorporate all applicable mitigation measures/conditions of approval. **Plan Requirements and Timing:** The preliminary development plans shall be revised and resubmitted to DRB for review and approval prior to issuance of a Land Use Permit ("LUP") for the project. For purposes of determining consistency with General Plan Policy VH2.2, the updated visual simulation shall be presented to the Planning Commission in conjunction with the discretionary entitlement process.

Monitoring: City staff shall withhold issuance of an LUP pending: (i) a finding consistency with General Plan Policy VH2.2 by the City Council; and (ii) approval of the final development plans by DRB. City staff shall verify that the project is constructed per the final architectural plans approved by DRB prior to issuance of any certificate of occupancy.

2. The height of structural development shown on final plans shall not exceed the mean height and peak height shown on the approved project exhibit maps. Finish grade shall be consistent with the approved final grading plan. Height limitations shown on preliminary plans shall be carried through on final plans and in the field. **Plan Requirements and Timing:** During the framing state of construction and prior to commencement of

roofing, the applicant shall submit verification from a licensed surveyor demonstrating that the mean height and peak height conform to those shown on the preliminary and final plans. This survey shall be reviewed and approved by the City of Goleta prior to commencement of roofing.

Monitoring: Staff shall verify compliance with this requirement prior to commencement of roofing.

3. An Overall Sign Plan for Parcel 2 shall be prepared and submitted for review and approval by DRB and City staff. **Plan Requirements and Timing:** The Overall Sign Plan shall be reviewed and approved by DRB and City staff prior to installation of any signs for the project. Individual signs shall be reviewed and approved by the DRB and City staff prior to issuance of a Sign Certificate of Conformance.

Monitoring: City staff shall verify that project signs are approved and installed according to the Overall Sign Plan.

4. 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;
 - d. Location of all planting materials; and
 - e. Screening of parking areas with trees approximately every 4 spaces.

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 of Goleta); (ii) comply with the Santa Barbara Airport Hollister Avenue Landscape Master Plan and the City of Santa Barbara Landscape Compliance Requirements (as determined by the City of Santa Barbara); (iii) ensure that plant material does not exceed 35 feet in height (at maturity) within areas of the Runway 15R approach (as determined by the City of Santa Barbara); (iv) visually screen parking areas from street view to the maximum extent reasonable; and (v) screen, through plantings and other features, loading and services areas of the proposed hotel. **Plan Requirements and Timing:** The landscape plans shall be revised and resubmitted for review and approval prior to and as a condition precedent to issuance of any LUP for the project. The plans shall first be submitted for review by staff of the Cities of Goleta and Santa Barbara

(right-of-way area), and following their approval, the plans shall be submitted for Preliminary/Final Approval by DRB. All elements of the final landscape plan, including irrigation improvements, shall be installed prior to any occupancy clearance.

Monitoring: City staff shall withhold issuance of an LUP pending Final Approval of the landscape plans by DRB. City staff shall also field verify installation of all landscaping and irrigation system improvements per the approved final landscape plan prior to issuance of any certificate of occupancy for the project.

5. To ensure installation and long-term maintenance of the approved landscape plans, the applicant shall enter into an agreement to install required landscaping and water-conserving irrigation systems as well as maintain required landscaping for the life of the project. **Plan Requirements and Timing:** Performance securities for installation and maintenance for at least three (3) years shall be subject to review and approval by City staff. A signed Maintenance Agreement and Performance Securities (in a form and in an amount acceptable to the City) guaranteeing installation of the landscaping and maintenance thereafter for a period of at least three years, shall be furnished by the applicant for review and approval by the City prior to issuance of any LUP for the project.

Monitoring: City staff shall photo document installation prior to occupancy clearance and shall check maintenance as needed. Release of any performance security requires City staff signature.

6. 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 the public safety of employees, residents, and visitors to the commercial center. 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 for Parcel 2 incorporating these requirements and provisions for dimming lights after 11:00 p.m. to the maximum extent practical without compromising public safety. **Plan Requirements:** 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. **Timing:** 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.

7. 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 and 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.

8. The applicant shall prepare a detailed design of the proposed trash enclosure for Parcel 2 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. **Plan Requirements and 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 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 certificate of occupancy for the project.

9. The applicant shall submit a composite utility plan for DRB and City staff Preliminary/Final Review. All external/roof mounted mechanical equipment on the proposed hotel located on Parcel 2 (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 and 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 certificate of occupancy.

10. All new utility service connections and above-ground mounted equipment such as backflow devices, etc, shall be shall be screened from public view and painted in a soft earth-tone color(s) (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 and Timing:** The site and building plans shall be 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. Plans shall be determined to be compliant with this condition prior to issuance of an LUP.

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

11. All utilities that exist on Parcel 2 and along Hollister Avenue on the frontage of both parcels shall be installed 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 occupancy clearance.

Air Quality

12. Dust generated by construction activities shall be kept to a minimum with a goal of retaining dust on the site. The following dust control measures listed below shall be implemented by the contractor/builder:
- a. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from

leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.

- c. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

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. **Plan Requirements and Timing:** All of the aforementioned requirements shall be noted on all construction plans and shall be submitted for approval by City staff prior to issuance of any LUP for the project. The name and telephone number of such persons shall be provided to City staff and the APCD.

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

13. 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 residential 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 for swimming pools and 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
 - l. Prohibition against the installation and use of wood burning fireplaces.

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 an occupancy permit.

14. 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 issuance of any LUP for the project.

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

15. ROC and NOx emissions generated by construction equipment shall be reduced by implementing the following equipment control measures:
- a. The engine size of construction equipment shall be the minimum practical size;
 - b. 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;
 - c. Construction equipment shall be maintained in tune per the manufacturer's specifications;
 - d. Construction equipment operating on-site shall be equipped with two-to-four degree engine timing retard or pre-combustion chamber engines;
 - e. Catalytic converters shall be installed on gasoline-powered equipment, if feasible;
 - f. Diesel catalytic converters shall be installed, if available;
 - g. Diesel-powered equipment shall be replaced by electric equipment whenever feasible; and
 - h. Construction worker trips shall be minimized by requiring carpooling and by providing for lunch on-site.

Plan Requirements and Timing: The project applicant shall include these measures as notes on a separate sheet attached to the grading and building plans. City staff shall review and approve the plans prior to issuance of any LUP for the project. These measures shall be implemented during and after project construction, as appropriate.

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

16. Wood burning fireplaces and/or similar wood burning appliances are prohibited in guest rooms. **Plan Requirements and Timing:** All fireplaces and similar appliances shown on all building plans shall be natural gas fired.

Monitoring: City staff shall inspect all building plans submitted for Land Use or building permits to verify compliance. City building inspectors shall verify compliance prior to any occupancy clearance.

Biological Resources

17. **STORMWATER WATER QUALITY:** To reduce and filter stormwater runoff leaving the project site (Parcel 2), the preliminary development plans shall be revised to incorporate BMPs in compliance with the City's Stormwater Management Program Ordinance and draft NPDES permit (and component Stormwater Management Plan) including, but not limited to: installation of an on-site fossil filter to pre-treat surface water before entering into the public storm drain system, erosion control and sediment discharge measures during construction, development of bioswales in landscaped areas, and use of permeable paving in parking areas (where feasible). **Plan Requirements and Timing:** Design details of the bioswales, permeable paving and other operational features shall be submitted to DRB and City staff for review and approval prior to issuance of any LUP for the project. Erosion control and sediment discharge measures shall be specified on a separate sheet attached to the grading and building plans. These measures shall be implemented during and after project construction, as appropriate. After installation, the applicant shall be responsible for on-going maintenance of all on-site storm water pollution control devices in accordance with the manufacturer's specifications.

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.

18. 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. 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.

Cultural Resources

19. The applicant, at its sole expense, shall retain a City-qualified archaeologist to undertake a Phase 3 data recovery program for the Parcel 2 project encompassing the following components:
 - a. Twenty-five 0.5 X 0.5 meter (1.65 X 1.65 foot) units shall be located between approximately every 10 and 15 meters (35 and 50 feet) within the intact CA-SBA-58 midden, with the higher number of units located in the portion of the site containing the highest diversity of prehistoric remains. A backhoe shall be used to remove the soil that has been determined to be previously disturbed and, therefore, not intact; no analysis of these soils shall occur. Excavation units within the intact midden shall be excavated by hand, in 20-centimeter (8-inch) levels. Excavated soil shall be water-screened in the field through 1/8-inch wire mesh. Excavated soil shall be water-screened in the field through 1/8-inch wire mesh. Within this collected material, however, 25 percent of the excavated soil shall be screened through 1/16-inch mesh to allow for more specific analyses of food remains and recovering very small artifacts.
 - b. An additional 25 percent of piling locations (44 presently estimated) shall be hand-excavated in 20-centimeter (8-inch) levels to recover (if present) a representative sample of larger prehistoric artifacts (besides the shellfish food remains addressed in 1.a., above). The Locus 1 soils shall be screened through 1/8-inch mesh for the presence of finished artifacts, and analyzed as a part of the Phase 3 data recovery program analysis and report. Locus 2 soils overlaying the intact Locus 1 deposits within each piling location shall be excavated by a mechanical auger and the soils observed but not screened.
 - c. The remaining piling locations within Locus 1 shall be excavated by mechanical auger under the supervision of an archaeologist and Chumash observer. Excavated soils shall be inspected to ensure that any unexpected culturally significant materials are noted and characterized. If recovered, these cultural materials shall be integrated in the Phase 3 data recovery program analysis and report.
 - d. A Chumash Native American most likely descendant shall be retained as an observer during all excavations. The observer shall satisfy the requirement as a most likely descendant of any human remains identified within CA-SBA-58, as required by the Native American Heritage Commission.
 - e. Sewer Lateral Excavation Bore Pits. No impact is associated with the presumed northerly bore pit. A deep core shall be excavated in the

proposed southerly bore pit to ensure the absence of deeply buried Locus 1 deposits. If deposits are identified, an expanded excavation unit (i.e., 1 X 1 meter or larger, as appropriate) will be excavated.

- f. In order to confirm the dating of the prehistoric occupation at CA-SBA-58, up to eight radiocarbon dates shall be collected if suitable organic material is recovered from reliable stratigraphic contexts. Additionally, four obsidian hydration dates shall be taken if suitable stone tool flake samples are recovered. Additionally, up to eight obsidian hydration dates shall be taken if suitable stone tool flake samples are recovered.
- g. Following analysis, all of the cultural materials shall be curated at either the Santa Barbara Museum of Natural History or the Repository for Archaeological and Ethnographic Collections at UCSB.
- h. The Phase 3 Data Recovery proposal shall include a research design that guides preparation of laboratory research about coastal Chumash environments and interpret intra-site as well as inter-site patterning of artifacts and activities at CA-SBA-58, including food remains, chipped stone tools, macrobotanical remains, etc. The Phase 3 report shall document the final results of the excavations and laboratory activities. It shall include all necessary artifact photographs, excavation unit profiles, tabulated data, and artifact catalog. The Phase 3 report shall address the research questions identified in the Phase 3 Data Recovery proposal.

Plan Requirements & Timing: A detailed work Phase 3 Data Recovery Program proposal, including identification of the City-qualified archeologist and Chumash Native American most likely descendant monitor, shall be submitted to the City for review and approval prior to and as a condition precedent to issuance of any LUP for the project.

Monitoring: City staff shall periodically perform site inspections to verify compliance with the approved Phase 3 work program.

- 20. Subsequent to conclusion of the Phase 3 archaeological data recovery program excavations, the applicant, at its sole expense, shall retain a City-qualified archaeologist and Chumash Native American most likely descendant observer to excavate all Locus 1 piling locations by hand or by mechanical auger not evaluated during the Phase 3 data recovery program. The remaining 12-inch square piling locations shall be excavated until the depth of CA-SBA-58 site deposits are exceeded, as determined by the project archaeologist. The soils shall be dry-screened in 1/8-inch mesh in the field to identify any unknown, but potential isolated prehistoric human remains. The City-qualified archaeologist and Chumash Native American most likely descendant observer shall have the authority to temporarily halt

excavation if any potentially significant discovery is identified, to allow for adequate Phase 3 data recovery recordation, evaluation, and mitigation, as described in Mitigation Measure 3.e., below.

Plan Requirements & Timing: The Pre-Construction Controlled Piling Excavations work plan shall be submitted as a component of the Phase 3 Data Recovery Program proposal, including identification of the City-qualified archeologist and Chumash Native American most likely descendant observer. It shall be submitted to the City for review and approval prior to and as a condition precedent to issuance of any LUP for the project.

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

21. The applicant, at its sole expense, shall retain a City-qualified archaeologist and Chumash Native American most likely descendant observer to monitor all ground disturbing construction activities until the depth of CA-SBA-58 site deposits are exceeded, as determined by the project archaeologist. A Construction Monitoring Treatment Plan shall be developed and implemented to ensure that any new discoveries are adequately recorded, evaluated, and, if significant, mitigated. The Construction Monitoring Treatment Plan shall describe the following:
 - a. specifications that all ground disturbances within the documented CA-SBA-58 site boundary shall be monitored by a City-qualified archaeologist and a Chumash Native American most likely descendant observer;
 - b. qualifications and organization of monitoring personnel;
 - c. procedures for notifying the City and other involved or interested parties in case of a new discovery;
 - d. procedures that would be used to record, evaluate, and mitigate new discoveries with a minimum of delay; and
 - e. procedures that would be followed in case of discovery of disturbed as well as intact human burials and burial-associated artifacts. The City-qualified archaeologist and Chumash Native American most likely descendant observer shall have the authority to temporarily halt or redirect construction in the vicinity of any potentially significant discovery to allow for adequate Phase 3 data recovery recordation, evaluation, and mitigation. Evaluation and mitigation could require additional archaeological testing and data recovery. In

the highly unlikely event that isolated human remains are encountered, consultation with the most likely Native American descendant, pursuant to Public Resources Code sections 5097.97 and 5097.98, would apply.

- f. Results of the monitoring program shall be documented in a short report after completion of all ground disturbing activities.

Plan Requirements & Timing: A contract for the Constructing Monitoring Plan, including identification of the City-qualified archeologist and Chumash Native American most likely descendant observer, shall be submitted to the City for review and approval prior to issuance of any LUP for the project.

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

22. A pre-construction workshop shall be conducted by a City-qualified archaeologist and a Chumash Native American most likely descendant observer. Attendees shall include the applicant, City staff, construction supervisors, and equipment operators to ensure that all parties understand the monitoring program and their respective roles and responsibilities. All construction personnel who would work during any phase of ground disturbance within the documented site boundary of CA-SBA-58 shall be required to attend. The names of all personnel who attend the workshop shall be recorded. The workshop shall:
 - a. explain why monitoring is required and identify monitoring procedures;
 - b. describe what would temporarily stop construction and for how long;
 - c. describe a reasonable "worst case" new discovery scenario such as the discovery of intact human remains or a substantial midden deposit;
 - d. explain reporting requirements and responsibilities of the construction supervisor;
 - e. discuss prohibited activities including unauthorized collecting of artifacts; and
 - f. identify the types of archeological materials that may be uncovered and provide examples of common artifacts to examine.

Plan Requirements & Timing: The minutes and attendance sheet from the Preconstruction Workshop shall be submitted to the City for review and

approval prior to and as a condition precedent to issuance of any LUP for grading for the project.

Monitoring: City staff shall ensure completion of the workshop in compliance with the above criteria.

23. The process for placing engineered fill soils after overexcavation shall include the placement of geotextile fabric over the native archaeological ground surface, and then using sand for the first 12 inches of fill placed. The plan shall be prepared by a qualified soils engineer and shall demonstrate that the resulting compression of intact Locus 1 soils shall be substantially reduced.

Plan Requirements & Timing: The Engineered Fill Soils Placement Plan shall be submitted to the City for review and approval prior to issuance of any LUP for grading for the project.

Monitoring: City staff shall periodically site inspect in order to ensure completion according to plan.

24. The construction contractor shall identify the location where any soils excavated and exported are deposited. The location shall be reviewed and approved by a City-qualified archaeologist and Chumash observer to ensure that no native archaeological remains are buried by the export soils. The exported soils shall not be placed within any recorded archaeological site. An archaeologist and Chumash observer shall map the location of the exported soils, and shall document this location on a California Department of Parks and Recreation Redeposited Site Form. The form shall be filed with the Central Coast Information Center, University of California, Santa Barbara.

Plan Requirements & Timing: The Archaeological Export Soils Notification Plan shall be submitted to the City for review and approval prior to issuance of any LUP for grading for the project.

Monitoring: City staff shall periodically site inspect in order to ensure completion according to plan.

Geology and Soils

25. The applicant shall demonstrate through a structural soils report, prepared by a certified engineering geologist, that site preparation, structural design criteria, and final footings and foundation design accounts for liquefaction in accordance with the State Building Code and complies with the Preliminary Foundation Investigation previously prepared for the proposed project. The structural soils report shall also prescribe recommendations

for design and construction of site improvements to minimize long term damage to paved driveways, parking areas, sidewalks and other similar surface features that may be susceptible to possible settlement and lateral movement. The recommendations prescribed in the structural soils report shall be implemented through construction plans and documents. **Plan Requirements and Timing:** The structural soils report shall be reviewed and approved by the City Building Official prior to issuance of any LUP for the project.

Monitoring: City staff shall periodically perform site inspections to verify compliance with the approved construction documents.

Hazardous Materials/Risk of Upset

26. Prior to commencement of ground disturbance activities, the applicant shall incorporate a vapor barrier to inhibit the migration of soil vapor into the building. The applicant shall confirm a work plan for construction with the Fire Prevention division, based on its March 19, 2008 letter, and potentially including the following tasks, if still deemed necessary by the Fire Prevention division (i) prepare a Remedial Action Plan ("RAP") incorporating appropriate mitigation measures (e.g., vapor barriers, vents, etc.) or site remediation to reduce contaminants to acceptable concentrations; (ii) devise a soils management plan in the event that contamination is encountered during construction; and (iii) develop 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 and Timing:** The applicant shall comply with directives of the Santa Barbara County Fire Department, Fire Prevention Division, prior to commencing work, concerning any follow up work required pursuant to the March 19, 2008 Fire Prevention division letter, and notify this division in the event contaminated soil is encountered during construction. Thereafter, the various site assessment and remediation actions, if any are required, shall be reviewed and approved by the Fire Department prior to issuance of any LUP for the project. All required remediation shall be completed prior to occupancy.

Monitoring: City staff shall verify that the County Fire Department'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 certificate of occupancy is granted.

27. Prior to commence of ground disturbance activities, the applicant shall prepare a Worker Awareness Program to acquaint workers (including archeological data recovery personnel) on the hazards and potential exposure to contaminated groundwater and soil. The program shall described measures to minimize such exposure and medical procedures to

be employed in the event of exposure. The applicant shall ensure that all workers are properly briefed on the Worker Awareness Program and that proper precautions are being taken throughout the duration of grading and construction. **Plan Requirements and Timing:** The Worker Awareness Program shall be reviewed and approved by the City and prior to issuance of any LUP for the project.

Monitoring: City staff shall periodically perform site inspections to verify that workers are properly informed and safety procedures are being followed.

28. The applicant shall complete and file Form 7460-1 with the FAA, and verify that the project is either exempt from applicable construction regulations or complies with those regulations that govern the project. **Plan Requirements and Timing:** Form 7460-1, with evidence of FAA approval, shall be filed with the City prior to issuance of any LUP for the project.

Monitoring: City staff shall verify compliance with FAA filing requirements prior to any issuance of any LUP for the project.

29. The applicant shall modify its landscape plans for the proposed project as may be necessary to comply with height restrictions dictated by the Santa Barbara Municipal Airport. Of specific concern are street trees along the frontage of Hollister Avenue (applicable to both Parcels 1 and 2), as well as accent trees located onsite within the Airport Approach – Clear Zone. **Plan Requirements and Timing:** The landscape plans shall be revised and resubmitted to the Santa Barbara Municipal Airport for review and approval prior to: (i) Preliminary/Final Approval by DRB; and (ii) issuance of an LUP for the project.

Monitoring: City staff shall withhold issuance of an LUP pending Final Approval of the landscape plans by DRB and the Santa Barbara Municipal Airport. City staff shall also field verify installation of all landscaping and irrigation system improvements per the approved final landscape plan prior to issuance of any certificate of occupancy for the project.

Hydrology and Water Resources

30. The exact location and height of the mapped BFE for the project site in relation to the hotel footprint shall be verified by the applicant. The finished floor elevation and grading plans shall be adjusted (if necessary) to maintain a two-foot height differential in compliance with the City's Floodplain Management Ordinance (Chapter 15 of the City Code). **Plan Requirements and Timing:** The revised site, grading, and building 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 prior to issuance of any LUP for the project.

31. 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:** This requirement shall be noted on all grading and building plans. **Timing:** 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.

Land Use

32. Development plans for the Parcel 2 shall be modified to incorporate the revised parking lot shown in the recent plan submittal dated November 6, 2007. Landscape coverage and related development features shall be updated to reflect the revisions. **Plan Requirements and Timing:** The project plans shall be updated and resubmitted for review and approval by DRB and City staff prior to issuance of any LUP for the project.

MONITORING: City staff shall verify compliance with the requirement to prepare modified plans and shall verify installation prior to any occupancy clearance.

Noise

33. Noise generating construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday, and no construction shall occur on State holidays (e.g. Christmas, Thanksgiving, Memorial Day, 4th of July, Labor Day). Exceptions to these restrictions may be made in extenuating circumstances (in the event of an emergency, for example) 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:** Two signs stating these restrictions shall be provided by the applicant and posted on site prior to commencement of construction. **Timing:** The signs shall be in place prior to beginning of and throughout all grading and construction activities. Violations may result in suspension of permits. Compliance with this condition shall be demonstrated prior to issuance of an LUP.

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

34. 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. Compliance with this condition shall be demonstrated prior to issuance of an LUP.

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

Public Services

35. Utility plans for new development on Parcel 2 shall be modified to include the installation of necessary fire hydrants to comply with applicable Santa Barbara County Fire Department requirements. **Plan Requirements and Timing:** The project plans shall be updated to identify the location and specifications of the required fire hydrants and shall be submitted for review and approval by the Santa Barbara County Fire Department as well as City staff prior to 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 occupancy clearance.

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 and driveway widths prior to any occupancy clearance.

36. The applicant shall retain a qualified Fire Protection Specialist, approved by the Fire Department, to evaluate the project and devise a fire protection plan. Minimum project requirements include an alarm system, fire sprinklers, stand pipes, and roof access with signage (through one or more interior stair wells). **Plan Requirements and Timing:** The Fire Protection Plan shall be submitted for review and approval by the Fire Department prior to issuance of any LUP for the project.

Monitoring: City staff shall verify that a Fire Protection Plan has been prepared and approved by the Fire Department prior to issuance of any LUP for the project.

37. Guest stays at the proposed hotel shall be limited to a maximum of 30 consecutive days. Exceptions to this requirement may be granted on a case-by-case basis at the sole discretion of the City. **Plan Requirements and Timing:** An enforceable covenant with the foregoing occupancy stipulation shall be prepared by the applicant and submitted for review and approval by the City. The covenant, following approval, shall be recorded against the property prior to issuance of any LUP for the project.

Monitoring: City staff shall verify that the occupancy covenant has been recorded prior to issuance of any LUP for the project.

Transportation/Circulation

38. Street improvement plans for the proposed project shall be provided that include: (i) a raised landscaped center median along Hollister Avenue at the new proposed driveway and extending to the Robin Hill intersection, prohibiting left-in and left-out vehicle movements while allowing right-in and, right-out movements; (ii) restriping of the southbound Robin Hill Road approach at the Hollister Avenue intersection to provide one right lane and one left lane and frontage improvements as specified by the Community Service Department; (iii) directional handicap access ramps per City of Santa Barbara construction standard details - dual direction at the intersections of Robin Hill Road and La Patera Lane and single directional at driveway crossings; (iv) a six-foot wide frontage sidewalk along Hollister Avenue in compliance with the City of Santa Barbara Pedestrian Master Plan; and (v) a striped bikelane along the Hollister frontage. **Plan Requirements and Timing:** The project plans shall be updated and resubmitted for review and approval by staff of the Cities of Goleta and Santa Barbara prior to issuance of any LUP for the project. The required street improvements shall be installed by the applicant and approved by staff of the Cities of Santa Barbara and Goleta prior to any occupancy clearance.

Monitoring: City staff shall verify compliance with the requirement to prepare modified plans. City staff shall verify approval and acceptance of

the completed street improvements by the City of Santa Barbara prior to any occupancy clearance.

39. Development plans for the proposed project shall be modified to include: (i) installation of on-site stop signs, controlling traffic in the east-west direction, where parking lots on Parcels 1 and 2 connect immediately north of the new driveway on Hollister Avenue; (ii) installation of on-site traffic control measures (i.e., signage and striping), where new two-way aiseways on Parcel 2 interconnect with existing one-way aiseways on Parcel 1; (iii) the existing parallel parking stalls along the southern project site aisleway should be removed; (iv) the eastern north-south project site aisleway should be restriped or reconstructed (as appropriate) to provide two-way vehicle access; (v) an offer to dedicate future reciprocal access in perpetuity shall be provided between the project site and the properties to the north of the project site; (vi) the existing parking lot circulation system to the north of the existing full-access driveway on Hollister Avenue should be signed and striped more efficiently. **Plan Requirements and Timing:** The project plans shall be updated and resubmitted for review and approval by DRB and City staff prior to issuance of any LUP for the project. The on-site traffic control improvements shall be installed and approved in the field by City staff prior to any occupancy clearance.

Monitoring: City staff shall verify compliance with the requirement to prepare modified plans and shall verify installation prior to any occupancy clearance.

40. Public improvement plans for the proposed project shall be modified to include renovation of the existing bus stop located at the Hollister Avenue/La Patera intersection (along the frontage of Parcel 1) to conform with current standards including, but not limited to, a bus stop turnout, shelter, bench, pole, sign and trash can on Hollister Avenue, as determined by the City of Santa Barbara Public Works Director and MTD. In addition, new sidewalks along the frontage of Parcels 1 and 2 shall be designed and constructed so as to provide ADA access to the nearest bus stop location. **Plan Requirements and Timing:** The project plans shall be updated and resubmitted for review and approval by City staff and the Metropolitan Transit District prior to and as a condition precedent to issuance of any LUP for the project. The required street improvements shall be installed and approved in the field by City staff and MTD prior to any occupancy clearance.

Monitoring: City staff shall verify compliance with the requirement to prepare modified plans. City staff shall verify approval and acceptance of the completed street improvements by MTD prior to any occupancy clearance.

41. The applicant shall prepare and record a shared parking and reciprocal access agreement to facilitate conjunctive use of parking on Parcels 1 and 2. The agreement shall be in a form acceptable to the City and shall be recorded as a covenant against both parcels. **Plan Requirements and Timing:** The reciprocal access and shared parking agreement shall be submitted for review and approval by City staff, and thereafter recorded against Parcels 1 and 2, 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.

Utilities and Service Systems

42. Can and Will Serve (“CAWS”) letter from the Goleta Sanitary District (GSD) for Parcel 2 shall be provided indicating that adequate water treatment capacity is available to serve the project upon demand and without exception (or equivalent guarantee). In the event that planned upgrades to the existing sewer lift station are not fully operational prior to completion of the proposed hotel: (i) the applicant shall implement the temporary holding tank contingency measure described in the letter and associated design exhibits from Penfield & Smith dated October 16, 2007; and (ii) abide by the conditions of approval issued by GSD in its letter dated October 23, 2007. Based on the final construction drawings, the applicant shall pay the following fees as determined by GSD: (i) sewer connection fees; and (ii) mitigation fees to offset the difference between allocated capacity to Parcel 2 and projected volumes attributable to the proposed hotel. **Requirements and Timing:** A CAWS letter shall be forwarded to the City of Goleta prior to recordation.

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 recordation. City staff shall withhold occupancy until all necessary permanent or temporary measures have been taken to accommodate effluent from the hotel to the satisfaction of GSD.

43. A CAWS letter from the Goleta Water District (GWD) for Parcel 2 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 recordation.

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

44. 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; (iii) water efficient clothes washers and dishwashers shall be installed; and (iv) 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 pursuant to Mitigation Measure #4 under Aesthetics. 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 occupancy clearance.

45. 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:

General

- a. Provision of at least 50 ft² 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.

Commercial Only

- a. 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.
- b. 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 City staff review and approval prior to issuance of any certificate of occupancy

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 occupancy clearance and throughout the life of the project.

Monitoring: City staff shall site inspect during construction and prior to occupancy to ensure solid waste management components are established and implemented.

46. 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. **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 occupancy clearance.

Monitoring: City staff shall verify compliance prior to occupancy clearance.

PROJECT SPECIFIC CONDITIONS

47. All drainage control facilities as noted in the Project Description and shown on Sheets 1-6 of the civil engineering plans for the Vesting Tentative Parcel Map and Development Plan dated July 22, 2008 shall be maintained for the life of the project by the applicant and/or operator. **Plan Requirements:** Maintenance of all drainage facilities for two (2) years from occupancy clearance of the last building shall be ensured through a performance security provided by the applicant. **Timing:** All drainage control facilities shall be installed (landscaped and irrigated subject to City inspection and approval) prior to approval of the first Land Use Permit for a building. The performance security shall be released upon expiration of the two (2) year period provided such facilities have been installed per plans and maintained in good working order.

Monitoring: City staff shall verify installation of all drainage improvements and posting of the required maintenance security prior to approval of the first Land Use Permit for a residential building. City staff shall field inspect

to verify adequate drainage system maintenance by the applicant/Homeowners Association in perpetuity.

48. 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 final map recordation and/or 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 five (5) years from release of the installation security. Prior to occupancy clearance for the first residential building, installation of all street frontage right-of-way and public trail easement landscaping shall be completed. Installation of landscaping for each individual structure (outside of any sidewalk landscaping, landscaping within any public right-of-way, or public trail easement) shall be completed prior to any occupancy clearance for that structure. The performance security shall be released upon expiration of the five (5) 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 occupancy clearance. City staff shall photo document installation and check maintenance as needed. Release of any performance security requires City staff signoff.

49. Sufficient bicycle parking areas/spaces shall be shown on final plans. Bicycle racks shall be the "Inverted U" type or other equivalent style.

RECORDATION CONDITIONS

50. The vesting tentative parcel map approval shall take effect as of the date of final action by the City Council.
51. The vesting tentative parcel map shall expire three (3) years from the effective date of approval unless Parcel Map documents have been recorded prior to the expiration date.

52. Prior to recordation of the proposed Parcel Map and subject to City approval as to form and content, the applicant shall include all of the mitigation measures, conditions, agreements and specific plans associated with or required by this project approval on a separate informational sheet to be recorded with the final map(s). All applicable conditions and mitigation measures for the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible. For any subsequent development on any parcels created by the project, each set of plans accompanying a Land Use Permit shall contain these conditions.
53. If the proposed Parcel Map is substantially revised from the approved tentative map, or if substantial changes to conditions are sought, approval shall be in the same manner as for the originally approved tentative map. Non-substantial changes may be approved by the Director of Planning and Environmental Services.
54. Five (5) copies of the proposed Parcel Map and required review fees in effect at the time shall be submitted to Planning and Environmental Services/Community Services for compliance review of conditions before Planning and Environmental Services will issue map clearance to the Surveyor.
55. If prior to City action on the proposed Parcel Map, the water or sewer entities in which the proposed subdivision is located declares its inability to permit new water or sewer connections and has so notified the City or is operating under a connection ban by the California Water Quality Control Board Central Coast Region, the subdivider shall submit to the City an "exemption letter" from the appropriate water or sewer entity stating that the lots in the subdivision have been granted or qualify for an exemption from the entity's or Water Board's prohibition on new service connections, subject to the rules, regulations, resolutions, and ordinances of the entity under which the exemption was granted.
56. Prior to recordation of the proposed Parcel Map, public utility easements shall be provided at the locations and of widths required by the serving utilities. The subdivider shall submit to the City a set of prints of the Parcel Map accompanied by a letter from each utility and water and sewer district serving the property stating that the easements shown thereon are acceptable pursuant to Section 21-30, Chapter 21 of the Goleta Municipal Code.
57. Prior to proposed Parcel Map recordation, the owner shall sign and record an agreement to comply with the project description and all conditions of approval.

58. The proposed Parcel Map shall be prepared by a licensed land surveyor or registered civil engineer in conformance with current Subdivision Map Act requirements and in conformance with the requirements of City of Goleta Subdivision Regulations.
59. No permit for development, including grading, shall be issued prior to recordation of the proposed Parcel Map. Grading associated with any permit for site remediation would not be subject to this restriction.
60. The vesting tentative parcel map approval runs with the land and the rights and obligations thereof, including the responsibility to comply with conditions of approval, and shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.

DEVELOPMENT PLAN CONDITIONS

61. 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 request, upon good cause shown, grant a time extension for one year.
62. If the applicant requests of 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.
63. 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 exhibit maps. Substantial conformity shall be determined by the Director of Planning and Environmental Services.
64. 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.
65. 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.

66. Revised plans and building elevations incorporating all conditions of approval for this project shall be coordinated and submitted to Planning & 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 grading, building, 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.

GENERAL CONDITIONS

67. The applicant shall obtain preliminary and final DRB approval for the proposed project prior to Land Use Permit issuance.
68. All plans submitted for Land Use Permit issuance, building, and/or grading permit shall include all applicable conditions of project approval.
69. Prior to land use permit approval for each phase of development, 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 approval of a Land Use Permit for grading/installation of tract improvements.
 - f. The decision of the Director shall be final in the event of any dispute.
70. 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 for each development phase from all Departments/Agencies having conditions or project approval. Such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning & Environmental Services.
71. 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.
72. The applicant shall pay all applicable development impact fees under the City of Goleta Development Impact Fee program in full. Payment amounts are estimated below, and shall be based on the fees in effect and applicable at time of required payment:

Quimby/Park Fees	\$2,072/ 1000 sq. ft	Due at Final Inspection
Transportation	\$7,832/room for 140 rooms	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

73. The applicant shall pay the statutory school fees in effect at the time of issuance of each building 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 each building permit.
74. All work within the public right-of-way, including but not limited to utilities and grading, shall be explicitly noted on the building plans. The applicant shall obtain all necessary encroachment permits from the City of Goleta Community Services Department prior to issuance of building permits 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.
75. 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 Planning and Environmental Services and Community Services.
76. 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.
77. 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.
78. 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.
79. When exhibits and/or written conditions of approval are in conflict, the written conditions shall prevail.
80. Compliance with Department/Agency Letters:
 - a. Community Services Department, letter dated April 18, 2008

- b. SB County Air Pollution Control District, letter dated April 23, 2008
 - c. County of Santa Barbara Fire Department, letters dated October 10, 2007, November 5, 2007, and March 19, 2008
 - d. Goleta Water District, April 17, 2008, confirming letter of October 19, 2007
 - e. Goleta Sanitary District, October 23, 2007
 - f. SB County Surveyor, letter dated June 21, 2007
81. 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).
82. 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.
83. 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 vesting tentative map and 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.
84. 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.



April 18, 2008

CITY COUNCIL

Michael T. Bennett
Mayor

Roger S. Aceves
Mayor Pro Tempore

Jean W. Blois
Councilmember

Eric Onnen
Councilmember

Jonny Wallis
Councilmember

CITY MANAGER

Daniel Singer

Jane Gray
Dudek Engineering & Environmental
621 Chapala Street
Santa Barbara, CA 93101

RE: 6300 Hollister Avenue – Marriott – Conditions of Approval

Dear Ms. Gray:

Listed below are the recommended Conditions of Approval from the Community Services Department for the above mentioned project:

A. PRIOR TO MAP RECORDATION

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

1. Payment of Development Impact Fees for Transportation (GTIP Fees).
2. The Owner shall enter into a landscape/hardscape maintenance and public easement agreement with the City of Goleta for public improvements along Robin Hill Road.
3. The Owner shall record concurrently on the Parcel Map a Declaration of Reciprocal Accesses for the shared driveway accesses off La Patera Lane, Hollister Avenue and Robin Hill Road to the benefit of both parcels.
4. The Owner shall record concurrently on the Parcel Map a utility /storm drain easement for the benefit of "Parcel 1" across "Parcel 2".

5. A signed Reciprocal Access Easement offer in perpetuity to the parcels to the north of APN 073-050-020.

B. PRIOR TO BUILDING PERMIT ISSUANCE

1. Owner shall submit and City Engineer shall accept and approve, a final Hydrology Report prepared by a registered civil engineer for all detention and filtration.
2. Provide on-site parking and striping improvements for circulation including but not limited to:
 - a) Removal of the existing parallel parking stalls along the southerly project site if in conflict with required back-up distances.
 - b) The first east-west intersection off of the most westerly access driveway off Hollister Avenue may require additional traffic control, such as a stop sign(s).
3. A Waste Reduction and Recycling Plan (WRRP) shall be submitted to the Community Services Department for review and approval. Said plan shall indicate how a 50% diversion goal shall be met during construction.
4. 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.
5. Best Management Practices (BMPs) shall be shown on building 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.
 - b) Trucks transporting fill material to and from the site shall be covered from the point of origin.
 - c) Gravel pads or other approved type of "knock-offs" shall be installed at all access points to the project site to prevent tracking of mud on to public roads.

6. Provide a Storm Water Management Pollution Prevention Plan (SWMPPP) as approved by the Regional Water Quality Control Board.

C. PRIOR TO ENCROACHMENT PERMIT ISSUANCE

1. Owner shall submit to the Community Services Department two copies of a separate public improvement plan prepared by a registered civil engineer. This plan may be incorporated into the Building Plan set, with additional public improvement plan sheets provided unbound. As determined by the Community Services Department, the improvements shall include but not be limited to:

Robin Hill Road Public Improvements:

- a) Installation of a 6-foot City standard sidewalk along the entire property frontage.
 - b) Installation of a 3 ½ -foot parkway with city street trees as approved by the City Manager of Parks and Open Space and other approved landscaping.
 - c) Slurry seal to the centerline of the street along entire subject property frontage and a minimum of twenty-feet (20') beyond the limits of all trenching, underground service utilities that provide exclusive service to the parcel.
 - d) Installation of an ADA compliant driveway curb cut at the northwest property corner.
 - e) Removal of the existing southerly curb cut and installation of City standard curb, gutter and sidewalk.
 - f) Installation of an access ramp at the northeast corner of the Robin Hill Road/Hollister Avenue intersection.
 - g) Install traffic striping on Robin Hill Road to define left-turn and right-turn lanes.
 - h) A commercial standard street light shall be installed on Robin Hill Road approximately 500' north from the intersection of Robin Hill Road at Hollister Avenue. Coordinate with Southern California Edison for the installation requirements.
2. No sheet flow drainage is allowed over the sidewalk or driveway in the public right of way.
 3. Owner shall provide evidence that the public improvements for Hollister Avenue have been approved by the City of Santa Barbara.
 4. All existing survey monuments shall be preserved and/or reset.

D. PRIOR TO CERTIFICATE OF OCCUPANCY

Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

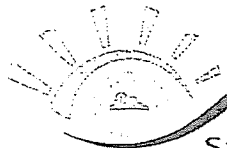
1. Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) caused by construction subject to the review and approval of the Community Services Department.
2. Complete all Public Improvements along Robin Hill Road, as shown on the building plans, including utility service undergrounding.
3. Complete all Public Improvements along Hollister Avenue, as required by the City of Santa Barbara.
4. At the completion of all permitted construction, the owner shall provide the City's Solid Waste Coordinator with a Construction Phase - Final Waste Reduction and Recycling Report. Said report shall designate all materials landfilled and recycled, broken down into material types. The final report shall be approved by the Community Services Department prior to release of permits.
5. Payment of Parks and Recreation Fees.
6. Owner shall participate in an ongoing commercial recycling program, including green waste during operation.
7. Submit Record Drawings for the revised street striping on Robin Hill Road.


Sincerely



Diana White
Assistant Engineer

cc: Steve Wagner, Community Services Director
Marti M. Schultz, Principal Civil Engineer
Laura Bridley, Planner



Our Vision  Clean Air

**Santa Barbara County
Air Pollution Control District**

To: City of Goleta, Department of Planning

Attn: Laura Bridley, Planner

From: Vijaya Jammalamadaka *VJ*

Date: April 23, 2008

Case #: Goleta Marriott Residence Inn; 07-007-DP; -DRB; -GP;- RZ; -TPM
APN# 073-050-020

The Air Pollution Control District has reviewed the referenced case and offers the following:

_____ The applicant should determine whether the structure(s) proposed for demolition contains asbestos that is friable or has the potential to become friable during demolition or disposal. If the structure does contain friable asbestos, the asbestos should be removed by a contractor that is state certified for asbestos removal.

_____ Applicant is required to complete the "Notification for Renovation and Demolition" form (available on the APCD website). The completed form should be mailed to the Santa Barbara APCD no later than the date specified in Section I.B.1 of the instructions.

 X Standard dust mitigation are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.

 X Prior to occupancy, APCD permits must be obtained for all equipment that requires an APCD permit. APCD Authority to Construct permits are required for diesel engines rated at 50 bhp and greater (e.g., firewater pumps and emergency standby generators) and boilers/large water heaters whose combined heat input rating exceeds 2.0 million BTUs per hour.

Attachment

cc: TEA Chron File



STANDARD DUST CONTROL REQUIREMENTS

The first measure is required for all projects involving earthmoving activities regardless of the project size or duration; the other measures must be implemented as applicable to the project. Proper implementation of all of these measures, as necessary, is assumed to reduce fugitive dust emissions to a level of insignificance and is strongly recommended for all discretionary projects involving earthmoving.

- 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, unless prohibited by law. Reclaimed water should not be used in or around crops grown for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- Gravel pads must be installed at all access points to prevent tracking of mud on to public roads. A vacuum truck or suction sweeper should be used to collect soil on paved surfaces. The use of leaf blowers is prohibited.
- 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 site shall be tarped from the point of origin.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by 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 offsite. 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 Air Pollution Control District prior to land use clearance.
- Prior to land use clearance for map recordation (as applicable), 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. ☼



Fire Department

"Serving the community since 1926"

4410 Cathedral Oaks Road
Santa Barbara, CA 93110-1042
(805) 681-5500 FAX (805) 681-5563

John M. Scherrei
Fire Chief
County Fire Warden

October 10, 2007

Mr. Thomas Figg, Planner
Planning & Development, City of Goleta
PO Box 1226
Port Hueneme, CA 93041

Dear Mr. Figg:

SUBJECT: APN: 073-050-020; Case #: 07GPC-007-GP/RZ/DP/TPM/DRB
Site: 6300 Hollister Avenue, Goleta
Project Description: New Hotel - Residence Inn By Marriot

*This Memorandum Supersedes the Previous Memorandum Dated March 5, 2007
Changes to Condition Number 2*

The above project is located within the jurisdiction of the Santa Barbara County Fire Department. To comply with the established standards, we submit the following with the understanding that the Fire Protection Certificate application may involve modifications, which may determine additional conditions.

A fire protection specialist shall determine all fire protection needs that include the following:

- Fire hydrants
- Fire Department connections
- Fire sprinkler system
- Stand-pipe system
- Fire extinguishers
- Fire alarm system
- Fire alarm annunciator location
- Knox Box location

**PRIOR TO BEGINNING ANY WORK
THE FOLLOWING CONDITIONS MUST BE MET**

1. Phase One and Phase Two Site Assessments 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. Contact Kate Sulka, Hazardous Materials Supervisor, at (805) 686-8169 for questions and additional information.

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

2. All access ways (public or private) shall be installed and made serviceable. Roadway plans, acceptable to the fire department, shall be submitted for approval prior to any work being undertaken.

Access to this project shall conform to Santa Barbara County Private Road and Driveway Standard #1. Dead end access roads shall terminate with a fire department approved turnaround.

Access ways shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building.

A minimum of 13 feet 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.

Driveway shall be constructed as shown on plans dated February 12, 2007. Both driveway entrances shall be a minimum of 30 feet wide.

A minimum 20-foot path of travel shall be provided around the entire building.

3. Existing private fire hydrant at the northwest corner of existing building shall be upgraded to a commercial hydrant.

New fire hydrants shall be installed. The hydrants shall be located per fire department specifications and shall flow **1250** gallons per minute at a 20 psi residual pressure. Prior to installation, plans showing locations, size and type of hydrants, valves, main lines and lateral lines shall be approved by the fire department. The hydrants shall consist of one

4-inch outlet and two 2½-inch outlets. The system shall be tested by the fire department to ensure compliance with recognized standards. See Standard #2.

Any work being undertaken by the applicant (including applicant's agents or contractors) shall be in accordance with the following:

- The fire department shall have on file a set of approved plans prior to any work being done.
- A set of approved plans, stamped and dated by the fire department shall be kept at the work site and available upon request.
- Water system(s) shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
- No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a fire department representative.
- A minimum of 48 hours notice shall be given to the fire department by the applicant prior to scheduling an inspection.

4. Approved fire department interior roof access shall be required.
5. 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 OCCUPANCY CLEARANCE
THE FOLLOWING CONDITIONS MUST BE MET**

6. Approved Fire Department stand-pipe system shall be required.
7. An automatic fire sprinkler system must be installed. Fire sprinkler plans are required to be checked and approved by this department, prior to installation. Any system must be in compliance with Santa Barbara County Fire Department Standard #4. The fire department shall determine the location of any fire department connection (FDC) that may be required.

Any work being undertaken by the applicant (including applicant's agents or contractors) shall be in accordance with the following:

- The fire department shall have on file a set of approved plans prior to any work being done.
 - A set of approved plans, stamped and dated by the fire department, shall be kept at the work site and available upon request.
 - Water system(s) shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a fire department representative.
 - A minimum of 48 hours notice shall be given to the fire department by the applicant prior to scheduling an inspection.
8. Fire or emergency alarm system plans shall be submitted to this office for review. Systems shall be installed in conformance with Santa Barbara County Fire Department Standard #5 (attached) and all other applicable standards. Alarm panel location(s) and annunciator graphics to be approved by fire department prior to installation.
 9. Building address numbers must be a minimum height of six (6) inches for commercial and a color contrasting to the background color. The address number shall be elevated at least three (3) feet from the ground for clear visibility and easy directional identification. The numbers shall be visible from the access road when traveling in either direction. If the driveway is over 150 feet in length or the building is obstructed from view at the access road, numbers shall be posted at any driveway and road intersections as is necessary.
 10. Portable fire extinguisher(s) are required and shall be in accordance with the Santa Barbara County Code Chapter 15, Article 1.
 11. When access ways are gated a fire department approved locking system shall be installed.
 12. Permits for the use and storage of hazardous and/or flammable materials/wastes are required.

13. 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 at \$681.00 – 1000 square feet, non-retail

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.

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:reb

c Goleta Water District, 4699 Hollister Avenue, Goleta, CA 93110
APN/Chron



Fire Department

"Serving the community since 1926"

4410 Cathedral Oaks Road
Santa Barbara, CA 93110-1042
(805) 681-5500 FAX (805) 681-5563

John M. Scherrei
Fire Chief
County Fire Warden

November 5, 2007

Russell Goodman
Sares-Regis Group
500 Esplanade Drive, Suite 470
Oxnard, CA 93036

Dear Mr. Goodman:

Subject: FPD Review of Phase I Report
Former Applied Magnetics Corporation, 6300 Hollister Ave, Goleta
SMU Site # TBD

The Santa Barbara County Fire Department Fire Prevention Division (FPD), Site Mitigation Unit (SMU) has reviewed the document titled *Phase I Environmental Site Assessment (ESA)*, prepared by Dudek, dated January 10, 2006. It is FPD's understanding that the current parcel will be split into two separate lots and a Marriott Residence Inn will be built on the western lot. This Hotel will consist of a three-story building, swimming pool, and surface parking. FPD also reviewed its files for the site and met with you and other associates regarding this property on October 24, 2007. After careful review, FPD has the following comments and directives:

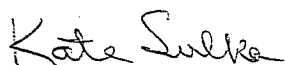
- Other than providing a copy of FPD's September 6, 2001 No Further Action Letter, it does not appear that FPD's files were reviewed for the *ESA*. FPD notes the following discrepancies between the *ESA* and its files:
 - The release of hexavalent chrome and chlorinated solvents onto the northern portion of the site are believed to have come from the Neal Feay property sewer line, located at 133 South La Patera. The *ESA* states incorrectly that remediation of the hexavalent chrome release onto the subject property from the Neal Feay sewer line is pending. The soil contamination resulting from the hexavalent chrome release was remediated to FPD's satisfaction, as documented in FPD's August 28, 2003 No Further Action letter. However, investigation of the chlorinated solvent issues in groundwater from the Neal Feay site are ongoing.
 - Several chlorinated solvents have historically migrated in groundwater from the adjacent Raytheon site to the western portion of the subject property.

- Soil, groundwater, and vapor issues were investigated at the site in 2001. Comparing previous data to current standards indicates that soil gas has been found above the California Human Health Screening Levels for PCE and TCE in certain areas on the subject site.
 - Groundwater contamination exists in the onsite well (MW-1) and the site is under the regulatory oversight of the Regional Water Quality Control Board (RWQCB). This well has been sampled on a regular basis since September 2001. The ESA fails to mention this. Thus, FPD does not concur with the ESA's recommendation to destroy the onsite well.
 - The closure letters issued by FPD for soil at the site and the hazardous waste storage area were for specific portions of the site and do not apply to the whole site.
- Based upon the above bullet items, FPD recommends the following be incorporated into the building permit for the site:
 - Several offsite sources of contamination have been identified that may affect this project. Please allow these responsible parties site access to assess and remediate the site, as needed, and under the direction of FPD and/or the RWQCB.
 - Due to known groundwater contamination on the property, perform a new soil vapor survey and groundwater assessment for the site. The proposed building site has the potential to be affected by chlorinated solvents from Raytheon, the former Applied Magnetics operations, and Neal Feay Company. Soil vapor samples shall be collected under the footprint of the proposed building. Compare these data with current screening levels such as the California Human Health Screening Levels and EPA Region IX Preliminary Remediation Goals. The groundwater assessment shall delineate the lateral extent of the chlorinated plume on the subject property. Submit a workplan for these activities to FPD for approval by **December 31, 2007**. Should the building footprint change after completion of the site assessment, FPD may require additional soil vapor and or groundwater sampling.
 - Based upon the data generated by the site assessment, prepare a Remedial Action Plan (RAP), as needed for the site. The RAP may incorporate mitigation measures such as installing engineering controls under any new construction (e.g. vapor barriers, vents) or remediation of the soil and/or groundwater to reduce groundwater contaminants to acceptable concentrations.
 - Prepare a soils management plan in case soil contamination is found during site construction. This soil management plan should address excavation of the pool, building footings, utility trenches, pilings, and/or any other area of the property where soil may be removed.
 - As dewatering will likely be required during construction (especially for the pool), any groundwater removed will need to be treated prior to discharge in the city sewer system or storm drain. A permit would be required from the local sewer agency for discharge into the sewer and a NPDES permit would be required from the RWQCB for a discharge into the storm drain.

- o FPD will be the lead oversight agency for this project. Time spent by FPD personnel in these oversight activities are reimbursable by the property owner and/or responsible party(ies) for the contamination.
- o It is our understanding that the current property at 6300 Hollister is to be split into separate assessor parcels. Please provide an address for this property once it becomes available.

FPD appreciates you contracting us prior to obtaining building permits, so our concerns can be addressed. If you have any questions regarding this letter, please contact me at (805) 686-8169. Written correspondence regarding this matter should be sent to FPD at 195 West Highway 246, Buellton, CA 93427 or via facsimile to (805) 686-8183.

Sincerely,



Kate Sulka
Supervising Hazardous Material Specialist
SMU/LUFT Program

KS:tmr 6300 hollister marriot 10_07

Pc: Sheila Soderberg, RWQCB
Tom Figg, City of Goleta ✓
Jane Gray, Dudek Associates
David Henry, HMC



Fire Department

"Serving the community since 1926"

4410 Cathedral Oaks Road
Santa Barbara, CA 93110-1042
(805) 681-5500 FAX (805) 681-5563

John M. Scherrei
Fire Chief

CITY OF GOLETA
CALIFORNIA

MAR 26 2008

RECEIVED

March 19, 2008

Russell Goodman
Sares-Regis Group
500 Esplanade Drive, Suite 470
Oxnard, CA 93036

Dear Mr. Goodman:

Subject: FPD Review of Phase II Report
Marriott Residence Inn Project, 6300 Hollister Ave, Goleta
SMU Site # 703

The Santa Barbara County Fire Department Fire Prevention Division (FPD) Site Mitigation Unit (SMU) has reviewed the document title *Soil Gas, Groundwater, and Soil Sampling Report*, prepared by Hazard Management Consulting, dated February, 2008. This document presents the data from drilling and sampling of nine soil borings and five soil gas probes. After careful review, FPD has the following comments and directives:

- Soil gas was evaluated under the proposed building footprint. Benzene and/or toluene were detected at low concentrations in two sample locations (SG-1 & SG-2). The concentration of benzene was less than the commercial screening level but greater than the residential screening level. Because this project is a proposed long-term residence hotel, comparison with the more restrictive screening level is appropriate. Therefore, the building shall incorporate a vapor barrier to inhibit the migration of soil vapor into the building.
- Groundwater samples from eastern edge of the property (GW-3, GW-6, and GW-9) contained several chlorinated solvents (PCE, TCE, and 1,1-DCE) at concentrations exceeding their respective Maximum Contaminant Levels. FPD concurs that these data are consistent with groundwater contaminants encountered during adjacent site investigations conducted at the former Applied Magnetics building and Neal Feay Company and are likely sourced from those releases. However, as dewatering will likely be required during hotel construction (especially for the pool), any groundwater removed may need to be treated prior to discharge in the city sewer system or storm drain. Please contact the local sewer agency regarding their permitting requirements for discharge into the sewer system and the Regional Water Quality Control Board regarding NPDES permitting for the discharge into the storm drain system.
- Although soil sampling results indicate that contaminants were not detected at concentrations exceeding FPD Investigation Levels, there is a potential that there may be unknown

contaminants in areas not investigated. Should contaminated soil be encountered during the excavation process, work shall be halted and FPD shall be immediately notified.

If you have any questions regarding this letter, please contact me at (805) 686-8176. Written correspondence regarding this matter should be sent to FPD at 195 West Highway 246, Buellton, CA 93427 or via facsimile to (805) 686-8183.

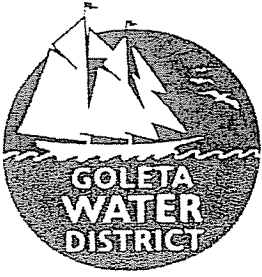
Sincerely,



Thomas Rejzek
Professional Geologist #6461
Certified Hydrogeologist #601
SMU/LUFT Program

703 03_08

Pc: Sheila Soderberg, RWQCB
Tom Figg, City of Goleta ✓
David Henry, HMC
Jane Gray, Dudek



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

-VIA EMAIL-

April 17, 2008

Laura Bridley
City of Goleta, Planning & Environmental Services
130 Cremona Drive, Suite B
Goleta, CA 93117

RE: Case Number: 07-007-GP; -RZ; -DP; -TPM; -DRB
APN: 073-050-020
Address: 6300 Hollister Ave.

Dear Ms. Bridley:

Per the City of Goleta Development Review Committee Transmittal dated March 10, 2008, and the plans dated March 11, 2008, it does not appear that the conditions have changed with regard to water service for this project. Therefore, the Preliminary Conditions Letter dated October 19, 2008 (attached), still holds.

It should be noted that landscape irrigation may not cross the parcel boundary to serve adjacent parcels. Further, this project does not include water service to any landscaped medians. If at any time the medians are required to receive water from Goleta Water District, a new application for a separate meter will be required.

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

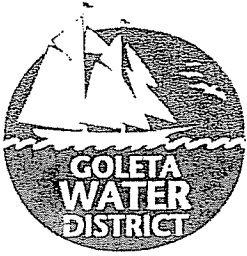
Sincerely,

GOLETA WATER DISTRICT

Misty Williams
Engineering Associate

Attachment: Preliminary Conditions Letter dated October 19, 2008

Cc: Jane Gray, Dudek



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

PRELIMINARY CONDITIONS LETTER

October 19, 2007

Ross Goodman/Sares-Regis
500 Esplanade Drive, Suite 470
Oxnard, CA 93030

Re: Marriott Residence Inn
6300 Hollister Avenue
APN 073-050-020

Dear Mr. Goodman:

The Goleta Water District has reviewed the application for water service submitted by you for the referenced project. Based on our review of that application, we have determined that water service may be provided for the proposed project subject to the conditions stated below.

1. Water service for the proposed project is subject to the District Water Allocation procedures. No action is required on your part.
2. Payment of the New Water Supply Charge in the amount of \$468,098.00. See Attachment A for details.
3. Payment of the New Meter Installation fee in the amount of \$1,600.00. See Attachment B for details.
4. Provide the water facilities design, construction drawings, and documents for all necessary waterline relocations and extension, valves, service connections, fire hydrants, water system appurtenances, and dedication of any necessary easements for the water system improvements in accordance with the District's Standards & Specifications, latest edition. See Attachment C for details.

Submit a Plan Check deposit in the amount of \$1,200.00.

Submit a Construction Inspection deposit in the amount of 20% of the GWD determined construction cost estimate.

Submit a Surety for Performance, Labor, Materials and Warranty in the amount of 150% of the construction cost estimate. The first \$25,000.00 of surety will be in the form of a Letter of Credit or cash. The remainder may be submitted in either the form of a Letter of Credit, cash, or bond. Please note that the issuing bond company shall have an A.M. Best rating of A-:VII or better.

5. Provide approved project Conditions of Approval and Land Use Permit from the City of Goleta Planning Department.
6. Construct water system improvements and install approved backflow prevention devices as required by the District. See Attachments C and D for details.
7. Provide the District with the completed Dedication of Water Facilities Form and Contractual Cost Form. See Attachment C for details.

If the project changes during the course of City review or otherwise, these conditions including the fees indicated, may be changed. Please contact the District to schedule a pre-design coordination meeting when you are prepared to begin the design of the water system improvements for the project.

Please provide a copy of this letter to the Project Engineer, Contractor and other consultants working on this project. If you have any questions regarding this matter, contact Carrie Bennett at (805) 879-4636.

Sincerely,
GOLETA WATER DISTRICT



Misty Williams
Engineering Associate

MMW/mjv

Cc: Jane Gray, Dudek & Associates

Attachments: A, B, C, D

Enclosures: Plan Check Checklist
Easement Template
Water Meter Work Order Information Spreadsheet

Attachment A - New Water Supply Charge

The applicant shall submit payment of the New Water Supply Charge in the amount of \$468,098.00 as determined as follows:

Hotel:

Based on historical averages, hotels use 0.1225 AFY/room. Therefore,

$$0.1225\text{AFY/room} \times 140 \text{ rooms} \times \$26,240.00/\text{AFY} = \$450,016.00$$

Irrigation:

Based on calculations provided by landscape architect, 3/4" meter is sufficient for maximum irrigation system flowrate. Therefore,

$$\text{New water Supply Charge for } 3/4" \text{ service connection} = \$18,082.00$$

Total New Water Supply Charge:		\$ 450,016.00
	+	<u>\$ 18,082.00</u>
		\$ 468,098.00

Reference Goleta Water District Code, Appendix A, Sections 12 and 12.C.

Attachment B - New Meters, Installation and Meter Fees

The table below summarizes the new meter requirements for the proposed project as well as the Installation and Meter Fees.

Meter Type	Meter Size	Quantity	Service Size	Manifold	Meter Fee \$ Install. Fee \$	Total Cost \$
Commercial	4"x1.5"	1	4"	N	1,012.00 + 150.00	1,162.00
Dedicated Fire Line	3/4"	1	8"	N	108.00 + 100.00	208.00
Landscape	3/4"	1	1"	N	130.00 + 100.00	230.00
Totals:		3				\$ 1,600.00

General:

Please note that your licensed contractor shall install the stub services. These stub services shall be designed and installed per GWD Standards & Specifications and shall appear on the construction drawings for the water system improvements. See Attachment C - Water System Improvements and Easements for more information.

The applicant /owner is responsible for installation and maintenance of the piping and plumbing connection from the downstream side (outlet) of the GWD meter to the subject parcel and on-site facilities. Any and all easements required for the piping and plumbing downstream of GWD meters is the responsibility of the applicant /owner.

All meter installation, backflow prevention assemblies and on-site piping are subject to inspection and testing by GWD inspectors for cross connection control and backflow prevention. GWD inspectors shall verify proper construction and installation. See Attachment D - Cross Connection Control and Backflow Prevention for more information. Upon meeting conditions 1 through 6 in the Preliminary Conditions Letter, meters will be installed and the basic service charge will commence.

Fire Line Connections:

Customers with un-metered fire lines serving private fire protection sprinklers and hydrant systems shall pay a base charge of \$32.00 per year per 8-inch fire line connection and a monthly base charge of \$2.00 per private fire hydrant. This minimum un-metered fire line charge shall be for standby service only and shall not be credited toward monthly meter charges for water service. Please note that these yearly and monthly fees are subject to change.

Attachment C - Water System Improvements and Easements

For issuance of a Can and Will Serve letter from GWD, the applicant shall provide to GWD the water facilities design, construction drawings, and documents for all necessary waterline relocations, waterline extensions, valves, service connections, fire hydrants, water system appurtenances, right of way, and easements necessary to serve the proposed project. Prior to water service activation, the applicant shall have all the necessary water system improvements, including backflow prevention devices, constructed, installed, inspected and tested to the satisfaction of GWD.

Water system improvements for this project shall be installed within public right of way or GWD easements and shall include, but not be limited to the following:

1. The location of the District's existing 10" diameter waterline in Robin Hill Road is shown incorrectly on the applicant's Site Plan. The correct location of the existing waterline is 1.5' west of the east right-of-way line. The applicant shall perform one of the following two options: A) relocate the existing 10" waterline to approximately 13' off curb face along the entire Robin Hill Road frontage, or B) along Robin Hill Road provide a 5' wide waterline easement, a 10' wide pedestrian access easement, move proposed sidewalk to be 4' clear of the existing waterline, and have no trees planted within 10' of existing waterline.
2. Provide a 4-inch commercial service connection for the proposed hotel from the 10" waterline in Robin Hill Road with a 4"x1.5" fire line meter assembly. Provide two ~ 10" gate valves at the 10"x4" tee where the 4-inch commercial service connects to the 10" waterline.
3. Provide a 1-inch landscape irrigation service connection from the waterline in Robin Hill Road with a 3/4" meter.
4. Provide an 8-inch fire service connection for the 1 proposed on-site fire hydrant and fire sprinkler system from the existing 12" waterline in Hollister Avenue. Provide two ~ 12" gate valves at the 12"x8" tee where the 8-inch fire service connects to the 12" waterline.
5. Provide a total of 3 new public fire hydrants along Robin Hill Road and Hollister Avenue. Provide waterline easements as directed by the District for each fire hydrant.
6. Sever all existing private waterlines crossing the new property line. At the new property line, cut and cap all existing waterlines to the east serving the existing building; and cut and abandon all existing waterlines running west into the new lot for the proposed hotel.
7. Provide required backflow prevention assemblies for all service connections. The backflow prevention assemblies shall be clearly shown on the construction plans and shall be installed on private property as close as physically possible to the street right-of-way or the District's meter.

All wells on the subject parcel shall be plotted on the construction plans and identified with State Well Numbers. Construction plans shall call for the wells to be destroyed per S. B. County Health Department Regulations.

The applicant's Project Engineer shall prepare and submit hydraulic calculations for the proposed fire sprinkler system for review and acceptance by GWD. The calculations shall include the Project Engineer's recommend size for the fire service

connection. The hydraulic calculations for fire sprinkler system shall be prepared in accordance with the requirements of the S. B. County Fire Department. The applicant shall submit a copy of a map of the approved fire hydrant locations, signed and stamped with the Fire Department's approval.

The applicant's Project Engineer shall submit an itemized cost estimate for the water system improvements detailed above which are to be dedicated to GWD. This information will be used by GWD to determine the surety and construction inspection deposit amounts.

The owner shall grant easements acceptable to the District for access to and maintenance of all water system facilities to be dedicated to the District. These easements shall be based on the enclosed GWD Easement Template and shall include descriptions for all necessary on-site easements. The applicant's engineer shall submit preliminary, i.e. draft, easement documents for GWD review and comment. GWD will notify the project engineer when the easements are acceptable for notarization and dedication. The easements shall be recorded prior to GWD signing the construction plans. With the preliminary easement documents, applicant shall submit verification of property ownership, such as a copy of the title report, of all landowners involved in granting the easement to GWD.

All documents, calculations, design, construction plans and easements for the water system improvements and easements necessary to serve the proposed project shall be prepared by or under the direction of a civil engineer licensed in the State of California (Project Engineer) and shall be in accordance with District Standards & Specifications. All preliminary documents, calculations, design, construction drawings and easements submitted for review or plan check shall have the name and license number of the Project Engineer printed on them. All final documents, calculations, design, construction plans and easements shall be signed and stamped by the Project Engineer.

Prior to beginning design, calculations and preparation of construction plans for the water system improvements and easements necessary to serve the proposed project, the applicant's Project Engineer should obtain the appropriate record drawings from GWD of the District's existing water system facilities.

The applicant shall submit three sets of construction plans and a Plan Check Deposit in the amount of \$1,200.00. The deposit shall be submitted prior to GWD reviewing the construction plans. This deposit is for GWD-incurred costs for plan check and administration. Per GWD Standards & Specifications, you will either be invoiced if the actual cost for plan check to GWD exceeds the amount of the deposit or you will be refunded the balance after GWD costs are deducted.

A Plan Check Checklist is enclosed for your engineer's use in developing the water system improvement (construction) plans. The construction plans will go through a revision process or Plan Check. Once the plans are acceptable to GWD and all other necessary conditions are met, GWD will sign the construction plans authorizing construction of the public water system improvements.

APN 073-050-020
Address 6300 Hollister Avenue

Preliminary Conditions Letter
October 19, 2007

Enclosed is a Water Meter Work Order Information Spreadsheet. Using this spreadsheet, please list as much information as possible for all of the meters to be installed for the subject project. Your engineer will be able to provide some of the information. This spreadsheet shall be submitted prior to GWD signing the construction plans. ALL new GWD meters shown on the construction plans (including fire line by-pass meters) shall be included on this spreadsheet.

Surety for Labor, Materials, Performance and Warranty shall be provided by the applicant in an amount equivalent to 150% of the GWD determined construction cost estimate. The first \$25,000.00 of surety will be in the form of a Letter of Credit or cash. The remainder may be submitted in either the form of a Letter of Credit, cash, or bond. Please note that the issuing bond company shall have an A.M. Best rating of A-:VII or better.

The letter of credit submitted shall include the terms and conditions of the standard GWD Letter of Credit Template. If you wish to submit bonds for your project, please contact the District for a template for GWD Bond submittal.

The applicant shall submit a Construction Inspection Deposit in an amount of 20% of the GWD determined construction cost estimate. This deposit is for GWD-incurred costs for inspection and administration. Per GWD Standards & Specifications, the applicant will either be invoiced if the actual cost to GWD exceeds the amount of the Construction Inspection Deposit, or will be refunded the balance after GWD costs are deducted.

Prior to activation of water service, the applicant shall submit a completed Dedication of Facilities Form, and Contractual Costs Form completed by the applicant's contractor. The District will accept the Dedication once our inspector has inspected and passed all facilities being dedicated to the District.

Prior to activation of water service, the applicant shall submit to the District two copies of the recorded Final Parcel Map, and the new Assessor Parcel Numbers for the new lots.

Attachment D - Cross Connection Control and Backflow Prevention

All meter installation, backflow prevention assemblies and on-site piping are subject to inspection and testing by GWD inspectors for cross connection control and backflow prevention. GWD inspectors shall verify proper construction and installation. Prior to water service activation, GWD and EHS will perform a cross-connection survey. All connections from unapproved water sources or water lines crossing the new property line shall be terminated prior to receiving service. GWD Inspector shall confirm proof of severance.

Per the California Code of Regulations, Title 17, Section 7583-7605 and Goleta Water District Code Title 6, a GWD approved backflow device shall be installed on all domestic, irrigation, and fire line services and shall be installed by and at the expense of the customer to prevent backflow from the customer's premises to the public water supply. All backflow devices shall be installed on private property while being as close to the meter as is physically possible. Reduced pressure principle backflow prevention assemblies (RPBDA,s) are required for the proposed commercial and landscape irrigation meters. Please consult with Ginger Kaufman, Goleta Water District's Backflow Certified Specialist, at (805) 879-4652 prior to having the backflow assemblies installed. Meters will be installed locked off until the device is certified and is properly functioning. Note that this test must be witnessed by one of the District's Certified Cross-Connection Specialists.

A charge of \$2.50 shall be assessed on the bill of each customer who has a backflow prevention device installed to protect the potable water system. This charge will be assessed per backflow device per month. Please note that this monthly charge is subject to change.

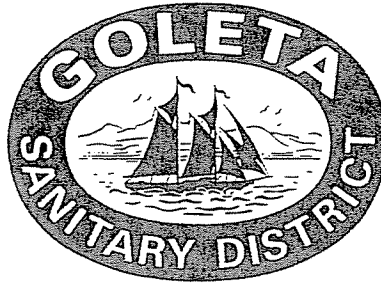
As a result of recent rule changes by the State Department of Health Services regarding the operation of public water systems and backflow prevention, the Goleta Water District has been forced to modify some of our requirements and procedures. One of the areas affected is the timing of the installation of new water meters and the testing of backflow prevention devices. We have made every effort to make our modified requirements and procedures as user friendly and efficient as possible while complying with State regulations.

Please Inform Your Contractor that:

Testing and certification of a backflow prevention device shall not be performed until after the District installs the accompanying new meter. The District will not install new meters until after the service connection has been installed and inspected per GWD standards and specifications. Therefore GWD water will be unavailable through a service connection until after the backflow prevention device has been tested and certified by a Certified Backflow Tester. Also, this test must be witnessed by one of the Districts Certified Cross-Connection Specialists.

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.

A PUBLIC AGENCY
www.goletasanitary.org

October 23, 2007

Mr. Scott McChesney
R.D. Olson Development
2955 Main Street, Third Floor
Irvine, CA 92614

**Subject: Marriott Residence Inn Temporary Sewer Holding Tank
 6300 Hollister Ave. Goleta, CA APN 073-050-020**

Dear Mr. McChesney:

This letter is in response to the temporary sewer holding tank conceptual plan dated October 16, 2007 submitted by Don E. Donaldson of Penfield and Smith on your behalf for the above-mentioned project.

The District has reviewed this conceptual plan and is in preliminary concurrence with this plan. This preliminary concurrence is based on the following conditions:

1. The holding tank shall be a temporary measure for sewage disposal for this proposed project.
2. The holding tank shall have sufficient capacity to retain the wastewater flows from the proposed hotel during the District's lift station peak demand period and release the flow during off-peak hours.
3. The project developer/property owner shall have full responsibility to properly design, construct, operate and maintain the holding tank, pumps and piping equipment to prevent a sanitary sewer overflow (SSO) and to mitigate the effects of any such spill.
4. The installation and/or the removal of the tank shall not interfere with the operation of any District facility. The developer/property owner shall bear all costs associated with any SSO and/or mitigation of the SSO if the District deems that the installation, operation or removal of the holding tank causes the SSO. The District reserves the right to require a "Hold Harmless Agreement" of the developer/property owner prior to the installation of this proposed holding tank. The District further reserves the right to require the developer/property owner to disconnect the holding tank and to cease discharging to District facilities if, in the District's opinion, such discharge is detrimental to the District's ability to operate within the parameters of the District's permit with the California Regional Water Quality Control Board (RWQCB).

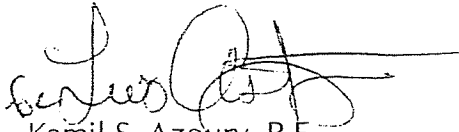
Scott McChesney
October 23, 2007
Page Two

This letter does not relieve the developer/property owner of any the terms and conditions of the District's Sewer Service Availability letter dated September 21, 2007 (copy attached).

It is the District's intent to provide sewer service to this project in a reasonable and cost effective manner. The District looks forward to working with you to allow this project to move towards completion. If you have any further questions, please do not hesitate to contact me at this office.

Very truly yours,

GOLETA SANITARY DISTRICT

A handwritten signature in black ink, appearing to read "Kamil S. Azoury", with a long horizontal flourish extending to the right.

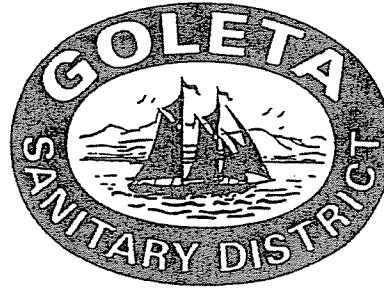
Kamil S. Azoury, P.E.
General Manager/District Engineer

Enclosure

KSA:la
Cc Don E. Donaldson, Penfield and Smith

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.

A PUBLIC AGENCY
www.goletasanitary.org

September 21, 2007

Jane Gray
Dudek and Associates
621 Chapala Street
Santa Barbara, CA 93101

**SUBJECT: Sewer Service Availability
Proposed Lot Split and Sewer Service Connection for Proposed
140 Room Hotel
A.P.N. 073-050-020 at 6300 Hollister Ave.**

Dear Ms. Grey:

This letter is in response to your recent inquiry dated August 30, 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 split the existing parcel and construct and connect to the District's sewage collection facilities a 140 room Marriott Residence Inn extended stay hotel. Currently the existing parcel is being served for a commercial/industrial building under GSD permit number 87, connected on May 19, 1961.

Please be advised that while adequate sewage treatment and disposal capacity at the District treatment facility is available, the wastewater quantities projected to be generated by this proposed development will intensify pre-existing capacity deficiencies of the on-site sewage collection facilities. An unmitigated increase in sewage flows at this location has the potential of untreated sewage releases, a violation of the District's NPDES permit. Therefore, the District will not make available sewer service until the existing sewer facilities at the proposed location are significantly upgraded to adequately handle projected built-out flows as modeled by the District's Sewer Collection System Master Plan 2000.

The District is currently working on a Memorandum of Understanding with the City of Santa Barbara Municipal Airport to jointly modernize these facilities. Based upon a mutual agreement being reached by both parties by the latter part of 2007, construction of the sewer improvements is forecast to be completed by December of 2008. If the District and the City do not enter into a MOU, the District may evaluate other options to provide sewer service for this project, costs of which shall be borne by the applicant of this project.

Jane Gray
September 21, 2007
Page Two

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.

Although adequate sewage treatment capacity is currently available to serve the project, issuing this letter does not guarantee sewer service by the District or reserve capacity for the project. The District provides all new sewer service on a first-come, first-serve basis, as determined from the date on which the connection permit is issued. The District cannot predict the pace of future development in the community and cannot anticipate the demand for new sewer service. In addition the District is unable to predict what new regulatory requirements might be imposed in the future by Federal, State and/or local agencies, or exactly what effects said requirements might have on the District's ability to accept any new connections.


This letter does not constitute a sewer connection permit for the proposed project, but sets forth the terms on which a connection permit is issued. By providing this letter, the responsibility or liability for sewer service or matters pertaining to this project will not be the responsibility of the District.

Please note that the District's current assessment with respect to capacity availability, along with terms and conditions stipulated in Exhibit "A" for this project, are valid for two years from the date of this letter. At the end of the two year period, the applicant, if still interested in the District's availability of service, must submit in writing a request for reassessment of its service conditions and capacity availability outlined in this letter.

If you have any questions regarding this matter please call Mr. Harold Reyes at this office.

Very truly yours,

GOLETA SANITARY DISTRICT


Kamil S. Azoury, P.E.
General Manager/District Engineer

KSA:la

Attachments (3)

cc: Harold Reyes, Goleta Sanitary District
Scott McChesney, R.D. Olson Development

EXHIBIT "A"
TERMS AND CONDITIONS

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

In the event that the District and the Santa Barbara City Municipal Airport do not enter into agreement to upgrade the existing sewer facilities, it shall be necessary to construct a sewer main or trunk line extension and/or appurtenances thereto (the "Extension") to connect the project to the District's existing sewer collection system. The Extension shall be constructed, and any necessary easements shall be obtained, by and at the expense of the applicant. Upon completion of the Extension and the connection of the Project to the District's sewer system, the applicant shall execute and deliver to the District a Grant of Rights document in recordable form conveying the Extension to the District. The applicant shall also convey to the District any easements necessary to enable the District to properly operate, repair and maintain the Extension. This easement document must be executed, complete and ready for recordation. Enclosed is a copy of the District's General and Construction Notes which are to be included on the improvement plans.

Easements must be a minimum 15 feet wide and vehicle access easement must be a minimum 12 feet wide. Easement widths are based on the size and depths of the sewerlines. No trees or shrubbery may be planted within the GSD easement.

Applicant/owner(s) must submit for the District's review, approval and files, a complete copy of the final building structure site, floor grading 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.

An area study must be required of the owner to determine how the project will impact the existing sewage facilities (See Part III, Section 2.00 of the District Design Requirements). Project acceptance by the District's General Manager will be based upon review and approval of the study.

The Applicant shall provide the District with verification that a private and/or public sewer easement has been created, conveyed and recorded, thus allowing the connection of the project to the District's public sewer. The easement documentation shall include language expressly providing for: "The construction, installation, repair, operation and maintenance of the building and lateral sewer," which connect the project to the District's public sewer.

Once the plans and easement documents have been received, reviewed and accepted, the District will stamp the plans approved. A sewer connection permit may be obtained by the applicant once they have paid all applicable fees, posted all required bonds and satisfied all applicable ordinances, regulations, standards and requirements of the District and any other local, state or federal agency with jurisdiction over the project.

As of the date of this letter, the required fees are as follows:

District Fees:

Connection Fees:

Single Family Dwelling Unit: **\$2,058.00 / Unit**

Apartment, Duplex, Mobile Home Space, Condominium Unit: **\$1,441.00 / Unit**

Connection fees for commercial/industrial and other non-residential establishments are based on the number of equivalent residential units (ERUs) of the proposed development. The number of ERUs are defined as the ratio of the proposed total number of plumbing fixtures of the proposed development and that of a single family dwelling (20 fixture units per dwelling). The connection fee for the proposed development is determined by multiplying the proposed ERUs by the connection fee of a single family dwelling (\$2,058 at present). Under no circumstance shall the fee be less than that of a single family dwelling.

Permit fee: **\$100.00** (for project)

Industrial Waste Control Annual Permit fee: **\$100 to \$1000** (Based on Discharger Classification)

Inspection fee: **\$100.00** (per residential or commercial building structure connection)

Inspection fee: **\$150** (per industrial/manufacturing building structure connection)

Inspection fee: **\$200** (per 100 feet of mainline extension)

Inspection fee: **\$50** (for cleanout installation at property line only, permit fee waived)

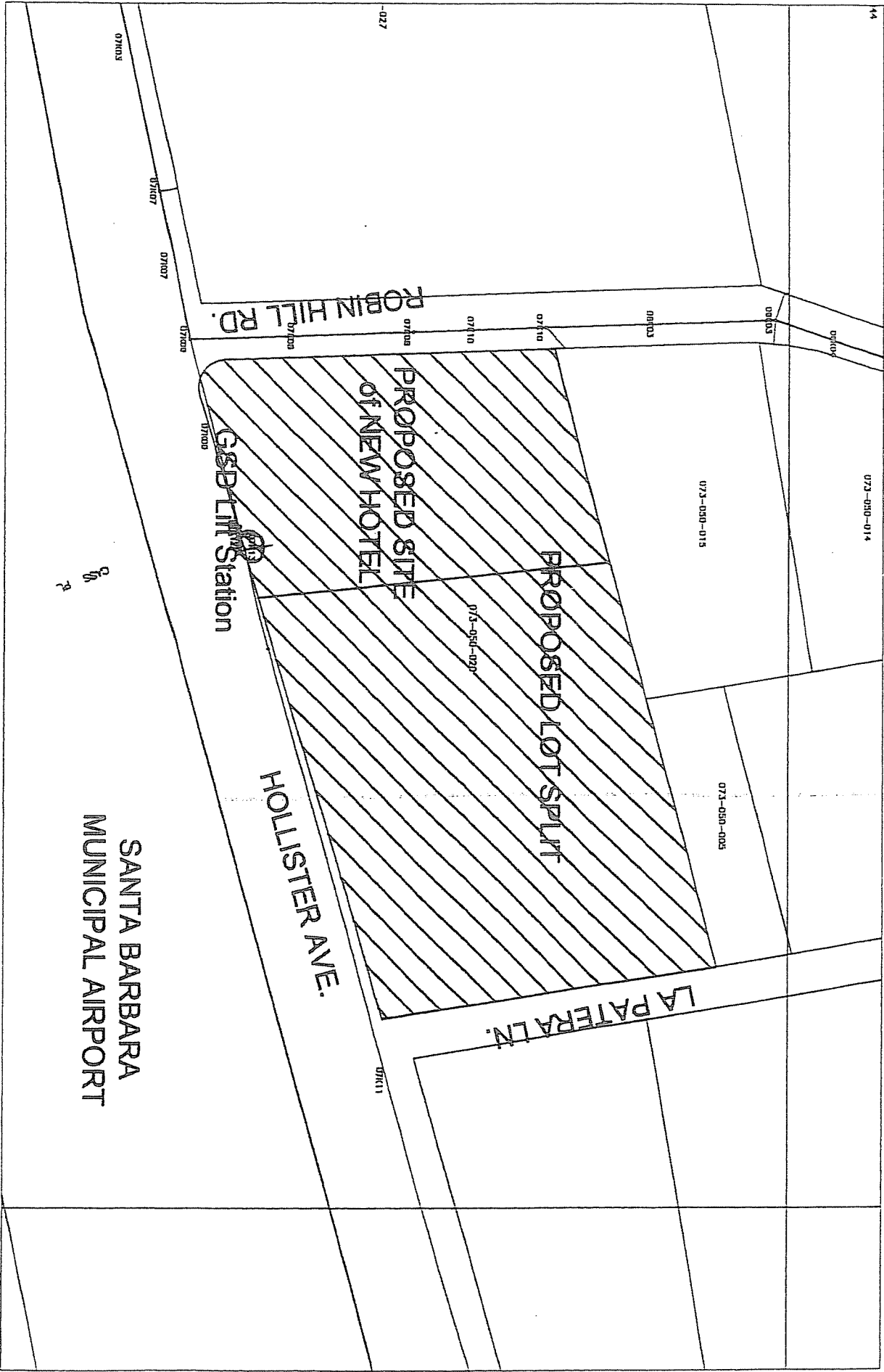
Plan check and review fee: **\$60** per hour (**\$100** minimum fee)

Deposit, as required **\$500** maximum

Credit will be given for the existing connection and existing plumbing fixtures.

These fees are subject to periodic adjustments and applicant shall pay the fees in effect at the time application is made for a connection permit.

PARCEL MAP



Proposed Marriott Hotel
and Lot Split
6300 Hollister Ave.
APN 073-050-020

SANTA BARBARA
MUNICIPAL AIRPORT



2.00 GENERAL NOTES

The following general notes are standards and specifications adopted by the District and shall be shown on the Title Sheet of the Improvement Plans:

GOLETA SANITARY DISTRICT
REQUIRED SEWERLINE GENERAL NOTES:

1. *No revision shall be made to these plans without the approval of the General Manager/District Engineer.*
2. *The District will not survey or layout any portion of the work.*
3. *The licensed civil engineer or surveyor shall furnish the District with grade (cut) sheets and stationing for all lateral sewers and wyes, and shall provide stakes for them at their proper locations with stationing plainly marked. All lateral sewers shall be constructed in a straight alignment at right angles from the main line sewer, except as shown on the plans. Any change in alignment shall be requested in writing by the civil engineer.*
4. *The District shall be notified 48 hours in advance prior to staking of the sewerline.*
5. *The civil engineer or surveyor shall furnish the lateral sewer depth at the property line below the top of curb elevation for each lateral sewer on the grade (cut) sheet.*
6. *Before work can be started, the contractor must obtain a permit to excavate in County roads from the Santa Barbara County Road Department.*
7. *If work is to be done in a state highway, a permit must be obtained from the State of California, Division of Highways, District 5, San Luis Obispo, California.*
8. *Acceptance of the sewer plans by the District does not constitute a representation as to the accuracy of the location of, or the existence of, any underground utility pipe or structure within the limits of this project. This note applies to all sheets.*
9. *Refer to Part 1, General Provisions, Section 7.10.4.1 of the Standard Specifications for Public Works Construction regarding safety orders.*
10. *Prior to issuance of the required sewer connection permit, the contractor shall obtain and file with the District, copies of: a permit to excavate in County streets, a permit for excavations and trenches from the State of California, Division of Industrial Safety, and a Certificate of Worker's Compensation Insurance with the District named as the certificate holder. The certificate shall state that the holder shall be notified 30 days prior to cancellation of policy.*

3.00 CONSTRUCTION NOTES

The following sewerline construction notes are standards and specifications adopted by the District and shall be shown on the title sheet of the Improvement Plans:

GOLETA SANITARY DISTRICT
REQUIRED SEWERLINE CONSTRUCTION NOTES:

1. *All sewer mains, laterals, and appurtenances shall be constructed according to all current Goleta Sanitary District standards and specifications as adopted by the District and shall be subject to rigid inspections to obtain acceptance of the constructed work.*
2. *Commencement of construction of public sewage collection facilities shall not be authorized until such time as the construction plans have been approved by the General Manager/District Engineer of the Goleta Sanitary District or his authorized agent.*
3. *The Goleta Sanitary District's General Manager/District Engineer or a District authorized representative shall be notified at least forty-eight (48) hours prior to starting of construction. Any construction done without approved plans or without prior notification to the District will be rejected, and any rework will be done at the contractor's own risk.*
4. *Inspection and approval by the District's General Manager/District Engineer or a District authorized representative shall be requested by the contractor immediately prior to commencing and immediately after each phase of construction, specifically, trench alignment, pipe bedding, installed pipe, 12" backfill over installed pipe, final backfill and compaction, and clean-up.*
5. *Contractor shall verify existing water, sewer, and storm drain elevations prior to commencing construction.*
6. *Deflections in P.V.C. pipeline after installation shall not exceed three (3) percent of the internal pipe diameter. If any section of the pipeline exceeds the maximum allowable deflection, the contractor shall reconstruct the pipeline at his own expense. The deflection shall be measured by the contractor in the presence of the Goleta Sanitary District's General Manager/District Engineer or his authorized representative, and the method of measuring the deflection shall be approved by the District's General Manager/District Engineer.*
7. *Solvent joints will not be acceptable on main and lateral sewerline installation.*

(continued...)

REQUIRED SEWERLINE CONSTRUCTION NOTES (CONTINUED):

8. *All trench work within private streets or easements shall be backfilled and compacted in accordance with the Standard Specifications for Public Works Construction and with compaction reports furnished to the District.*
9. *Full compliance with Santa Barbara County's Standard Specifications for Public Works Construction will be required for backfill in streets. Certification of backfill compaction and sand equivalents by a qualified, registered testing laboratory shall be provided to the Goleta Sanitary District by the permittee prior to the issuance of a Certificate of Acceptance.*
10. *The contractor shall furnish the material, labor and equipment for making tests for leakage and infiltration of groundwater. Tests shall be made after the sewer trench has been backfilled and compacted but before paving. Sewers shall be air pressure tested in accordance with section 306-1.4.4 of the Standard Specifications for Public Works Construction.*
11. *Any soils reports made for the project shall be made available to the District.*
12. *The contractor shall be responsible for installing adequate bracing and shoring for excavations, temporary structures, and all partially completed portions of the work, as necessary. Sheeting, shoring, bracing, or equivalent protection for all excavations over 5 feet deep shall be provided as required by CAL-OSHA.*
13. *A four-inch (4") minimum lateral and building sewer shall be installed for each single family residential unit with a minimum grade of 1/4" per foot (approximately 2%) from the main sewerline to the building connection.*
14. *A six-inch (6") minimum lateral and building sewer shall be installed on a minimum grade of 1/8" per ft. (approximately 1%) for multiple family dwellings, churches, commercial, industrial, school buildings, etc., from the main sewerline to the building connection.*
15. *The clearance between sewerlines crossing under or over other underground utilities shall not be less than six inches (6") except water pipes. Sewerlines must always be installed under water lines, except by special permission of the District. If construction over water lines is permitted, the sewer main shall be ductile iron pipe extended ten (10) feet beyond the water line on each side.*
16. *All newly installed manhole covers shall be stamped with "G.S.D. Sewer". Manhole covers and frames shall be manufactured of ductile iron with an bolt down cover as shown on Goleta Sanitary District Standard Drawing No. 12.*

(continued...)

GOLETA SANITARY DISTRICT
REQUIRED SEWERLINE CONSTRUCTION NOTES (CONTINUED):

17. Manhole interiors shall be coated with a two component, 100% solid polyurethane applied over two component moisture insensitive, 100% solids epoxy primer as manufactured by Integrated Environmental Technology (I.E.T.) Systems, Sancon Engineering Inc., or approved equal.

Polyurethane coating thickness shall be 125 mils. Epoxy and polyurethane shall be applied with plural component airless spray equipment by workmen experienced with similar applications involving underground confined spaces.

18. Prior to paving and video tests, the pipe installed shall be cleaned by the balling method and mandrel tested per Goleta Sanitary District standards.

19. Lateral sewers shall be constructed with five (5) feet of cover at property line.

20. Prior to paving the main sewerline is to be color video inspected by the owner's contractor and shall include audio and footage reading on DVD format. A copy shall be sent to the Goleta Sanitary District. A District Inspector shall be present during video recording.

21. Only wye branches shall be used for lateral sewer connections to mainline sewers.

22. Manhole tops in unimproved rights of way shall be 18" above finished grade and 6" above grade in landscaped areas and shall be protected from damage as required.

23. All manhole channels near the construction site or involved with the sewerline construction shall be protected with false bottoms until all manhole and roadwork is complete.

24. Record Drawing. Drawings showing the actual location of all main, structures, wyes, laterals, manholes, cleanouts, easements, etc., shall be filed with the District before final before final acceptance of the wok. In addition, an electronic drawing, compatible with AutoCad format, showing the actual location of mains, wyes, laterals, manholes, cleanouts and appurtenant structures, and including elevations for inverts and rims thereof, shall be submitted to the District before final acceptance of work. The Electronic Drawing shall be in CD format and the following coordinate system; Horizontal NAD 83 North America Datum, Vertical NGVD 29 National Geodetic Vertical Datum.

Memorandum

Date: June 21, 2007

To: Tom Figg, Planner
Development Review Committee
City of Goleta, California

Planning and Environmental Services
130 Cremona Drive, Suite B
Goleta, CA 93117

From: Ed Villa, County Surveyor's Office

Subject: Vesting Tentative Parcel Map No. 32,031
Marriott Residence Inn, APN 073-050-020

CC: Michael Emmons, County Surveyor.



Requirements of the County Surveyor's Office

Pursuant to Section 66448 of the State Subdivision Map Act and County Subdivision Regulations Chapter 21, Section 21-9, the Parcel Map **shall be based upon a field survey** made in conformity with the Professional Land Surveyors Act. Furthermore, property lines **shall be monumented** in accordance with Section 21-16 of said County Code.

Very truly yours,

Ed Villa

For : Michael B. Emmons
County Surveyor

**EXHIBIT 3
CONDITIONS OF APPROVAL
HOLLISTER CENTER PROJECT
07-167-DP AM**

1. **AUTHORIZATION:** This Development Plan Amendment, and the conditions set forth below authorize development proposed in Case No. 07-167-DP AM marked "Officially Accepted, _____, 2008, Planning Commission Exhibit 1." 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:

07-167-DP AM Development Plan Amendment

Project Data (Sheet A-0.1 dated July 25, 2008)

Overall Site Plan (Sheets A 1-1 dated July 25, 2008)

Preliminary Landscape Plan (Sheet 5, dated 11/07/07)

Vesting Tentative Parcel Map No. 32031 (dated July 22, 2008)

Vesting Tentative Parcel Map Preliminary Grading and Drainage Plan
(dated July 22, 2008)

Vesting Tentative Preliminary Hollister Avenue Plan (dated July 22, 2008)

Vesting Tentative Map Preliminary Street Lighting Plan (dated July 22, 2008)
2008)

Vesting Tentative Map Existing Condition Map (dated July 22, 2008)

2. **AUTHORIZED DEVELOPMENT:**

The proposed project involves the subdivision of APN 073-050-020 and maintenance of the 106,500 square foot Hollister Center multi-tenant light industrial building on the resulting Parcel 1. Other revisions to the site driveway, parking area and circulation system would be made as a result of this subdivision. Access to the site would be provided through a new driveway at the proposed lot line splitting the existing parcel from the proposed hotel, as well as an existing driveway serving the Hollister Center from La Patera Lane. The project would create a 7.16 acre (gross) parcel where the existing Hollister Center is located and 3.79 acre (gross) parcel 2 for a new 140 room extended stay hotel. The property is currently zoned MRP (Industrial Research Park). Parcel 1 would also provide up to 30 parking spaces for use by Parcel 2 through a reciprocal parking agreement.

The following modifications are granted:

- A modification from the required offstreet parking area setbacks to allow encroachments into front yard setbacks along Hollister Avenue and La Patera Lane (Section 35-262.a).

- A modification of landscape coverage requirements from 30% coverage to approximately 10% coverage (35-233.13.1).

The proposed project replaces existing entitlements for 106,500 square feet of office and research/development buildings granted under 79-DP-022.

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 in the staff report and 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 & Environmental Services.

3. 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 for each development phase from all Departments/Agencies having conditions or project approval. Such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning & Environmental Services.
4. All prior conditions of approval from 79-DPF-022 SC01 and Final Development Plan Conditions from Case 79-DPF-022 are still applicable (see attached).

IMPORTANT: THIS MUST BE SIGNED AND RETURNED BEFORE A LAND USE PERMIT OR BUILDING PERMIT MAY BE ISSUED.

Planning Commission
Meeting of June 4, 1980

BURROUGHS ADDITION
FINAL DEVELOPMENT PLAN CONDITIONS
Case No. 79-DP-22

1. The size, shape, arrangement, and location of buildings, walkways, parking areas, and landscaped areas shall be developed in substantial conformity with the approved development plan marked Planning Commission Exhibit #1, dated June 4, 1980. Substantial conformity shall be determined by the Planning Director. In the event of disagreement, such determination shall be made by the Planning Commission.
2. All final plans of buildings and structures shall be subject to approval by the Board of Architectural Review prior to the issuance of Land Use Permits.
3. Uncovered parking spaces and driveways shall be graded, surfaced, and drained in accord with standard requirements of the County Transportation Department and Public Works Department for such improvement.
4. A landscape plan and irrigation plan, providing for drought-resistant material, prepared and signed by an individual qualified to do landscape design under the law of the State of California, must be approved by the County Landscape Planner. Prior to issuance of building permits, a bond, cash deposit, or assignment of deposit, in an amount to be determined by the Landscape Planner, to assure installation and adequate maintenance for a period of two (2) years, shall be filed with the Clerk of the Board of Supervisors. Upon completion of the installation, a person qualified to do landscape design under the law of the State of California shall furnish to the County Landscape Planner a signed statement certifying that the installation is complete and that all grades approved by the Public Works Department have been maintained. Bonds, cash deposits, or assignments of deposit will be released two years after the date that the Landscape Planner concurs with the certification of installation provided the landscaping has been adequately maintained.
5. Uncovered parking areas of more than 3,600 square feet shall be planted with trees placed at suitable intervals in each direction in order to break up the continuity of paved areas. (Article VII, Section 1, Ord. #661)
6. Compliance with Departmental letters of:
 - a) Transportation Dept. dated 5/14/80.
 - b) Fire Department dated 5/15/80.
 - c) Public Works dated 8/24/79.
 - d) Environmental Health Services dated 5/9/80.
 - e) Flood Control dated 5/29/80.
7. Before a Land Use Permit (zoning clearance) will be issued by the Planning Department, the applicant must obtain written clearance from all Departments having conditions. Such clearance shall indicate that the applicant has satisfied all preconstruction conditions. A form for such clearance is available in the Planning Department.
8. Motorcycle parking, bicycle parking (racks), and showers shall be provided for employee use.
9. The total number of employees on the property in question shall not exceed 785.

79-IP-12, Burroughs Addition
Archaeological Conditions:

- 10. If and when the proposed building is demolished, prior to issuance of a demolition permit, a provision for access by a qualified archaeologist approved by the County of Santa Barbara shall be required for a period of three (3) months. In order to mitigate adverse impacts on the midden, the demolition procedure shall be subject to approval by said archaeologist.
- 11. Except for emergencies, any future construction under the proposed building, including construction for utilities, shall be subject to approval by a qualified archaeologist approved by the County of Santa Barbara.
- 12. Data Recovery Program. The following program shall be carried out to the maximum extent feasible within a maximum of \$19,000. A total of nine to twelve cubic meters of site deposit shall be carefully excavated and analyzed. These could be broken down into the following:
 - a) A total of six .5 x 1 m units shall be excavated through the deposit, scattered across the site. A column from each of these units shall be "banked" for future analysis. The remaining sample shall be processed in the laboratory.
 - b) The remaining six to nine cubic meters of excavation shall be removed in a block excavation. The exact location of this block shall be based on data recovered during the excavation of the .5 x 1 m units. Excavation of a small block (either a 2 x 4 m or 3 x 3 m) on the site will permit a far greater understanding of the micro-variation within the site.
 - c) If all areas for the block excavation are chosen with equal probability, (based on recovered data) the block shall be placed adjacent to the 1.5 x 1.5 m unit in the direct impact zone, and only an additional six cubic meters should be excavated. This determination can only be made during the course of the field investigation.
 - d) Rather than process the entire unit in the lab, it is recommended that a sample of less than 50 percent actually be speciated, and that some type of viable field sampling program be developed to reduce redundancy.
 - e) Saturation of the midden surface from existing water hookups and in-field water screening could also result in substantial savings.
 - f) Analysis of remains from the site shall focus on intra-site variability as exhibited in subsistence remains and the distributions of lithics and ground-stone through the midden. Soils analysis would be useful as would specialized otolith and floral studies if these data are obtained. Three to four carbon-14 dates shall also be collected and submitted for analysis.
- 13. If the developer disturbs or damages the midden to an extent greater than anticipated in the conceptual foundation & sign, the developer shall pay the reasonable costs for the salvage of the disturbed or damaged area.
- 14. Prior to commencement of construction, the permittee shall grant the right of access for archaeological excavation to the County of Santa Barbara subject to the following conditions:
 - a) There will be no excavation in driveways and access lanes to the parking stalls.

- b) No excavation within ten feet of building perimeter and fifteen feet of supporting posts.
- c) Excavation may be performed in landscaped areas no more often than once every five years. A maximum surface of 400 sq. ft. may be excavated during each five year period.
- d) Excavation may be performed in parking lot area no more often than once every eight years. Impacted area (that area not available for parking) to be no larger than six contiguous parking spaces.
- e) Burroughs to be given six months' notice of intent to excavate and specific plans indicating area to be excavated.
- f) An excavation must be completed and opening closed within 30 days from the start. If findings warrant keeping the excavation open longer, the County or its representatives may extend this period an additional 30 days.
- g) Area excavated shall be restored to original condition at expense of County's designated representative.
- h) All expenses of excavation and restoration shall be borne by County's designated representative.
- i) The County's designated representative shall be liable for any property damage or personal injury resulting from excavation. Burroughs shall be provided with certification of insurance showing coverage of no less than \$1,000,000 personal injury and \$250,000 property damage.
- j) The County's designated representative shall post a bond with Burroughs in the amount of the cost of restoration of premises to the original condition prior to excavation. The bond shall be determined by the average of two estimates from independent contractors and shall be posted for six months following consummation of the project to guarantee the restoration is of sound and enduring quality.
- k) Removal of asphalt and soil overlying midden shall be accomplished outside of normal working hours so that roadways are kept clear and so that interference with Burroughs' business is minimized. Moving of earth and heavy equipment shall also be outside of normal working hours. If the County's designated representative can demonstrate a means whereby this effort can be done during normal working hours without impact to Burroughs' normal business, Burroughs will permit such operations.
- l) Adequate barriers shall be kept in place around any excavation at all times to guard against accidental injury. Any pumping of ground water shall be directly to existing storm drains.
- m) It is likely that shoring would be required for excavations of the depth required for archaeology investigations. Shoring designs shall be approved by a registered civil engineer and said approval presented to Burroughs prior to excavation.

- n) The County's designated representative shall demonstrate to Burroughs that planned excavations are in compliance with OSHA (California and Federal) and any other applicable legal requirements prior to start of work.
 - o) Excavations may only be undertaken in the May through November period.
 - p) The County's designated representative shall have sole responsibility for assuring that any archaeological excavations comply with the expectations or demands of the archaeological and Native American committees and any other parties with legitimate interests. Burroughs shall have no obligations in this regard.
15. The Date Recovery Program set out in 12, above, shall be completed within three (3) months of the request for performance of the work and deposit of the fee by the developer.

ATTACHMENT 2

Proposed Ordinance Amendment for Hotel Overlay

**ZONING ORDINANCE AMENDMENT
CASE NO. 07-007-0A – RESIDENCE INN BY MARRIOTT AND
HOLLISTER CENTER PROJECT**

Sec.35-250F **HO - Hotel Overlay**
(Amended by Ord. [to be inserted])

Sec. 35-250F.1. Purpose and Intent

This Overlay District is only applicable to property having a land use designation of Business Park (I-BP) or Office and Institutional (I-OI), with a Hotel Overlay as shown on the General Plan Land Use Map. The purpose of this district is to facilitate the co-existence of commerce and hospitality services. By creating diverse and complementary employment opportunities and related economic activities, the intent is to minimize impacts to surrounding neighborhoods, manage traffic patterns and centralize services.

Sec.35-250F.2. Permit and Processing Requirements

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

Sec. 35-250F.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.

1. The recommended standard for FAR for hotel uses within the HO Overlay District shall be 0.50. This recommended standard may be revised by resolution of the decision making body for a specific project based upon a finding of good cause (see also General Plan, Table 2-3; General Plan Glossary).
2. There may be a percentage of joint use of parking spaces. In this regard, conjunctive use shall be defined as the joint use of parking spaces for two or more land uses where the hours of operation and demand for parking are such that the parking spaces can be used by the individual uses at different times of the day or week and, therefore, can serve more than one use. The intent is to provide for possible reduction in the number of parking spaces ordinarily required for two or more land uses and the sharing of parking spaces under a set of unique circumstances, including the compatibility of the land uses, adjacent properties, and lack of need for separate parking facilities. A reduction in the number of required parking spaces may be granted subject to and contingent upon: (i) site-specific parking studies that account for shared uses conducted on the property; (ii) approval as part of the Development Plan.