



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:**

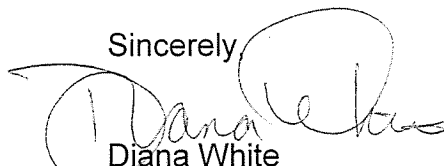
- a) Installation of a 6-foot City standard sidewalk along the entire property frontage.
  - b) Installation of a 3 ½ -foot parkway with city street trees as approved by the City Manager of Parks and Open Space and other approved landscaping.
  - c) Slurry seal to the centerline of the street along entire 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.

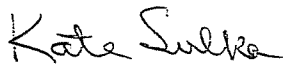
- Soil, groundwater, and vapor issues were investigated at the site in 2001. Comparing previous data to current standards indicates that soil gas has been found above the California Human Health Screening Levels for PCE and TCE in certain areas on the subject site.
  - Groundwater contamination exists 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.

November 5, 2007

- 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.
- 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:

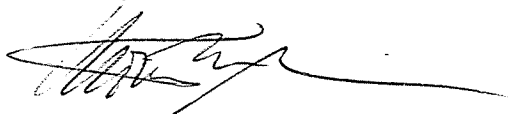
- Soil gas was evaluated under the proposed building footprint. Benzene and/or toluene were detected at low concentrations in two sample locations (SG-1 & SG-2). The concentration of benzene was less than the commercial screening level but greater than the residential screening level. Because this project 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

March 19, 2008

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,

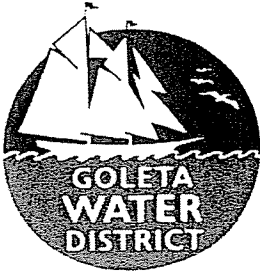


Thomas Rejzek  
Professional Geologist #6461  
Certified Hydrogeologist #601  
SMU/LUFT Program

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>  |
|                                |   | <b>\$ 468,098.00</b> |

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 \$<br>Install. Fee \$ | Total Cost \$      |
|---------------------|------------|----------|--------------|----------|---------------------------------|--------------------|
| Commercial          | 4"x1.5"    | 1        | 4"           | N        | 1,012.00<br>+ 150.00            | 1,162.00           |
| Dedicated Fire Line | ¾"         | 1        | 8"           | N        | 108.00<br>+ 100.00              | 208.00             |
| Landscape           | ¾"         | 1        | 1"           | N        | 130.00<br>+ 100.00              | 230.00             |
| Totals:             |            | 3        |              |          |                                 | <b>\$ 1,600.00</b> |

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.

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.

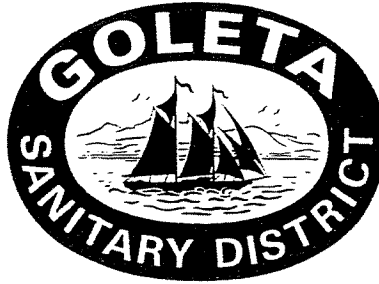
As a result of recent rule changes by the State Department of Health Services regarding the operation of public water systems and backflow prevention, the Goleta Water District has been forced to modify some of our requirements and procedures. One of the areas affected is the timing of the installation 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.

October 23, 2007

A PUBLIC AGENCY  
[www.goletasanitary.org](http://www.goletasanitary.org)

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).

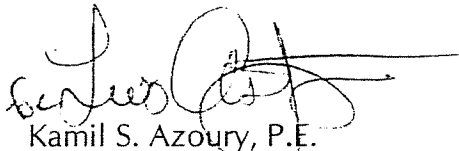
Scott McChesney  
October 23, 2007  
Page Two

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.

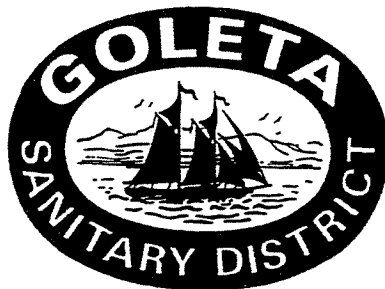
Kamil S. Azoury, P.E.  
General Manager/District Engineer

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](http://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.

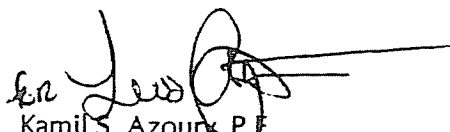
This letter does not constitute a sewer connection permit for the proposed project, but sets forth the terms on which a connection permit is issued. By providing this letter, the responsibility or liability for sewer service or matters pertaining to this project will not be the responsibility of the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

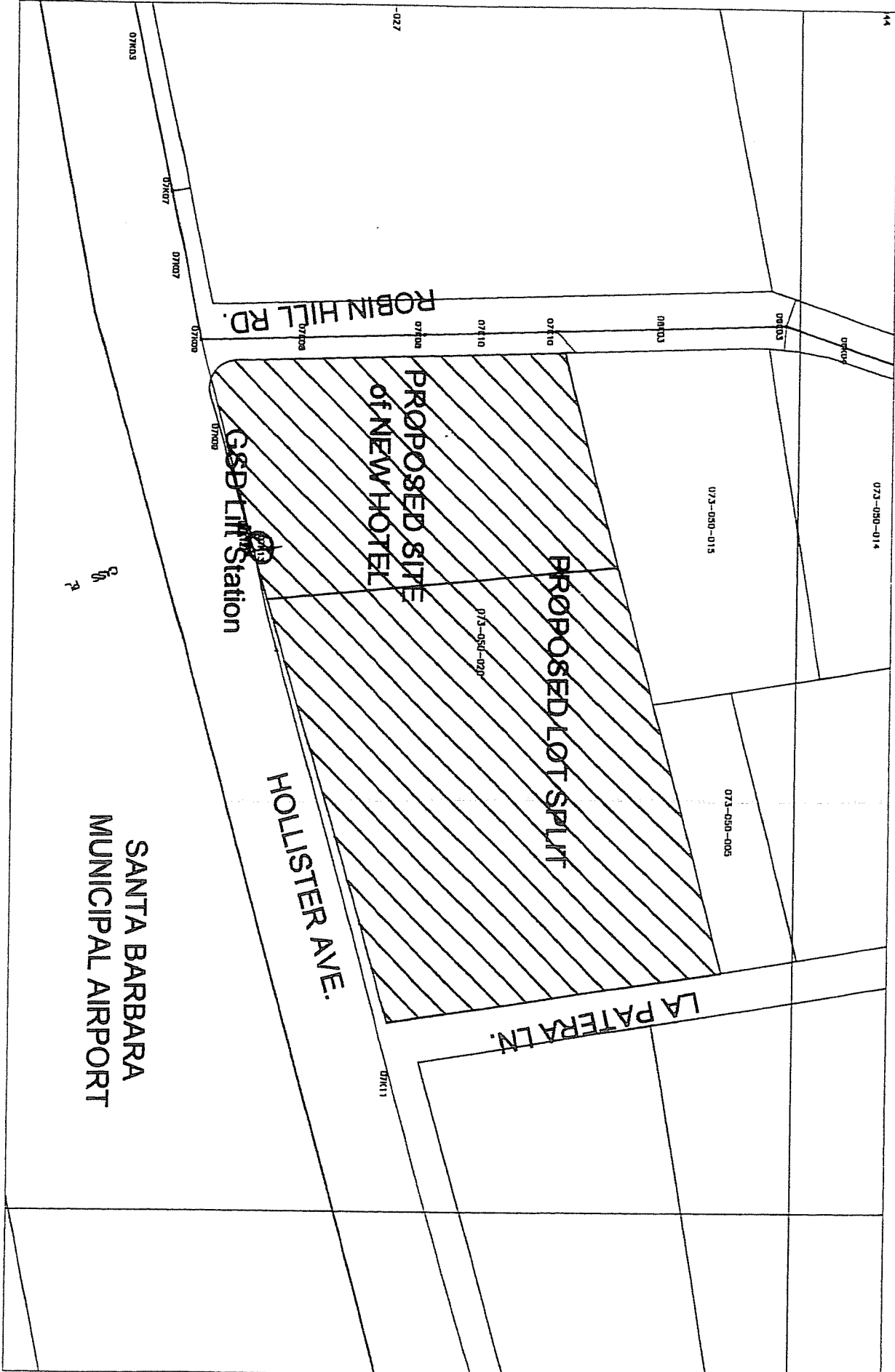
Deposit, as required **\$500** maximum

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



## 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



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## 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  
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, City Council 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 April 4, 2008)

Overall Site Plan (Sheets A 1-1 dated April 4, 2008)

Site Plan (Sheet A-1.2, dated April 4, 2008)

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

Vesting Tentative Map Preliminary Grading and Drainage Plan (dated March 11, 2008)

Vesting Tentative Preliminary Hollister Avenue Plan (dated March 11, 2008)

Vesting Tentative Map Existing Condition Map (dated March 11, 2008)

Vesting Tentative Map Preliminary Street Lighting Plan (dated March 11, 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 approved:

- Parking encroachments within the setback areas along Hollister Avenue and the rear property line.
- Landscape coverage of 10%.

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).



**SPECIAL PROJECT CONDITIONS**  
79-DPF-022 SC01, LUP# 95-LUS-436 GC  
APN 073-050-020  
6300 Hollister Avenue

1. This Project is based upon and limited to compliance with the project description, the substantial conformity determination approved October 17, 1995, the Final Development Plan, 79-DPF-022, approved June 4, 1980, the conditions of approval for 79-DPF-022, and the conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

The project will expand the exterior equipment yard which is located at the rear of the building which was approved as part of 79-DPF-022. The project description includes enclosing the entire equipment yard with a ten foot high chain link fence with redwood slats that will match the existing yard. The project will provide additional screening of views to the yard from La Patera Lane by landscaping two critical areas along La Patera Lane. The expanded equipment yard will remove approximately 15 parking spaces. There will be no excavation of soil.

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 conform to the project description above and the hearing exhibits and 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 hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

2. There shall be no excavation, cut, or fill of soil. No grading has been approved for this project.
3. Construction activity shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.

**SPECIAL PROJECT CONDITIONS**

79-DPF-022 SC01, LUP# 95-LUS-436 GD.

APN 073-050-020

6300 Hollister Avenue

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4. Construction vehicle trips transporting material on and off site shall be limited to the hours between 9:00 a.m. and 4:00 p.m., Monday through Friday.

MONITORING: Building inspectors shall spot check and respond to complaints.

5. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant.

6. Dust generated by the development activities shall be retained on site and kept to a minimum by following the dust control measures listed below.

- a) During clearing 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) Trucks transporting materials and/or construction debris to or from the site shall be tarped from the point of origin.

7. All exterior lighting shall be hooded and no unobstructed beam of exterior light shall be directed toward any are zoned or developed residential.

8. Lighting shall be designed so as to not interfere with vehicular traffic on any portion of a street.

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 5/28/80.
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.

79-0P-12, Burroughs Addition  
Archaeological Conditions:

-2-

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 processed, 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 design, 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.