



February 20, 2019

File No.: 301967-001

Mr. Lorcan Drew
Santa Barbara Hotel Operator, Inc.
150 North Riverside Plaza, Suite 4200
Chicago, IL 60606

PROJECT: RITZ CARLTON BACARA BEACH HOUSE RELOCATION AND EXECUTIVE
CONFERENCE CENTER EXPANSION
8301 HOLLISTER AVENUE
SANTA BARBARA, CALIFORNIA

SUBJECT: Response to Third Party Geotechnical Review Comments

Dear Mr. Drew:

Per the request of Ms. Ginger Andersen with Stantec, and your subsequent authorization, this letter has been prepared to present our response to the comments presented in the referenced Third Party Geotechnical Review letter prepared by Fugro USA Land, Inc. (Ref. No. 1). Our comments area as follows:

Comment 1.: The Project Geotechnical Consultant shall comment on the likelihood of encountering differing materials below the depths of the test borings as the borings do not meet the suggested depths provided in references California Division of Mines and Geology [DMG] (2008) and SCEC/ASCE (1999) regarding evaluation of liquefaction to a depth of 50 feet.

Response: The site is in Tecolote Canyon, an incised valley that was eroded into bedrock of the Monterey formation, and subsequently infilled with alluvium as the local base level (sea level) rose following the last glaciation. The strata beneath the site are anticipated to be undocumented fill over alluvium, and bedrock of the Monterey formation at an undetermined depth. The alluvium does have stratification, as indicated on the boring logs. The characteristics of the alluvial strata are a function of the geology eroding in the source area, upstream in Tecolote Canyon. The properties of the alluvial strata are not anticipated to vary significantly from the sediments observed in the test borings. Further, we have attached a boring log from the referenced feasibility report prepared by this firm (Ref. No. 3). This boring was performed within 100 feet of the proposed Beach House. Our conclusion at the time of the feasibility report was that liquefaction would not have a significant impact. This was the same conclusion in the referenced geotechnical report (Ref. No. 2).

Comment 2.: The Consultant should comment on the building setback from the adjacent ascending slope and potential slope stability impact to the building.

Response: The adjacent ascending slope is considered to be globally stable. The slope consists of marine terrace sediments over bedrock of the Monterey formation. The slope is the upper part of the eastern wall of Tecolote Canyon, which was incised to an undetermined depth during the last glaciation (Pleistocene Epoch). Subsequent alluviation of this canyon, as a result of sea level rise, has buttressed this slope, leaving only the upper part exposed. The upper part is an ancient land surface covered with a mantle of colluvium and residual soil. This soil mantle may be subject to surficial soil



movements in the form of slope creep, slope wash, and soil slips. The development should include features to manage runoff and sediment flux. Based upon the current plans, it is our understanding this has been incorporated.

Comment 3.: The geotechnical engineering consultant shall review the project plans and indicate that the plans conform to the geotechnical recommendations.

Response: We have reviewed the project civil plans prepared by Stantec and WATG dated January 25, 2019 for general conformance with the information contained in the referenced geotechnical engineering report (Ref. No. 2). This plan review was performed specifically with respect to geotechnical factors discussed in the referenced report; factors related to civil or structural engineering, drafting and other disciplines are beyond the scope of this review. In performing this review, we attempted to verify that the concepts and recommendations presented in the report were generally incorporated into the plans. Based on this review, in our opinion, the referenced plans are in conformance with the concepts and information presented in the referenced geotechnical engineering report.

Comment 4.: The following note must appear on the grading and foundation plans: "Tests shall be performed prior to pouring footings and slabs to evaluate corrosivity of the supporting soils, and foundation and slab plans should be reviewed by the Civil or Structural Engineer and revised, if necessary, accordingly."


Response: Acknowledged...

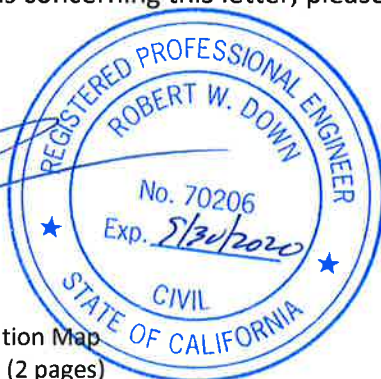
Comment 5.: An as-built geotechnical report documenting the complete grading operations must be prepared by the Project Geotechnical Consultant and submitted to the City of Goleta prior to final approval of the project. The report must include the results of all density testing and expansion testing, as well as a map showing the limits of grading and locations of all density tests. Geologic conditions exposed during grading must be depicted on an as-built geologic map. This comment shall be included as a note on the grading plan.


Response: Acknowledged

If there are any questions concerning this letter, please do not hesitate to contact the undersigned.

Sincerely,
Earth Systems Pacific


Robert Down, PE
Senior Engineer
2/20/19




Darrin Hasham, CEG
Associate Geologist



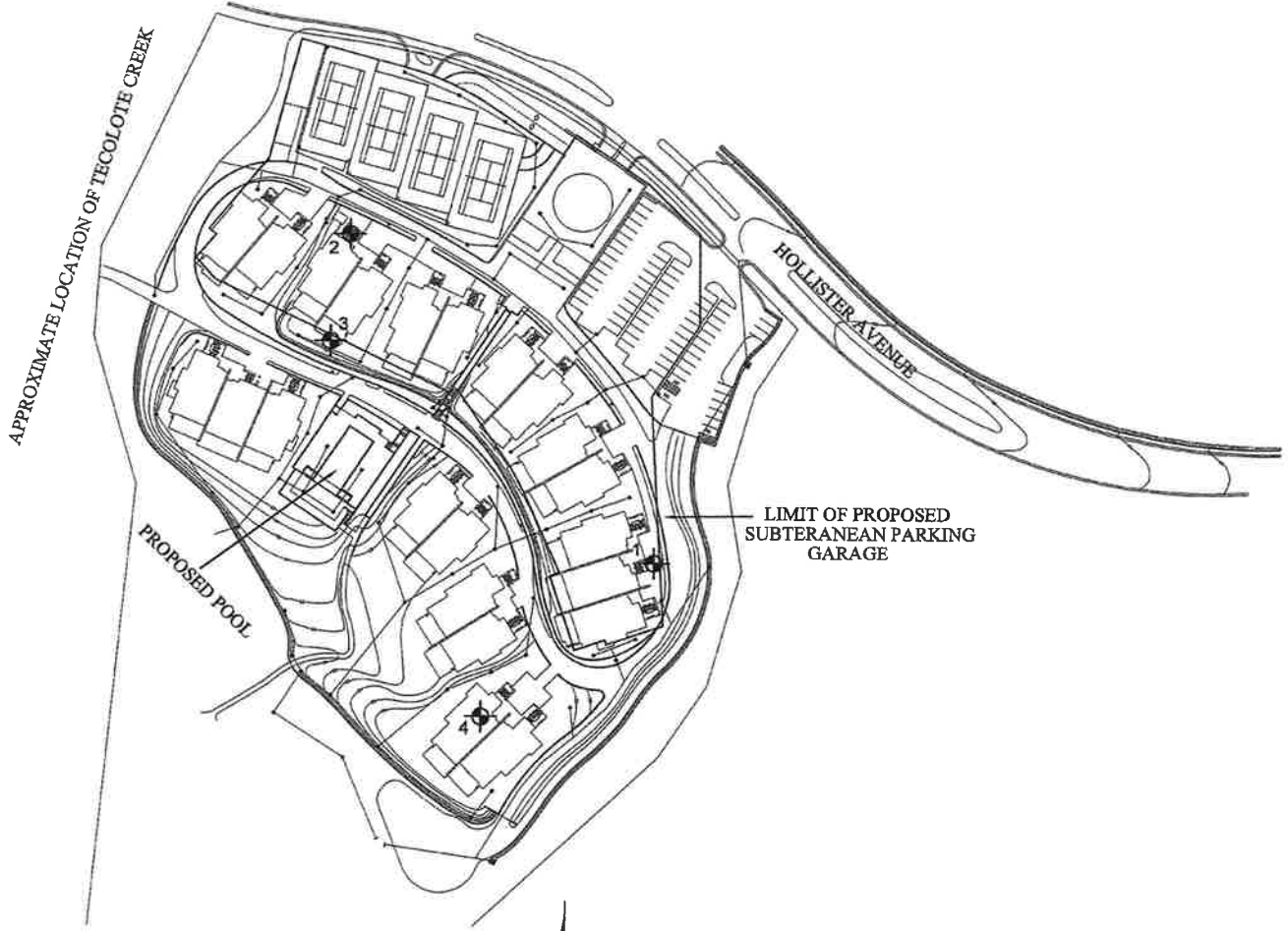
Attachments: References
Boring Location Map
Boring Logs (2 pages)

Doc. No.: 1902-042.LTR/pm



REFERENCES

- 1) Third Party Geotechnical Engineering Review Letter, Prepared by Fugro USA Land, Inc., dated September 13, 2018
- 2) Geotechnical Engineering Report, Ritz Carlton Bacara Beach House Relocation, 8301 Hollister Avenue, Santa Barbara, California, by Earth Systems Pacific, Doc. No. 1805-045.SER, dated May 11, 2018
- 3) Geotechnical Feasibility Study, Bacara Resort and Spa Completion Phase, Goleta, California, by Earth Systems Pacific, Doc. No. 0812.075.rpt, dated December 31, 2008



LEGEND

4 Boring Location (Approx.)



NOT TO SCALE



Earth Systems Pacific

November 26, 2008

KM

4378 Old Santa Fe Road
 San Luis Obispo, CA 93401-8116
 (805) 544-3276 • FAX (805) 544-1786
 E-mail: esc@earthsys.com
 SL-10482-SC

BORING LOCATION MAP

**BACARA RESORT AND SPA
 COMPLETION PHASE-FEASIBILITY**

8301 Hollister Avenue
 Goleta, California

BACARA RESORT AND SPA-112608Borings



LOGGED BY: R. Wagner

DRILL RIG: Mobile Drill, Model B-53

AUGER TYPE: 8" Hollow Stem

DEPTH (feet)	USCS CLASS	SYMBOL	BACARA RESORT AND SPA COMPLETION PHASE-FEASIBILITY 8301 Hollister Avenue Goleta, California					
			SAMPLE DATA					
SOIL DESCRIPTION			INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)	BLOWS PER 6 IN.	
0 - 1 - 2 - 3 - 4 - 5 - 6	SC		CLAYEY SAND: brown, medium dense, moist, some coarse gravel (fill)	5.0-6.5	■	108.3	17.6	10 16 18
6			grey brown					
9 - 10 - 11 - 12 - 13 - 14	SP		POORLY GRADED SAND: dark grey to black, medium dense, moist, trace organics, trace roots (alluvium)	10.0-11.5	■	95.9	7.3	5 9 10
14 - 15 - 16 - 17 - 18 - 19	CL		SANDY LEAN CLAY: dark grey to black, stiff, moist, some organics					
19			brown/grey mottled, very stiff, trace organics, trace silt					
20 - 21 - 22 - 23 - 24 - 25 - 26				20.0-21.5	●			6 12 10

LEGEND: ■ Ring Sample ○ Grab Sample □ Shelby Tube Sample ● SPT

NOTE: This log of subsurface conditions is a simplification of actual conditions encountered. It applies at the location and time of drilling. Subsurface conditions may differ at other locations and times.



LOGGED BY: R. Wagner
 DRILL RIG: Mobile Drill, Model B-53
 AUGER TYPE: 8" Hollow Stem

PAGE 2 OF 2
 JOB NO.: SL-10482-SC
 DATE: 10/22/08

DEPTH (feet)	USCS CLASS	SYMBOL	BACARA RESORT AND SPA COMPLETION PHASE-FEASIBILITY 8301 Hollister Avenue Goleta, California						
			SAMPLE DATA						
SOIL DESCRIPTION			INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)	BLOWS PER 6 IN.		
27	CL		SANDY LEAN CLAY; as above						
28									
29									
30									
30-31					30.0-31.5	●			4 6 8
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48									
49									
50-51									
50			50.0-51.5	●			6 10 12		
51									
52									
53									

LEGEND: Ring Sample Grab Sample Shelby Tube Sample SPT

NOTE: This log of subsurface conditions is a simplification of actual conditions encountered. It applies at the location and time of drilling. Subsurface conditions may differ at other locations and times.