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January 29, 2019

Mr. Bret McNulty  
Contract Project Manager  
City of Goleta, Planning & Environmental Review Department  
130 Cremona Drive, Suite B  
Goleta, California 93117

Subject: **Response to Peer Review Comments, Phase I Environmental Site Assessment  
Ritz-Carlton Bacara Resort Beach House, 8301 Hollister Avenue, Goleta, California**

**Reference: Third-Party Report Review, Beach House Relocation Project, Ritz-Carlton Bacara Resort  
& Spa by Ninyo & Moore, September 14, 2018**

Dear Mr. McNulty

On behalf of CWI RSCB Hotel LLC, Stantec Consulting Services Inc. (Stantec) has prepared this response to the comments and recommendations provided by Ninyo & Moore in their third-party review of the above referenced Phase I Environmental Site Assessment Report prepared by Stantec dated April 25, 2018. Also provided is an updated opinion by the Environmental Professional (EP, as defined by ASTM Standard E1527-13) as to the environmental conditions associated with the currently planned location for the new beach facility structure at the Property.

For ease of response, the comments and recommendations provided by Ninyo & Moore are reproduced below in italics and followed by Stantec's response:

- *In the Local/Regional Environmental Records section (Section 4.4), the City of Goleta is incorrectly identified as the Certified Unified Program Agency (CUPA). The CUPA for the region is the County of Santa Barbara. The SBCPHD regulates businesses that handle hazardous materials, generate or treat hazardous waste, or operate aboveground or underground storage tanks. In the Data Gaps section (Section 7.2), the report correctly identifies the CUPA.*

Correction noted; the SBCPHD should be identified as the CUPA in Section 4.4 of the report.

- *At the time of the Phase I ESA report preparation, a response to Stantec's request for information had not been received from the City of Goleta and was considered a data gap. According to information provided by the City of Goleta, records pertaining to hazardous materials were not found. The only information available was related to the original Environmental Impact Report (EIR) provided by the County of Santa Barbara, which was conducted prior to the incorporation of the Bacara Resort property into the City (2002).*

A response was received by Stantec from the City of Goleta after the report was released, indicating that no records relating to the request were found.

- *It does not appear that records pertaining to hazardous materials handling / hazardous waste generation were reviewed at the SBCPHD. Records pertaining to the assessment and remediation were reviewed online via the State Water Resources Control Board's GeoTracker website; however, those records do not contain compliance related inspections associated with CUPA oversight.*

The Bacara Beach House (the Property) was not identified as a generator of hazardous waste in the environmental database search report reviewed by Stantec or noted during the site inspection. The Bacara Resort at 8301 Hollister Avenue is considered an adjacent site to the Property and was listed as a generator of hazardous waste in the Santa Barbara County Hazardous Waste Facilities list and in the Hazardous Waste Tanner Summary for the years 1999 through 2016. All wastes were reportedly disposed, destroyed, or reclaimed offsite. Based on the information reviewed, lack of violations noted, and the distance from the Property, the listings for the Bacara Resort did not indicate a potential to impact the Property. Accordingly, hazardous waste compliance inspection records for this adjacent site were not reviewed at the SBCPHD.

- *The Santa Barbara County Air Pollution Control District (APCD) records were not reviewed. Review of certain local regulatory agency records are left to the judgement of the environmental professional. According to ASTM international E 1527-13, the Environmental Professional shall review records if they are: 1) reasonably ascertainable; 2) sufficiently useful, accurate, and complete; and 3) are generally obtained, pursuant to local good commercial and customary practice. In our experience, review of APCD records is the general standard of care practiced by environmental professionals in the area.*

Air emissions for the Bacara Resort & Spa listed in the Emissions Inventory (EMI) database were not considered an environmental threat to the Property. No EMI data was reported for the Ellwood Onshore Facility (EOF) previously operated by Veneco and located approximately 0.2 miles east of the Property. The EOF was idled following the May 2015 leak from the Plains All American Pipeline Lines 901 and 903. In April 2017, Veneco filed for Chapter 11 bankruptcy and quitclaimed its interests in the EOF to the State Lands Commission. Based on the EP's opinion that past or current emissions were not considered a threat to the Property, files potentially available at the APCD were not reviewed.

- *The SBCPHD should be notified of the proposed relocation of the Beach House / change in land use.*

The SBCPHD will be notified of the relocation project and Soil Management Plan (SMP) implementation once all permits and approvals have been obtained and a construction schedule has been developed.

- *During soil disturbance activities, the SMP should be implemented, including:*
  - *Preparation and implementation of a worker health and safety plan in general accordance with Federal Occupational Safety and Health Administration Hazardous Waste Operations and Emergency Response Standard (29 CFR 1910.120) and Title 8 CCR*

*Section 5192. The plan should be reviewed and approved by a Certified Industrial Hygienist.*

- *During planned construction activities at areas of residual impact, storm water pollution prevention controls should be implemented by the Contractor.*
- *Potential exposure to methane and other flammable gases, as well as hydrogen sulfide should be evaluated prior to and during soil disturbance activities.*
- *Sewer odors from a sewer lift pump were noted at the existing beach house. The potential to encounter sewage-contaminated soil during soil disturbance activities should be added to the SMP.*
- *Implement SMP protocols and procedures including the storage, management, notifications, analytical testing, and disposal of contaminated or potentially contaminated soil during construction activities.*
- *Following completion of construction activities involving the removal of soil from areas with residual impact, a report summarizing the implementation and compliance with the SMP should be prepared and submitted to the SBCPHD.*

Stantec is prepared to implement the SBCPHD-approved SMP under the direction and supervision of a California Professional Geologist or Engineer. The EP responsible for the Phase I report is a Professional Geologist, Certified Hydrogeologist, and Qualified SWPPP Developer with over 30 years of professional environmental experience in Santa Barbara County.

- *For areas with documented or suspected impacts to soil and/or groundwater, appropriate worker and community health and safety measures (e.g., dust control and air monitoring) should be implemented during soil disturbance activities.*

Duly noted; these are standard requirements of the Stantec Health & Safety Plan (HASP) for this type of project.

- *Groundwater is estimated to be found at depths of 10 to 15 feet bgs. If proposed construction activities are planned to extend to this depth, the potential for encountering petroleum-impacted groundwater should be evaluated.*

Duly noted; final construction plans will be reviewed to evaluate the maximum depth of ground disturbance.

- *If elevated levels of methane and/or hydrogen sulfide are encountered near the proposed beach house, a subslab venting system and vapor barrier should be evaluated.*

Duly noted; should elevated soil vapors be encountered, potential vapor intrusion risks to human health would be reviewed to evaluate whether mitigation measures are warranted for this very limited occupancy structure.

- *If previously unknown oil support features (e.g., pipelines) are encountered during construction activities, notification to regulatory agencies may be required prior to removing the feature, particularly if there is the potential to affect public health, safety, and/or the environment. Geophysical surveys should be conducted prior to soil disturbance to evaluate the potential for unknown pipelines.*

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Duly noted; these are standard requirements of the HASP and SMP implementation procedures for this type of project.


#### Current Location for Replacement Beach Facilities

Stantec understands that since our original Phase I report for this project was issued, a peer review prepared by Revell Coastal for a Coastal Hazards Analysis by AnchorQEA recommended moving the new beach facilities structure 30+ feet further inland (northeast) of the originally proposed location. The revised location, as depicted on the updated Stantec plans dated January 2019 and attached for reference, is within the study area defined as the Property during the Phase I ESA. Accordingly, the findings and conclusions presented in the Phase I report remain valid with respect to the currently planned location of the replacement facilities.

It is hoped that this information will be of assistance to the City of Goleta. Thank you for your cooperation on this project. Should you have any questions or need additional information, please do not hesitate to contact Ginger Andersen of Stantec at (805) 308-9170 or [Ginger.Andersen@stantec.com](mailto:Ginger.Andersen@stantec.com).

Respectfully submitted,

#### **STANTEC CONSULTING SERVICES**

  
Steve Little, PG, CHG  
Principal Geologist



Attachments: Stantec. Grading & Drainage Plans. January 2019