

**ATTACHMENT E
CONDITIONS OF APPROVAL
PATTERSON ASSOCIATES DEVELOPMENT PLAN (NEW LOT D)
5383 AND 5385 HOLLISTER AVENUE
APNS 071-140-075 AND 071-140-075
CASE NO. 20-0003-DP**

In addition to all applicable provisions of the Goleta Municipal Code (“GMC”), Patterson Associates, LLC (“Applicant/Permittee” or “Permittee”) agrees to the following conditions for the City’s approval of Case No. 20-0003-DP (“Project Conditions”). (Applicant/Permittee also means Owner) for New Lot D, Seymour Duncan.

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in these Project Conditions use the definitions set forth in the GMC. For purposes of these Project Conditions, the term “Director” refers to the Planning and Environmental Review Director.

AUTHORIZATION

1. This Development Plan, Case No. 20-0003-DP, authorizes implementation of plans stamped “APPROVED”, dated June 27, 2022, and attached/subject to these Conditions of Approval set forth below, including mitigation measures and specified plan sheets and agreements included by reference, as well as all applicable City rules and regulations.

The project description is as follows:

Development Plan for New Lot D includes a request a new 34,002-square foot building, a 133-square foot trash enclosure, a 567-square foot equipment storage area, as well as associated landscape and hardscape improvements. The 2-story building would be 34 feet and 9 13/16 inches in height and would accommodate Seymour Duncan, which currently occupies and operates at 5427 Hollister Avenue, a parcel directly to the west of new Lot D. Seymour Duncan, which started in 1976 in Goleta, designs and produces electric, bass, and acoustic guitar pickups and pedals. The primary use of the building will be Research and Development, with other allowed associated uses consisting of office, warehousing, and manufacturing. Proposed accessory uses include a 567 square foot equipment and hazardous material storage area, as well as an interior project and material storage area measuring 2,833 square feet. In conformance with Title 17, Section 17.41.040, the accessory uses would be incidental, subordinate, and related to the principle uses.

General hours of operation are Monday thru Friday from 7:00AM to 8:00PM. Primary access would be from South Patterson Avenue with secondary access via Mentor Drive (private) adjacent to the southwest property line. The building would be located in the southeast corner of the lot at adjacent to the intersection of Patterson Avenue

and Ekwill Street. The footprint is square and is designed to be compatible with the existing buildings, as well as proposed Building C to the north.

Proposed façade color and materials consist of faux steel cladding, gray concrete tilt-up walls, masonry block walls, plaster, aluminum storefront and stairwells, and dual glazed exterior windows. Other improvement includes landscaping and parking lot improvements, vertical lattices, metal trellises, metal canopies, and sunshades and awnings. Roll up doors would be provided along the west elevation. The primary entrance of the building would be located in the northeast corner of the building through an entry plaza and associated landscaping. In addition to new public sidewalks in the right-of-way, a decomposed granite walkway would be placed along the eastern portion of the site starting at the northeast corner, wrapping around an exterior patio at the south elevation and ending at the corner of southwest corner of the lot.

Parking areas to support the building are placed on the north, east, and west of the building and will contain a total of 67 parking spaces including 2 standard accessible spaces, 1 van-accessible EV charging station, 10 standard EV charging spaces, 10 compact stalls, and 5 motorcycle spaces. All parking is in common with the adjacent parcels pursuant to an existing reciprocal parking and access agreement. Additionally, the project will contain the required 12 short-term and 12 long-term bicycle parking spaces with 2 EV charging outlets. The below graphic denotes the site plan.

Two Coast live oaks are proposed to be removed from new Lot D. One smaller oak has an 8-inch diameter and is approximately 18 feet tall. The second has two trunks at 9 inches and 11 inches and is approximately 18 feet tall. Both trees are growing in a dense oleander hedge and removal is requested to facilitate construction of the office building on Parcel D. Consistent with General Plan Policy CE 9.5, the applicant will plant six 15-gallon Coast live oak trees along Ekwill Street. The planting proposal provide 3 replacements Coast live oaks for every tree removed.

Additionally, with the construction of creation of the new Lot D/new Building D, public improvements along the Patterson Avenue and Ekwill Street right-of-way will be provided. The public improvements include the installation of new City standard curb, gutter, and sidewalks from Ekwill Street north to the existing curb, gutter and sidewalk north of the Patterson Avenue project entry. The improvements would extend public access along the new Lot D frontage and include accessible curb ramps at the reconfigured 30-foot access driveway on Patterson Avenue, north of Ekwill Street. Ekwill Street along the south frontage will be widened to 32 feet and 1 inch to align with Ekwill Street to the east of Patterson Avenue. Additionally, bike lanes, sidewalk underdrain, and storm drains will be installed along both street frontages per City standard.

Additionally, as part of the Development Plan for New Lot C, the project description includes commute reduction strategies to reduce vehicle trips to and from the Project site, including but limited to alternative transportation incentives, telecommute opportunities, enrollment in Traffic Solutions SmartRide Carpool and Incentive Program, short-term and long-term bicycle parking stations, and EV bicycle parking stations. A Transportation Demand Management Program (TDMP) is also included as part of the project description, as well as a Condition of Approval, detailing different measures to implement Vehicle Miles Travelled (VMT) goals and objectives

2. All construction, improvements, implementation, and/or any other actions taken pursuant to this permit shall be in substantial conformance with the project. Any deviations from the project must be reviewed and approved by the City of Goleta (City). The City shall determine whether any deviation substantially conforms to the project. Any deviation determined to not be in substantial conformance with the project requires the Applicant/Permittee to seek additional approval, permits, or other action by the City. Any deviation from the project made without the above-described review and approval of the City is a violation of this permit.
3. Approval of the Development Plan will expire five (5) years after approval, unless before the expiration, substantial physical construction has been completed on the Development Plan or a time extension has been applied for by the Permittee. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension as specified by City regulations. If the Applicant/Permittee requests a Time Extension, the project may be revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or additional identified project impacts. Any new fees imposed, and existing fees will be those in effect at the time of the extension request.
4. Should the project construction be phased, all unbuilt portions of the approved Development Plan shall expire at the same time as the Development Plan or two years from the date of issuance of the Building Permits, whichever occurs later, unless prior to the expiration date, substantial physical construction has been completed on the unbuilt portion of the development.
5. Effective Date – Inland Area. This Development Plan/Development Plan Amendment shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit.
6. This permit runs with the land and the rights and obligations thereof, including the responsibility to comply with Development Plan, are binding upon successors in interest. The Development Plan may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the GMC.

7. On the date that a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans must become null and void.
8. The City will only issue permits for development, including grading, when the construction documents (e.g., grading plans, building plans, etc.) are in substantial compliance with the approved Development Plan. The size, shape arrangement, use, and location of buildings, walkways, parking areas, drainage facilities, and landscaped areas must be developed in substantial conformity with the approved plans. Substantial conformity must be determined by the Planning and Environmental Review Director.
9. Any proposed deviations from the exhibit, project description, or Project Conditions must be submitted to the Planning and Environmental Review Director for review and approval by the appropriate decision maker. Any unapproved deviations from the project approval will constitute a violation of the permit approval. The exhibits associated with this permit include the plans labeled ISSUED herein incorporated by reference.
10. The height of structural development shown on the final plans must not be greater than 34 feet and 9 13/16 inches and as approved by the City of Goleta Design Review Board.
11. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions must prevail. If/when the Project Conditions and Mitigation Measures are in conflict, the written Mitigation Measures must prevail.
12. The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
13. No signs of any type are approved with this action unless otherwise specified. All future signage must be reviewed and permitted in compliance with the City's zoning code.
14. This approval does not confer legal status on any existing structures or uses on the property unless specifically reviewed and authorized within the project description of this Development Plan.
15. Applicant/Permittee agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of the project or condition compliance processing except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same is groundless or not, arising out of the City's approval or condition compliance processing of the Project, Applicant/Permittee agrees to defend the City (at the City's request and with counsel satisfactory to the City) and indemnify the City for any judgment rendered

against it or any sums paid out in settlement or otherwise. For purposes of this section “the City” includes the City of Goleta’s elected officials, appointed officials, officers, and employees.

16. In the event than any conditions imposing a fee, exaction, dedication or other mitigation measure is challenged by the Applicant/Permittee in action filed in a court of competent jurisdiction or threatened to be filed, this approval must be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Project Condition is invalidated by a court of competent jurisdiction, the Project must be reviewed by the City and substitute conditions may be imposed to validate the Development Plan.

AGENCY REQUIREMENTS

17. The applicant must comply with the following agency conditions of approval:

- a. **Santa Barbara County Fire Department (SBCFD)**: Comply with all conditions and requirements outlined in the letter dated December 31, 2019, to the satisfaction of the SBCFD prior to issuance of a building permit.
- b. **Santa Barbara County Air Pollution Control District (APCD)**. Comply with all conditions and requirements outlined in the letter dated August 10, 2021, from the Santa Barbara County Air Pollution Control District to the satisfaction of the APCD prior to the issuance of a building permit.
- c. **Goleta Water District (GWD)**. Comply with all of the requirements of GWD to the satisfaction of the GWD, including securing water service connections prior to the issuance of grading permits.
- d. **Goleta Sanitary District (GSD)**. Comply with all of the conditions and requirements of Goleta Sanitary District to the satisfaction of the GSD, including securing sewer service connections prior to issuance of grading permits.
- e. **Santa Barbara County Association of Governments (SBCAG)**. Comply with all of the conditions and requirements to the satisfaction of the SBCAG, including requirements related to commute reduction strategies to conform to VMT thresholds. Additionally, the applicant must conform to the Traffic Solutions letter, dated June 9, 2022.

CITY DEPARTMENT CONDITIONS

Public Works Department

Prior to the Issuance of the Zoning Clearance:

Drainage

18. The comply with the requirements of the Santa Barbara County Flood Control District Standard Conditions of Project Plan Approval dated January 2011, available on the City's web site.
19. Obtain approval of a Hydrology and Hydraulics Study from the Public Works Director or designee. The study must:
 - A. Use the Santa Barbara County Urban Hydrograph method or approved equal, provide Hydrology and Hydraulics calculations for the 2, 5, 10, 25, and 100-year storm events for both pre and post construction and mitigate any increase in peak flow for the 2,5-,10-, 25-, and 100-year storm events over existing conditions.
 - i. Indicate drainage flows to be anticipated from the entire watershed within which the development location.
 - ii. Show drainage across property lines shall not exceed that which existed prior to grading unless the property owner agreed and signed a Drainage Easement. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility.
 - iii. Indicate that all off tract drainage and flood control facilities and installations must be installed and completed prior to any grading of the subject development.
 - iv. Be prepared, signed, and stamped by the Registered or Qualified Engineer in California.

Stormwater

Prior to Zoning Clearance, the Applicant/Permittee must:

20. Secure approval of a **Stormwater Control Plan** (SWCP) for all three parcels (Parcel B, C and D) from the Public Works Director or designee. The Owner/Applicant/Permittee shall submit a Stormwater Control Plan for regulated projects that create or replace 2,500 square feet or more of impervious surface and utilizes Low Impact Development (LID) measures to detain, retain and treat runoff for review and approval by the Public Works Director or designee. The SWCP shall be prepared in accordance with the California Regional Water Quality Control Board, Central Coast Region, Resolution R3-2013-0032, Post-Construction Stormwater Management Requirements (PCR) for Developmental Projects in the Central Coast Region and shall use the "Stormwater Technical Guide for Low Impact Development" as set forth by the County of Santa Barbara for guidance in complying with the PCR for Developmental Projects in the Central Coast Region. The following are design considerations when proposing Stormwater Control Measures (SCMs):

- i. Surface Basin, Subsurface Well, Fluid Distribution System/Galleries and/or Infiltration Trench may require registration as an EPA Class V Injection Well.
- ii. Fluid Distribution System/Galleries **such as Underground Infiltration Chambers (UIC)** must be designed to ensure that they are properly sited, detailed, and maintained to function for short- and long-term compliance. Siting restrictions include, but are not limited to:
 - a. Projects located in proximity to a creek, river or channel must submit a Geotechnical Report (including Drainage and Grading Plans) to the City Public Works Department for review and approval to ensure proper setbacks are maintained to prevent bank failures. The Project Owner/Applicant should consult with the Central Coast Regional Water Quality Control Board's (CCRWQCB) to determine if a 401 Water Quality Certification is required regarding setbacks and proper permitting disturbances to creeks, wetlands, and riparian areas.
 - b. In addition to and in compliance with setbacks identified within the City's Municipal Code, the Project Owner/Applicant shall determine proper setbacks (if applicable) for the following:
 - Distance to building foundations and basements;
 - Distance to property line, public right-a-way, or infrastructure (including septic systems);
 - Other proposed structures.
- iii. UICs are not permitted on project sites having an elevated risk of releasing contaminants (spills), or on properties susceptible to vehicle repair facilities or fueling stations; facilities that store, transfer, or generate hazardous materials; auto parts recycling, and/or sites with a history of spills or illegal dumping.
- iv. UICs must be registered with US EPA's Region 9's UIC Program and be designed, constructed and maintained in a manner that will not endanger underground sources of drinking water.
- v. UICs shall not be installed in areas of high-groundwater table or very low infiltration rates where likely drawdown exceeds 48 hours as a result of a lower-permeability soil condition. UICs will require the following documentation prior to City approval:
 - Detailed mapping and demonstration of seasonal and average high-groundwater table over 10-20 years at proposed site location;
 - Groundwater mounding assessments; and
 - Improved infiltration testing and reporting and/or test pits to improve accuracy of infiltration rates at design elevations in accordance with

the methodology of Native Soil Assessment for Small Infiltration-based Stormwater Control Measures that was prepared for the Central Coast Low Impact Development Initiative (LIDI) by Earth Systems (2013) and can be found on both the [Central Coast LIDI Resources](#) webpage and [CCRWQCB's Central Coast Post-Construction Stormwater Requirements](#) webpage.

- vi. UICs shall be designed to pre-treat runoff to avoid potential clogging, vector control issues, and/or the high cost of maintenance and/or reconstruction if infiltration into the surrounding soil is compromised. Pre-treatment prior to discharge or inflow to a UICs will reduce maintenance, prevent clogging, and increase the long-term operation of the UICs. Pre-treatment measures include, but are not limited to:
 - a. All drainage inlet features, including landscape atrium, catch basins and/or area drains that connect to UICs must be designed to filter or pre-treat run-off to the maximum extent feasible utilizing the best available technology, and the pre-treatment measures shall be installed and maintained per manufacturer specifications to remove solids, suspended soils, oils, grease, and trash in compliance with all current local, state, and federal regulations.
 - b. Downspouts should be directed to vegetated areas prior to discharging to UICs whenever possible. This disconnection between the Building's roof and the UIC will allow for pre-treatment of the stormwater should no other run-off reduction measure implemented on-site as listed in PCR's Resolution Section B.2.a.v.
- vii. Each UIC should be installed per manufacturer specifications. Non-woven geotextile filter fabric must not be installed between the bottom of the Class 2 permeable material and in-situ soil below the infiltration rock chamber as it can become clogged from sediment laden runoff. The City prohibits the use of liners or other barriers that may interfere with infiltration below structural SCMs that rely on infiltration to meet requirements of the PCR's Resolution.
- viii. Each UIC should be design with a sufficient number of inspection ports based on manufacturer recommendations and at minimum two (2)-inch inspection ports at each side of each UIC to allow access the system's function to ensure successful long-term operation. Inspection ports should be designed to extend to the foundation beds where it meets native soil that will allow for visual inspection of the UICs where retention occurs.

- ix. All inspection and maintenance access ports should also be labeled “STORM”, accessible for inspection and maintenance at all times and be shown on As-Builts.
 - x. Clearly identify and design a non-erosive emergency overland escape route from any proposed SCMs as appropriate.
21. Secure approval of a **Stormwater Facilities Operation and Maintenance Plan** for all three parcels (Parcel B, C, and D) from the Public Works Director or designee. The Owner/Applicant/Permittee shall submit a Stormwater Facilities Operation & Maintenance Plan (O&M) that will be used to plan, direct, and record the maintenance of all SCMs on-site for review and approval by the Public Works Director or designee. The O&M plan will default to the final O&M Plan if no amendments are needed prior to Owner/Applicants request for Final Occupancy Clearance(s).
22. Submit the **Stormwater Data Sheet Application** (Page 1 and/or 2 as applicable) with the SWCP and O&M Plan.
23. Submit a Transportation Demand Management Plan demonstrating the commute trip reduction strategies for review and approval by the Public Works Director or designee.
- 1. Secure approval of a Public Improvement Plan from the Public Works Director or designee for improvements proposed on Patterson Avenue and Ekwil Street. The Applicant/Permittee must use approved City Standard Plans and Details.
 - a. Patterson Avenue
 - i. should include curb, gutter, and sidewalk improvement as well as pavement widening to conform and match the existing west side of Patterson Avenue north of Ekwil Street.
 - ii. Undergrounding of utilities along this frontage shall occur and the replacement of streetlight to City Standards included.
 - iii. Post Construction Stormwater improvements shall not occur in the public right-of-way without the written approval of the Public Works Director.
 - iv. If No-Parking is proposed, a sight study shall be completed and approved by the Public Works Director or designee. If No-Parking is necessary, the City Council of the City of Goleta will need to take formal action at a regularly scheduled meeting.
 - v. Any improvements proposed (Such as Landscaping, Stormwater Improvements, etc.) in the parkway shall be maintained by the Owner.
 - b. Ekwil Street
 - i. Road Widening

Prior to obtaining Grading/Building Permit, the Applicant/Permittee must:

24. The Owner/Applicant shall submit an **Erosion and Sediment Control (E&SC) Plan** for all three parcels (Parcels B, C and D) if project is disturbing less than < 1 acre of soil area and is not part of a common plan of development, and therefore not subject to the General Construction Permit's SWPPP requirement. The E&SC Plan shall be prepared in accordance with the City approved E&SC Plan template. The E&SC Plan shall include BMPs to control the discharge of sediment and other pollutants from the site and are not picked up by irrigation runoff or rain and transported to the nearest storm drain and into our waterways. Grading activities should be reduced or avoided to the extent feasible during the rainy season (October to May) to minimize soil disturbance at any one time.
25. Secure approval of a **Stormwater Pollution Prevention Plan (SWPPP)** for all three parcels (Parcels B, C and D) if project is disturbing greater than or equal to ≥ 1 acre soil disturbance OR less than < 1 acre but part of a larger common plan or development (≥ 1 total acres of disturbance) from the Public Works Director or designee. The Owner/Applicant/Permittee shall submit a copy of the Notice of Intent (NOI) and a copy of the State Water Resources Control Board's (SWRCB) Receipt of NOI Letter as proof of intent to comply with the terms of the National Pollutant Discharge and Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, or proof of exemption from an NPDES permit. The SWPPP shall be prepared in compliance with the Construction General Permit (CGP) using the latest version of the CASQA SWPPP template or equivalent. The SWPPP shall be developed, amended, or revised by a Qualified SWPPP Developer (QSD). SWPPPs developed pursuant to the Construction General Permit may substitute for the E&SC Plan for those projects where a SWPPP is required, if it contains the requirements of the E&SC Plan.
26. Secure approval of a Drainage and **Stormwater Facilities Agreement** for all three parcels (Parcels B, C and D) concurrently from the Public Works Director or designee and execute the Drainage and Stormwater Facilities Agreement, in a form approved by the City Attorney. The Agreement shall include, but not be limited to, insurance, security, and other measures to ensure that Permittee properly installs and maintains the Project's stormwater facilities in perpetuity. The Agreement shall include all Stormwater Control Measures (SCMs) that will be inspected and maintained during construction and phased Occupancy Clearances. The Agreement will be based on procedures and information outlined in the O&M Plan. The Agreement shall include a legal description of the project and project location, and the party responsible for O&M

Plan implementation. The Agreement shall be signed by the project's Owner accepting responsibility of O&M of the installed onsite and/or offsite treatment and flow control SCMs until such responsibility is legally transferred to another entity in accordance with the requirements specified within the California Regional Water Quality Control Board, Central Coast Region, Resolution R3-2013-0032, Post-Construction Stormwater Management Requirements for Developmental Projects in the Central Coast Region. The Agreement shall be recorded with the County of Santa Barbara. The Owner shall provide a signed, and notarized Stormwater Facilities Agreement to the City for final review and acceptance by the City prior to recordation. The Applicant/Permittee is responsible for all of the costs associated with the preparation and recordation of said Agreement. Supporting documentation for the Agreement may require updates and revisions to reflect 'Record Drawing/As-Built' conditions, and the 'As-Built' information will be submitted to the City for review prior for acceptance prior to inclusion in said Agreement

27. Secure approval of Trash/Enclosures to be sized for solid waste, recyclables, and organics containers as approved by the Public Works Director or designee. Organics is defined as green waste, food waste, wood waste and fibers (paper and cardboard).
28. Secure approval of Trash/Recycling/Organics Collection Containers at a minimum 50% of the total volume of material generated is to be recycled/mulched/composted thus diverted from landfill disposal to the satisfaction of the Public Works Director or designee. Trash/recycling/organic areas shall be easily accessed by the consumer/tenant /resident and the trash hauler. When necessary, trash hauler shall review the plans and provide concurrence to the City approving the location and accessibility of proposed trash enclosure/(s). Green waste i.e.: landscaping debris is a part of the 50% recycling calculation. Provide adequate area for green waste within trash/recycle/organic area(s) or provide statement if intent is to have a maintenance company haul off green waste to a certified composting/mulching facility. Food waste containers are required if facility generates more than 0.5CY food waste per week.
29. Secure approval of Trash/Recycling Areas to implement City approved and/or adopted Best Management Practices (BMPs) as approved by the Public Works Director or designee. The design must ensure that organics and other pollutants are not picked up by irrigation runoff or rain and transported to the nearest storm drain and into our waterways.
30. Secure approval of a Construction and Demolition (C&D) Debris Recycling from the Public Works Director or designee. Provide a copy of the signed Certificate of Implementation of State Law: Construction and Demolition (C&D) Debris Recycling Program ensuring compliance with the Green Building Code. This form indicates who

will haul all material and an account number for the C&D project from the hauler. This will facilitate the recycling of all construction recoverable/recyclable materials. The project will be required to meet the CalGreen minimum diversion requirement of 65% of the project's solid waste to be diverted from the landfill.

31. Identify on the Building or Grading Plans and as shown on the Final Map:

- A. Show all existing survey monuments to be preserved and/or tied out in coordination with the County of Santa Barbara's Surveyor's Office. Survey monuments that control the location of subdivisions, tract boundaries, roads, streets, or highways or provide horizontal or vertical survey control shall be surveyed and documented in accordance with Section 8771 of the Land Surveyor's Act. Preliminary copies of pre- and post- construction Corner Records shall be provided to the City as evidence of compliance with the Land Surveyor's Act.
- B. Indicate all Rights-of-Way Easements and Monuments
- C. Provide official documentation approving use of an easement from all utilities that have easement rights for the use of the applicable easements.
- D. Reset survey monuments if damaged during construction. If survey monuments are damaged or affected by the construction activities, the City will require a security for the resetting of the survey monuments disturbed by construction. The Owner/Applicant shall submit an estimate, signed, and stamped by a Licensed Surveyor in the State of California for monument preservation. This estimate will be used to determine the amount of the security.

Prior to Encroachment Permit(s) Issuance, the Applicant/Permittee must:

32. Submit a traffic control plan for review and approval by the Public Works Director or designee, that includes City Resolution No. 15-46, "Construction and Major Maintenance Limitations in the Public Right-of-Way for construction working hours and lane closure limitations".
33. Submit an Engineers Estimate for review and approval by the Public Works Director or designee.
34. Submit Performance and Payment Bonds in the amount of 100 % of the approved Engineers Estimate.
35. Apply for and secure approval of a Haul Permit from the Public Works Director or designee (if necessary).

36. All applicable permits for the placement of exported material at off-site location(s) within the City limits must be provided to the Public Works Director or designee. The Haul Permit must clearly identify:
- a. The proposed haul routes
 - b. The proposed location for placement of export material.
 - c. Measures to ensure that all haul trucks hauling debris, sand soil and/or other loose materials shall be covered and/or maintain a minimum 2 feet freeboard.
 - d. Measures to ensure that construction vehicles only use the City's designated Truck Routes, as clearly indicated on the Haul Route Exhibit. All other routes are prohibited.
 - e. Measures to ensure that construction parking is implemented in a manner that will minimize the potential for traffic interference. Include construction parking designated area(s) on Haul Route exhibit.
 - f. Clearly identify the proposed area for construction vehicle staging and location(s) for construction vehicle ingress and egress. The ingress/egress pattern shall be identified on the Haul Route Exhibit.

Prior to Construction, the Applicant/Permittee must:

37. The Owner/Applicant shall invite the Public Works to the Pre-Construction Meeting to discuss stormwater BMPs and to coordinate inspection of all UICs installed during construction.
38. The Owner/Applicant shall provide the Public Works with a schedule 2 weeks in advance of the UIC installations, so Public Works can inspect and verify subgrade and subsequent construction details for all UICs.

During Construction, the Applicant/Permittee must:

39. Ensure ongoing compliance with the E&SC Plan or SWPPP and shall perform inspections and maintenance on all installed BMPs, including work performed within the Road right-of-way, and the SCMs as identified in the Drainage and Stormwater Facilities Agreement. Maintenance Reports shall be submitted to the Public Works Department.
40. Ensure ongoing implementation of BMP Requirements, including dust control of soil off-site. The Owner/Applicant shall identify appropriate BMPs to control the volume, rate, and potential pollutant load of stormwater runoff; and ensure that BMPs are

installed, implemented, and maintained through the duration of the project (construction, new or redevelopment) to minimize the potential discharge of pollutants to the Storm Drain System. These requirements may include a combination of structural and non-structural BMPs that are consistent with the California Storm Water Quality Association (CASQA) Best Management Practice Handbook, most current edition (or equivalent), and shall include requirements to ensure the proper long-term operation and maintenance of these BMPs.

41. Ensure ongoing implementation of Stormwater Control Measures as follows:

- i. All SCMs such as underground chambers or bioretention basins are protected from sedimentation during construction activities or until the site surface conditions are stabilized,
- ii. SCMs where feasible, should be kept off-line until the surrounding areas are stabilized.
- iii. Minimize compaction of soils in the area surrounding the UICs to ensure infiltration rates are not affected. If compaction is unavoidable, the Project Owner/Applicant shall conduct post-construction infiltration testing to confirm infiltration rates are in compliance with the SWCP.
- iv. All drainage inlet features, including landscape atrium and/or area drains, that connect with the SCMs shall have pre-treatment measures in place to the maximum extent feasible utilizing the best available technology, and the pre-treatment measures shall be installed and maintained per manufacturer specifications and in compliance with all current local, state, and federal regulations.
- v. Provide the following information to the Public Works Director or designee:
 - i. Installation elevation (s) by licensed Surveyor registered in the State of California for each SCM within 7 days of installation.
 - ii. Basin Dimension and depth, including outlet structure cross section with elevations, signed, and stamped by Engineer of Record within 7 days of installation.
 - iii. Invoice for installed gravel and bioretention soil media and soil media mix specification, along with photo-documentation of completed structural cross sections within two (2) weeks of installation.
 - iv. Invoices for the Liner and Geotextile Materials, and manufacturer specifications shall be submitted for review. Photo-documentation of completed structural cross section in the basin shall be submitted within two (2) weeks of installation.

Prior to Issuance of Certificate of Occupancy for each lot, the Applicant/Permittee must:

42. Pay all applicable Development Improvement Fees (DIF) based on the current Fees Schedule on the City of Goleta Website.

- i. Payment of Development Impact Fees for Transportation (GTIP Fees)
 - ii. Payment of Storm Drain Fees for a new Office/ R & D Facility.
 - iii. Payment of Bicycle & Pedestrian Fees for a new Office/ R & D Facility.
 - iv. Payment of Park Fees for a new Office/ R & D Facility.
43. Verify that the site shall be constructed in compliance with all local, state and federal regulations, including but not limited to, the SWRCB's Construction General Permit (CGP), the Phase II Small Municipal Separate Storm Sewer System (MS4) General Permit (MGP), and the project's SWCP.
44. Verify that the Post-Construction Requirements (PCR) have been met. For projects requiring a SWCP and a Stormwater Facilities Operation & Maintenance Plan (O&M), the Owner/Applicant shall provide 'Record Drawing/As-Built' Plans and certification by the Engineer of Record that the plan meets the Water Quality Treatment, Runoff Retention and Peak Management performance Requirements and will be maintained in accordance with the Stormwater Technical Guide for Low Impact Development as set forth by the County of Santa Barbara for guidance in complying with the PCR's for Development Projects in the Central Coast Region.
45. Schedule a Final PCR Field Verification Inspection. The PCR field verification inspection must include a visual inspection of each of the UICs to ensure the UICs are installed according to the Stormwater Control Plan and As-Built. The Owner/Applicant shall submit all images, dimensions, and elevations of constructed SCMs prior to the request for Occupancy Clearance to verify the installation of all SCMs that are subgrade or otherwise unable to be verified by Final PCR Field Verification Inspection. If design changes were implemented, 'Record Drawing/As-Built' Plans shall be submitted prior to the request for PCR Field Verification Inspection. The field verification inspection shall include, but are not limited to:
 - i. Photo Documentation - UICs via Inspection Ports and Manholes, Drain Inlet (atrium grates, catch basins, area drains, etc.), Pre-treatment devices, Disconnected Downspouts; and/or
 - ii. Video Inspection of UICs via Inspection Ports and Manholes to verify that the chambers are free of sediment, construction wastewater (concrete, stucco, paint, etc.), construction debris or other materials and standing water;
 - iii. Water Depth Measurements; and
 - iv. Infiltration Tests within the each UIC to show that it's not compromised during construction activities and infiltrate as design and will function for the long term.

46. The Engineer of Record must also submit a completed Engineer's Certification of Approval Form at the time of installation and/or prior to occupancy clearance request.
47. Schedule a Final Construction Site Inspection. Following the completion of active construction and stabilization of disturbed areas, the Public Works Director or designee will conduct a Final Construction Site Inspection to verify all temporary erosion and sediment control measures and BMPs have been removed and completed work is in compliance with the approved Plans and 'Record Drawing/As-Built' Plans. The City shall note that any outstanding issues have been resolved in a manner acceptable to the City.
48. Revise the Drainage and Stormwater Facilities Agreement as needed to the satisfaction of the Public Works Director or designee. When warranted, the Owner shall amend the Drainage and Stormwater Facilities Agreement including all attachments and references therein as needed to incorporate all approved changes. All requirements listed for the draft versions apply to the final executed versions. The Final Drainage and Stormwater Facilities Agreement shall be signed by the project's Owner accepting responsibility of the O&M Plan for the installed onsite and/or offsite treatment and flow control SCMs until such responsibility is legally transferred to another entity in accordance with the requirements specified within the California Regional Water Quality Control Board, Central Coast Region, Resolution R3-2013-0032, Post-Construction Stormwater Management Requirements for Developmental Projects in the Central Coast Region. The Final Drainage and Stormwater Facilities Agreement shall be recorded with the County of Santa Barbara, and requires Owners, and their Successors to regularly inspect, maintain, and when necessary, repair or replace SCMs and BMPs that are incorporated into the project in perpetuity.
49. Provide Record Drawing/As-Built Plans to the Public Works Director or designee of the SWCP. The Owner/Applicant shall submit 'Record/As-Built' Plans that incorporate all changes/revisions a minimum of 30 days prior to request for final inspection and the issuance of Final Certificate of Occupancy per lot. The Record Drawing/As-Built Plans submission shall include CAD drawing files and GIS files of as-built conditions including all storm drain infrastructure installation and/or improvements.
50. The Engineer of Record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
51. Secure Public Works Director or designee approval if the grading and drainage plans are revised during the construction process. If this occurs, then the Owner/Applicant shall update the drainage report and submit to the City for review and approval.

- 52. Submit a Waste Reduction and Recycling Summary (WRRS) to the Public Works Department for review and approval. The Report shall substantiate how a minimum 65% diversion goal was met by the project during construction, provides the actual amounts of material generated and what the final diversion rate was, along with either scale house receipts or a summary from the diversion facility used substantiating each load brought to the facility, the tonnage, and the diversion achieved.
- 53. Public Improvement Plan and Public Improvement Final Inspection shall be completed prior to Certificate Occupancy (CO) unless approved by the by the Public Works Director or designee.
- 54. Provide electronic Record Drawing/As-Built Plans to the Public Works Director or designee for the constructed Public Improvements within 60 days of completion. The Owner/Applicant shall submit 'As-Built' Plans that incorporate all changes/revisions.
- 55. Submit a Private Improvement Certification for parking lots, roads, sidewalks, etc. by the Engineer of Record. The Certificate shall include Record Drawing/As Built Plans and geotechnical testing information and results.

Planning And Environmental Review Department

General Conditions

- 56. The Applicant/Permittee is responsible for ascertaining and paying all City Development fees, including without limitation, fire facility fees, library fees, park fees, police services fees, public administration fees, and transportation fees as required by the GMC, in effect at time of payment. In addition, the impact fees established by the Goleta Union/Santa Barbara Unified School Districts (School Fees) shall also be paid in accordance with the requirements of those entities. This condition also serves as notice pursuant to Government Code Section 66020 (d) that the City of Goleta is imposing development impact fees ("DIFs") and the Applicant/Permittee has 90 days after the imposition of the fees to protest fees.
- 57. The Applicant/Permittee must pay all applicable development impact fees and other contributions in full no later than at the time specified in the below chart. The amount of the actual fee may be different than that listed below, as the Applicant/Permittee must pay the most current rate of the fee in effect at the time of payment (fiscal year), as well as on the latest edition of the Institute of Traffic Engineers Trip Manual. At the Permittee's discretion, the Applicant/Permittee may choose to pay the below listed fees at any time, but no later than the time frame specified.

FEE	RATE	ESTIMATED	TIME	AGENCY
(Based on 34,002 SF Office		FEE	DUE	

Building)				
Public Administration (Per KSF)	\$716	\$24,345.43	CO	City
Library (Per KSF)	\$223	\$7,582.45	CO	City
Affordable Housing (Per KSF)	\$8,000	\$272,016	CO	City
Storm Drain (Per KSF)	\$2,916	\$99,149.83	CO	City
Transportation (Per PM Peak Hour Trips)	\$13,558	\$555,878	CO	City
Bicycle & Pedestrian (Per KSF)	\$717	\$24,379.43	CO	
Fire (Per KSF)	\$1,158	\$39,374.32	CO	
School	Contact Goleta Union & SB Unified School Districts	Contact Goleta Union & SB Unified School Districts	BP Issuance	Contact Goleta Union & SB Unified School Districts
TOTAL	—	\$1,116,434.97	—	—

CO = Certificate of Occupancy
BP = Building Permit Issuance

58. Any modifications to the approved plans including but not limited to site plan, floor plans, elevations, landscaping, colors and materials, cannot be executed without the Planning and Environmental Review Director's approval.

59. 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/Permittee must obtain a grading and/or building permit from the Planning and Environmental Review Director. Both the grading and the building plans must denote that any portion of the site with archaeological sensitivity cannot be used as parking/storage of construction workers

vehicles, construction equipment, stockpiling, or construction materials storage, etc., to the satisfaction of the Planning and Environmental Review Director.

60. All plans submitted for permit issuance (e.g., grading, building permit, etc.) must include all applicable conditions of project approval.
61. Before the start of any work on-site, the Applicant/Permittee must conduct a pre-construction meeting that includes the Applicant/Permittee, project superintendent, architect, contractors, subcontractor, as well as City representatives from the Planning and Environmental Review and Public Works Departments.
62. All work within the public right-of-way, including without limitation, utilities and grading, must be explicitly noted on the building plans. The Applicant/Permittee must obtain all necessary encroachment permits from the Public Works Director or designee, before commencing work within or over the public right-of-way including without limitation, water meters, backflow devices, signs, and curb/gutter/sidewalk improvements.
63. Any temporary building, trailer, commercial coach etc. installed or used in connection with the construction of this project must comply with the requirements of Title 17.
64. The Applicant/Permittee is responsible for informing all contractors, subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with these conditions including, without limitation, the GMC. This includes the requirements that a business license be obtained to perform work within the City as well as the City's construction hour limitations.
65. The Applicant/Permittee, including all contractors and subcontractors, shall limit construction activity and equipment maintenance to the hours between 8 AM and 5 PM, Monday through Friday. Exceptions to these restrictions may be made for good cause at the sole discretion of the Planning and Environmental Review Director, for onsite work. Exceptions to these restrictions may be made for good cause at the sole discretion of the Public Works Director or designee, for work in the City Right-of-Way only. Any subsequent amendment to the General Plan noise standard upon which these construction hours are based shall supersede the hours stated herein. No construction can occur on State holidays (e.g., Thanksgiving, Labor Day). Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels), are not subject to these restrictions.

Prior To Issuance of A Zoning Clearance:

66. The Applicant/Permittee, prior to the issuance of a Zoning Clearance, must provide evidence that they have recorded a signed Agreement to Comply with Conditions that specifies that the Applicant/Permittee and Property Owner agrees to comply with the project description, approved exhibits and all conditions of approval. All costs

associated with the preparation, review and recordation of the Agreement to Comply with Conditions are the sole responsibility of the Applicant/Permittee.

67. Secure Final Design Review Board (DRB) approval for the Project.
68. If the project meets the threshold outlined in Ordinance 16-04 regarding Water Efficient Landscaping, the Applicant/Permittee must secure approval of an irrigation plan from the Building Official or designee before issuance of a building permit. The landscape and irrigation shall be installed per plan prior to Final Building Inspection Clearance.
69. The Applicant/Permittee shall maintain all landscaping, per the approved plan, for the life of the project. Applicant/Permittee must enter into a Landscape Maintenance Agreement with performance securities, in a form approved by the City Attorney, to maintain required landscaping and water-conserving irrigation systems for at least a 3-year period. All expenses associated with the development, review and recordation of the Landscape Maintenance Agreement are the sole responsibility of the Applicant/Permittee.
70. Enter into an agreement with the City regarding compliance monitoring and submit the fees cover full costs of compliance monitoring. All costs associated with the development, review, and execution of the compliance monitoring contract is the sole responsibility of the Applicant/Permittee.
71. Secure approval of an exterior lighting plan and photometric light study plan from the DRB. The lighting plan must:
 - a) Minimize off-site glare.
 - b) Use lighting devices that are enclosed and protected by weather and vandal resistant covers.
 - c) Illuminate street addresses with a minimum maintained of one foot- candle of light on the ground surface during hours of darkness. Street addressing must be a minimum of 4 inches high and must be visible from the street or driving surface, of contrasting color to the background and be illuminate during hours of darkness. Addressing must also be shown on the building plan elevations.
72. Secure approval of a composite utility plan from the Planning and Environmental Review Department and the DRB. All external/roof mounted mechanical equipment (including solar panels, HVAC condensers, switch boxes, etc.) must be included on all building plans and designing this equipment must be integrated into the structure and/or screened in its entirety from public view.

Screening may include a combination of landscaping and/or fencing/walls. Utility transformers must be placed in underground vaults where they are completely

screened from view, unless otherwise approved by the Planning and Environmental Review Director. All meters painted must be concealed by matching the color of the building. All backflow prevention devices and communications equipment must be concealed in an enclosed portion of the building, on top of the building, or within a screened utility area. All transformers and vaults installed within the public right-of way must be below grade unless otherwise approved by the Planning and Environmental Review Director and the Public Works Director and then completely screened from view.

73. Submit a composite utility plan to be approved by the Director of Planning and Environmental Review, or designee. All external/roof mounted mechanical equipment (including HVAC condensers, switch boxes, etc.) must be included on all building plans and designing this equipment to be integrated into the structure and/or screened in its entirety from public view.
74. Provide trash/recycling enclosures that are compatible with the architectural design of the Project, of adequate size for trash and recycling containers (at least 50 square feet), and accessible by residents and for removal. The trash/recycling areas must be enclosed with a solid wall of sufficient height to screen the area, with a solid gate and a roof, to be maintained in good repair in perpetuity and must be included on final Project plans and before the City issues a Zoning Clearance for construction. The enclosures are required to be approved by the City Design Review Board (DRB).
75. The Applicant/Permittee must prevent construction and/or employee trash from blowing offsite by providing covered receptacles on-site before commencement of any grading or construction activities; picking up waste weekly or more frequently as directed by the Planning and Environmental Review Director; and designating and providing the Planning and Environmental Review Director, the name and phone number of a contact person(s) to monitor construction trash/waste and organize a clean-up crew. Additional covered receptacles must be provided as determined necessary by the Planning and Environmental Review Director.
76. Obtain all the necessary approvals, licenses, and permits and pay all of the appropriate fees as required by the City. Before any permit may be issued by the City of Goleta, the Applicant/Permittee must obtain written clearance for each development phase from all Departments/Agencies having conditions or project approval. Such clearance must indicate that the Applicant/Permittee has satisfied all pre-construction conditions.
77. Secure the construction site with a minimum 6-foot-high fence. The fence must be covered with a material approved by the Planning and Environmental Review Director to minimize dust leaving the site.
78. Enter into an agreement with the City to pay Compliance Review fees to cover full costs of compliance monitoring.

79. The Applicant/Permittee shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Applicant/Permittee shall:

- a) Contact PER compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
- b) Pay a separate compliance monitoring fee deposit prior to issuance of Building Permits to cover full costs of monitoring as described above, including costs for the City to hire and manage outside consultants when deemed necessary by PER planning staff (e.g., non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Applicant/Permittee shall comply with PER recommendations to bring the project into compliance. The decision of the Director of PER shall be final in the event of a dispute;
- c) Contact PER compliance monitoring staff at least two weeks prior to commencement of construction activities to schedule a pre-construction meeting to be led by PER compliance monitoring staff and attended by all parties deemed necessary by the City, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.

80. During grading and construction activities, the Applicant/Permittee, to the satisfaction of the Planning and Environmental Review Director and/or the Public Works Director:

- a) Must prevent construction and/or employee trash from blowing offsite by:
 - i. Providing covered receptacles on-site before commencement of any grading or construction activities;
 - ii. Picking up waste weekly or more frequently as directed by the City; and
 - iii. Designating and providing to the Planning and Environmental Review Director the name and contact information of the project foreman who will monitor construction trash/waste. Additional covered receptacles must be provided as determined necessary by Planning and Environmental Review Director.
- b) Ensure that public sidewalks remain open at all times.
- c) Ensure that all haul trucks, hauling soil, sand, and other loose materials, are either covered or maintain two feet of freeboard.
- d) Reduce NO_x emissions during construction by limiting the operation of heavy

duty construction equipment to no more than 5 pieces of equipment at any one time.

- e) Maintain equipment and vehicles engines in good condition and in proper tune as per manufacturer's specifications and per APCD rules to minimize dust emissions.
 - f) Use electricity from temporary power poles rather than temporary diesel or gasoline powered generators.
 - g) Ensure that construction vehicles only use the City's designated Truck Routes to the satisfaction of the Public Works Director. All other routes are prohibited. Construction traffic must be routed away from congested streets.
 - h) Configure construction parking to minimize traffic interference to the satisfaction of Public Works Director.
 - i) Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g. flag persons) to the satisfaction of the Public Works Director.
 - j) Secure approval of the construction vehicle staging and location of vehicle ingress/egress location and the use of temporary construction driveways from the Public Works Director or designee.
 - k) Use electric equipment if feasible to replace diesel-powered equipment such as booster pumps or generators.
 - l) Install catalytic converters on equipment if feasible.
 - m) Equip equipment with two to four -degree engine time retard or pre-combustion chamber engines.
 - n) Use methanol or natural gas-powered mobile equipment and pile drivers instead of diesel equipment if readily available at competitive prices.
80. Prior to the recordation of the Parcel Map, the Permittee must enter into an agreement, prepared by the Permittee, and reviewed/approved by the City Attorney's Office and recorded against new Lots B, C, and D. The agreement must include the following:
- i. The applicant prepares a Transportation Demand Management Program (TDMP), reviewed and approved by the City and Traffic Solutions that include alternative transportation measures to satisfy the commute reduction strategies to conform to the VMT thresholds. The TDMP must be approved and implemented for all of the buildings/uses located on Lots B-D.

- ii. Include language in the Agreement, that the alternative transportation measures must be implemented for the life of the buildings.
- iii. Include language in the Agreement that additional habitable buildings/space cannot be added to the properties that generates additional VMT above the threshold and above the VMT for the site with the approved project.
- iv. Include language in the Agreement that Property Owners must submit Annual Reporting and Monitoring Programs for Lots B-D to the City, as well as SBCAG Traffic Solutions for review and verification of compliance with the adopted VMT commute reduction strategies for the properties. The Annual Reporting and Monitoring Programs must be submitted to the City by December 31st for the applicable year stating how the commute reductions strategies conformed to the VMT thresholds.
- v. Include language that a planning application for Permit Compliance must be submitted to the PER Department at the beginning of every year. The deposit-based application will ensure that the City has sufficient funding to cover annual review costs associated with the Project conforming to applicable VMT thresholds. The first planning application for permit compliance must be submitted to the City prior to the issuance of the Map Clearance.
- vi. If the commute reduction strategies are not satisfying and/or conforming to the applicable VMT thresholds, then the applicant/Property Owners will need to propose and implement additional measures that reduce the VMT to the approvable thresholds, established in the Traffic Report. The Applicant will have 60 days to submit and receive approval of the revised measures designed to meet the VMT established for the Project. If the City has not received a revised Program stating revision to the commute reduction strategies, a penalty of \$2,500 per month will be applied to the Property Owners.
- vii. All costs associated with the preparation, City review, recordation, implementation, and annual review costs to be borne by the applicant/property owners and successors in interest.

Prior Issuance of a Certificate of Occupancy

- 81. Install all required Trash enclosures in accordance with approved plans.
- 82. Screen all mechanical equipment in accordance with approved plans.
- 83. Install all landscaping and irrigation in accordance with approved plans.
- 84. Screen all new utility service connections and above-ground mounted equipment such as backflow devices, etc. from public view and/or painted in a soft earth tone color so as to blend in with the project (red is prohibited) in accordance with approved plans.
- 85. Pay all adopted Development Impacts Fees.

86. Remove temporary construction driveway.
87. Construction buildings and all improvements in accordance with all approved plans and secure final clearance from all applicable Agencies/City Departments as needed.
88. Pay all required fees and complete construction in accordance with approved plans including design, colors and materials.

By signing this document, ANDEW BERMANT, acting as agent on behalf of PATTERSON ASSOCIATES, LLC, certifies that he read, understands, and agrees to the Project Conditions listed in this document.

APPLICANT/PERMITTEE'S NAME

-End of Development Plan Conditions -

Memorandum

DATE: February 17, 2021

TO: Darryl Mimick
Planning and Environmental Review
City of Goleta

FROM: Michael Gray, Inspector
Fire Department



SUBJECT: APN: 071-140-075 Permit: 20-0003-DP Project Number: 21FDR-00010
Site: 5385 Hollister Avenue, Goleta
Project: Development Plan – New Office Building, 14000 sf, and New R&D Building, 34002 sf

The above project is located within the jurisdiction of the Santa Barbara County Fire Department.

CONDITIONS FOR DEVELOPMENT PLAN

The Fire Prevention Division must be notified of any changes to the project proposal.
A change in the project description may cause conditions to be imposed.

GENERAL NOTICE

1. Any structure that exceeds thirty (30) feet in height shall meet the California Fire Code Appendix D105 requirements.
 - D105.1** Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
 - D105.2** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
 - D105.3** One of more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
 - D105.4** Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.
2. If an elevator is installed for this project, the elevator car shall be able to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position.
 - Emergency medical services symbols shall be placed on both sides of the elevator car door frame.
 - The symbol shall be a minimum of 3 inches high.

ADVISORY

3. All standard fire department conditions and current codes shall apply at time of development.
4. Recorded addressing for the building(s) is required by the Fire Department.*
5. Fire Protection Certificates (FPCs) shall be required.

PRIOR TO VERTICAL CONSTRUCTION

FIRE ACCESS AND WATER SYSTEM INSPECTIONS SHALL BE SIGNED OFF BY FIRE DEPARTMENT

Fire Department on-line inspection request* or Fire Department inspection line (805) 681-5591

6. Create a defensible space of 100 feet (or to the property line, whichever is nearer) around the proposed structures and any existing structures on this property.
 - Removal does not apply to single specimens of trees, ornamental shrubbery or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any structure.
 - Reference Santa Barbara County Fire Department Development Standard #6* and Defensible Space
7. All access ways shall be installed, made serviceable and maintained for the life of the project.
 - Roadway shall have a minimum width of 26 feet.
 - Surface shall be paved.
 - Access ways shall be unobstructed and 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.
 - One of more of the required access routes shall be located not less than 15 feet and not greater than 30 feet from the building. Refer to aerial apparatus condition D105.3.
8. Hydrant requirement to be determined based on distance and fire flow requirement.
 - The fire department shall have on file a set of approved fire hydrant plans prior to any work being started.
 - Commercial fire hydrants shall consist of one 4-inch outlet and two 2-1/2-inch outlets.
 - A set of approved fire hydrant plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
 - Water systems shall be installed exactly as the approved fire hydrant 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.

9. Interior roof access to be provided.

PRIOR TO OCCUPANCY CLEARANCE

10. Designated fire lanes shall include red curbs and signs indicating “Fire Lane – No Stopping” placed as required by the fire department. Refer to current adopted California Fire Code.
11. Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.
12. An automatic fire sprinkler system shall be installed.
- Fire sprinkler plans shall be approved by the fire department prior to installation.
 - The fire department shall determine the location of any fire department connection (FDC) that may be required.
 - Fire department connection (FDC) shall be labeled, identifying all buildings or addresses it serves, per NFPA 13.
 - Water systems 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 the fire department.
13. Because a fire sprinkler system shall be installed, the following acceptance testing is required.
- A flush of dedicated underground mains and lead-in connections shall be witnessed by the fire department Inspector prior to connecting to the overhead fire sprinkler system.
 - Prior to covering any pipes, the sprinkler system shall be inspected at the rough plumbing stage (i.e., exposed pipe, fittings, hangers, and bracing stage) by the fire department inspector.
 - The sprinkler system shall be hydrostatically tested at 200 psi for 2 hours.
 - A function test (aka bucket test) shall be witnessed by the fire department inspector. The system shall meet the required flow rate as indicated on the submitted sprinkler plans.
14. The Fire Department connection shall be clearly visible from the access road or driveway. Provide unobstructed access from the roadway to the fire department connection. Clearance around the fire department connection shall be a minimum of 3 feet.
- Clearance shall be maintained for the life of the project.
15. An automatic fire or emergency alarm system shall be installed.
- Fire alarm system shall meet Santa Barbara County Fire Department requirements.
 - Automatic fire or emergency alarm system plans shall be approved by the fire department.
 - Alarm panel locations and annunciator graphics shall be approved by fire department prior to installation.

16. Address numbers shall be a minimum height of 6 inches.
17. A Knox Box entry system shall be installed for the building. A spare key shall be provided for the Knox Box entry system.*
18. The applicant shall be required to pay Fire Department Development Impact Mitigation Fees in accordance with Chapter 15 of the Santa Barbara County Code.
 - **Payment shall be made according to the schedule of fees in place on the date fees are paid.**Final occupancy clearance inspection will not be scheduled unless fees have been paid.

As always, if you have any questions or require further information, please call me at 805-681-5527 or 805-681-5523.

MG:ps



GOLETA SANITARY
Water Resource Recovery District

RECEIVED

October 15, 2020

City of Goleta
Current Planning Division

Board of Directors:

August 17, 2020

Sharon Rose
President

Heidi Jones
Suzanne Elledge Planning and Permitting Services
1625 State Street, Suite 1
Santa Barbara, CA 93101

Robert O. Wageneck

Jerry D. Smith

Steven T. Majoewsky

George W. Emerson

SUBJECT: Sewer Service Availability
Proposed Sewer Service Connection for proposed subdivision of existing 8.48-acre parcel into 3 lots and construction of new 34,000 SF research & development building and a 14,000 SF office building

Steve D. Wagner, PE
General Manager
District Engineer

A.P.N. 071-140-075 at 5385 Hollister Ave. Goleta CA

Dear Ms. Jones:

This letter is in response to your recent inquiry dated August 11, 2020 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, your client proposes to subdivide an existing 8.48-acre parcel into three (3) lots and construct and connect to District sewer facilities a new 34,000 SF R&D building on one of the new lots and a 14,000 SF office building on the other new lot. Currently the existing parcel is being served for a 71,000 SF office building originally connected under GSD permit 1050 in 1962.

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

One William Moffett Place, Goleta CA 93117

(805) 967-4519 office (805) 964-3583 fax

www.GoletaSanitary.org

RECEIVED

October 15, 2020

City of Goleta
Current Planning Division

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. Luis Astorga at this office.

Sincerely,



Steve D. Wagner, P.E.
General Manager/District Engineer

SDW:

Attachments
Exhibit A
Parcel Map

cc: Luis Astorga, Goleta Sanitary District
Teresa Kistner, Goleta Sanitary District

EXHIBIT "A"
TERMS AND CONDITIONS

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

Applicant/owner(s) must submit for the District's review, approval and files, a complete copy of the final building structure site, floor and plumbing plans to the District. The District will review the plans and contact the applicant and the City of Goleta after plans are reviewed. The City of Goleta may require that you apply for additional permits.

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 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.

October 15, 2020

City of Goleta
Current Planning Division

All well treatment facilities, commercial and industrial manufacturing establishments are subject to the District's Industrial Waste Control Pretreatment requirements. An Industrial Waste Control Permit Application must be submitted prior to issuance of the service permit.

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 District fees are as follows:

Connection Fees:

Single Family Dwelling Unit: **\$2,266.00 / Unit**

Apartment, Duplex, Mobile Home Space, Condominium Unit: **\$1,587.00 / 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. Under no circumstance shall the fee be less than that of a single family dwelling.

Permit fee: **\$187.00** (for project)

Permit fee: **\$187.00** (for cleanout installation at property line only, inspection fee waived)

Industrial Waste Control Annual Permit fee: **\$248.00 to \$2,000.00** (Based on Discharger Classification)

Inspection fee: **\$187.00** (per residential or commercial building structure connection)

Inspection fee: **\$248.00** (per industrial/manufacturing building structure connection)

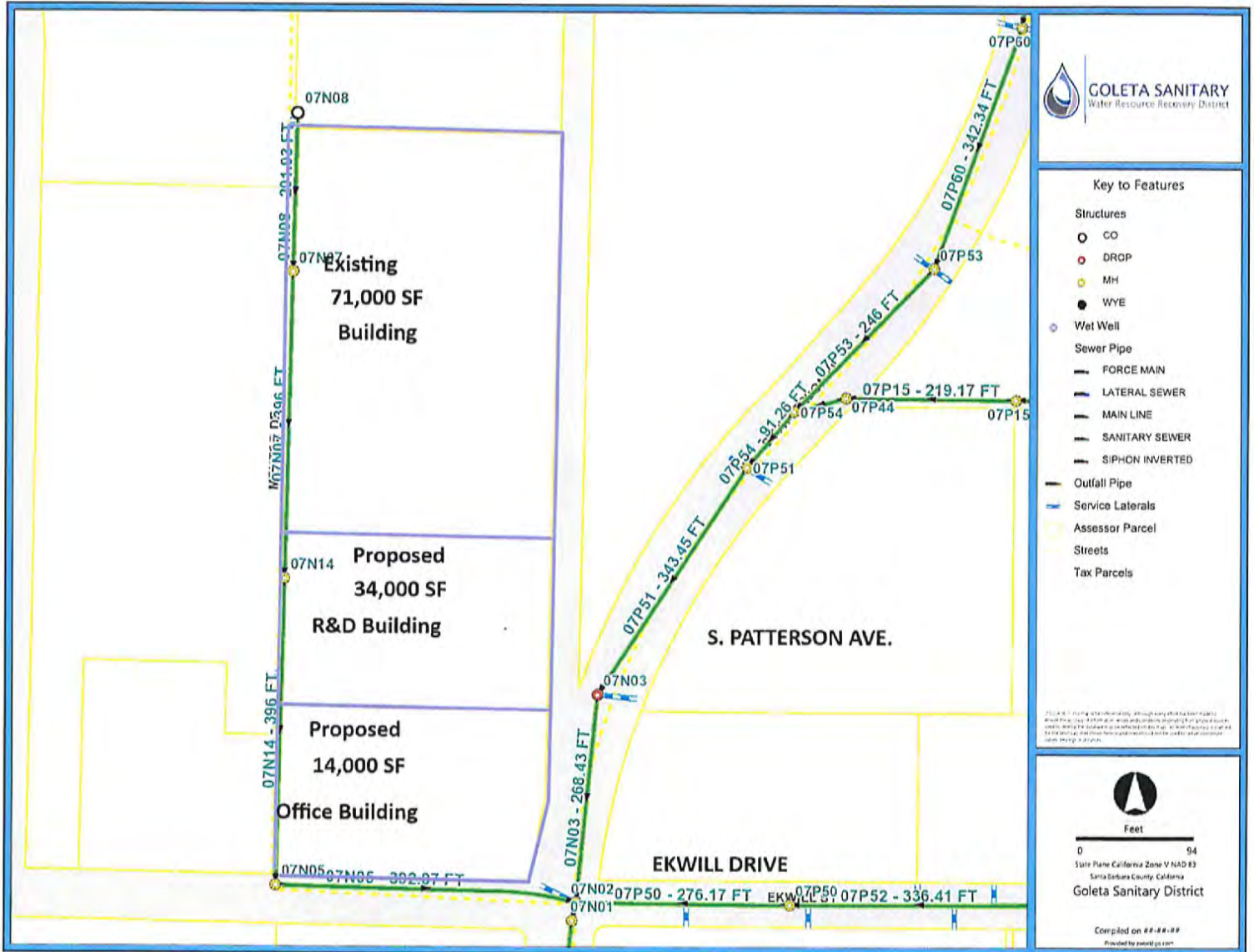
Inspection fee: **\$500.00** (per 100 feet of mainline extension)

Plan check and review fee: **\$126.00** per hour (**\$126.00** minimum fee)

Deposit, as required **\$500.00**

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.





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

RECEIVED

October 15, 2020

City of Goleta
Current Planning Division

PRELIMINARY WATER SERVICE DETERMINATION

September 30, 2020

Jeffrey C. Bermant
Patterson Associates, LLC
5383 Hollister Avenue, Suite 140
Santa Barbara, CA 93111

Re: Preliminary Water Service Determination
SERVICE ADDRESS: 5385 Hollister Avenue
APN: 071-140-075

Dear Mr. Bermant:

Thank you for contacting the Goleta Water District (District) regarding your Proposed Project. The District has reviewed the description for your Proposed Project located at 5385 Hollister Avenue, APN 071-140-075.

The District has an obligation and responsibility to serve the Proposed Project subject to the provisions of the SAFE Water Supplies Ordinance approved by District voters, the District Code, and California Law.

PLEASE NOTE: This Preliminary Water Service Determination and determination of water availability is not a Can and Will Serve Letter or functional equivalent. Please see below for application requirements.

The project parcel has adequate historic water credit for the forecasted demand associated with the Proposed Project. However, the SAFE Ordinance limits the ability of the District to guarantee future water availability. This Determination may be required to initiate an application for development with the City of Goleta Planning and Environmental Service Department.

Our review is based on the following project description:

Proposed development includes the subdivision of the parcel into three parcels and the development of the newly created two parcels, on the new parcels it is proposed to build a single-story 14,018sf office building and a two-story 33,816sf office building. Existing development on the project site that will remain includes three commercial office buildings. The property owner agent has confirmed that fire sprinklers/hydrants are requested or required by the Santa Barbara County Fire Department as part of the proposed development. The property is a 7.76-acre legal lot in the City of Goleta. The property currently has an active service connection with the Goleta Water District.

RECEIVED

Patterson Associates, LLC
APN 071-140-075
5385 Hollister Avenue

October 15, 2020

PRELIMINARY WATER
SERVICE DETERMINATION

September 30, 2020

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City of Goleta

Current Planning Division

Please review this above description carefully. Any deviations from the above project description, exhibits, or conditions must be reviewed and approved by the District for conformity with this notice. Any changes to or deviations from the project description must be submitted to the District for further review and may result in a requirement for a new Application for New Water Services. Changes to the project that are not submitted to and approved by the District may constitute a violation of District rules and regulations per District Code Section 6.20.110. An application for New Water Service with the District is required for any future New Development on the property.

After you initiate an application with the City of Goleta, a Goleta Water District Application for Water Service including the application fee, project plans, and other supporting materials must be submitted to the District. Once the application has been deemed complete, District staff will review the application and issue a Preliminary Conditions Letter outlining the conditions for final approval of water service for the Proposed Project. Once the conditions of the Preliminary Conditions Letter, including the completion of design for any required Water System Improvements are met, the District may issue a Conditional Can and Will Serve Letter identifying any required conditions including deposits for construction and New Water Supply Charges due following issuance of the City of Goleta approved building permit. Prior to water service activation, the District will issue a Final Can and Will Serve Letter.

This Preliminary Water Service Determination is not a contract. It is a statement confirming water availability and compliance with the current District rules and regulations related to the Proposed Project. The Proposed Project will be subject to any applicable future changes and modifications in District rules and regulations.

Please return the original copy of this form filled out by City of Goleta Planning and Environmental Service Department with the information requested on the next page. If you have any questions regarding this matter, contact me at (805) 879-4636 or cbennett@goletawater.com.

Sincerely,



Carrie Bennett
Water Resources Analyst
GOLETA WATER DISTRICT

RECEIVED

October 15, 2020

City of Goleta
Current Planning Division

Patterson Associates, LLC
APN 071-140-075
5385 Hollister Avenue

PRELIMINARY WATER
SERVICE DETERMINATION
September 30, 2020
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TO BE FILLED OUT BY CITY OF GOLETA PLANNING AND ENVIRONMENTAL SERVICE DEPARTMENT:

Planner: _____ Case#: _____

Email : _____

Phone: _____ Date: _____

- The description in this notice is correct
- The description in this notice is not correct (please include comments below)

Planner Signature _____

Comments: _____

This project is subject to:

Ministerial _____ Discretionary _____ Exempt _____

approval by the City of Goleta.

Planner Signature _____

Note to Planner: Please return the original copy of this completed form directly to me at the Goleta Water District.



June 9, 2022
Darryl Mimick
Associate Planner
City of Goleta

Dear Darryl:

Thank you for the opportunity to provide input on the Patterson Avenue, LLC. development. Vehicle Miles Traveled (VMT) has been designated as the most appropriate measure of transportation impacts. This development is projected to exceed the VMT thresholds established by the City, resulting in a 5% Commute Trip Reduction (CTR) for this development. SBCAG's Traffic Solutions program is ready to support these CTR goals by supporting a Transportation Demand Management Plan (TDMP) as follows:

1. Draft and maintain a TDMP and commuter program, including:
 - a. 50% transit subsidy for bus and vanpool commuters
 - b. Parking cashout daily incentive or raffle for all other non-Single Occupancy Vehicle (SOV) modes
 - c. Internal communication plan to drive program participation
2. Provide an updated TDMP to City of Goleta and Traffic Solutions annually.
 - a. This includes a 3-month survey after both buildings are occupied.
 - b. Each survey response shall represent no less than 80% of each building's workforce.
3. Meet the 5% CTR requirement that results in less than 14.26 VMT per-employee.

Alternatively, instead of VMT and CTR requirements outlined above, a non-SOV rate of 40% or better is acceptable. This non-SOV rate can be easily determined through annual surveys using the Traffic Solutions SmartRide.org software. This non-SOV rate is achievable using the right incentives and communications. Employers in the region offering \$100 per-month, bonus vacation time, or a free bike for local employees have successfully achieved this goal. A menu of TDM tactics is enclosed for further consideration. We look forward to working with the developer and tenants to implement an effective program.

Sincerely,

Kent Epperson

Kent Epperson
Director of Traffic Solutions
Santa Barbara County Association of Governments

Attachment: Developer Commute Trip Reduction Menu



Developer Commute Trip Reduction Menu

Implementation strategies are sorted into six categories, including:

1. Tools for Transportation Choice
2. Active Transportation Amenities
3. Car Share Availability
4. High Occupancy Vehicle Options
5. Policy Adoptions
6. Program Implementations

Category	Title	Description
Tools for Transportation Choice	Transportation Kiosk	Allocate space for, and regularly stock, a transportation kiosk with bus routes, bike maps, carpool tutorials, and other applicable transportation materials.
	Ride Matching Board	For employees with limited computer access, set up a physical carpool matching kiosk stocked with match cards and pens.
	Passenger Loading Zone	Provide signed passenger loading curb space for shuttle, micro transit, and/or ride-hailing pickup/drop off.
	On-Site Amenities	Incorporate food service, mail drop, dry cleaners, copy shop, childcare, banking, or other services on site.
	Multimodal Signage	Provide directional signage or a digital transit screen for locating and accessing transportation services and amenities.
	Innovation	Any other physical site-improvement at the worksite to reduce single-occupancy vehicle trips will be considered.
Active Amenities	Shower and Lockers	Provide on-site shower and lockers to support biking, walking, and transit use.
	Covered Bike Parking	Provide a secure, weather-protected bike cage or bike room for employees/residents.
	Public Bike Parking	Provide a secure bicycle rack.
	Bicycle Repair Station	Provide on-site tools and space for bicycle repairs.
	Bicycle Repair Service	Provide repair services through an on-call mechanic or vouchers to a local bike shop.

	Bike Share	Maintain a fleet of bikes that gives employees/residents the option to bike for business or personal trips.
	Micro Mobility Service Credits	Provide daily or monthly credits to building occupants for the use of micro mobility services (ex: bikeshare, scooters, etc.)
	Bicycle and Pedestrian Connections	Improve pedestrian and bicycle connectivity, providing access to direct routes from public sidewalk to each building in the project.
Car Share	Implement Car Share	Partner with Zip Car or similar; or provide a private fleet for employee business trips and/or personal use.
	Car Share Parking	Provide preferential parking for car share vehicles close to the building entrance, covered, or otherwise preferable.
Telework	Community Workspace	Provide a community workspace on site.
	Tele/Data/Power Receptacles	Install conference table/floor connectivity boxes for resident/employee use.
High Occupancy Vehicle	Carpool/Vanpool Parking	Stripe parking spots to prioritize carpool and vanpool vehicles.
	Transit Shelter Additions or Improvements	Add or improve transit stops by adding shelters, providing seating, and ensuring accessibility.
	Shuttle Service	Participate in/subsidize/promote any shuttle service available in your area in order to provide first and last-mile solutions, and enhanced connectivity within the transportation network.
	Start a Vanpool	Coordinate schedules and commuters to form a vanpool. Traffic Solutions will cover 100% of the first month's lease, and 50% of the second month.
Policy	Require TDM Policy	Require tenant(s) to draft and maintain a TDM policy that incorporates all implemented elements of this menu.
	TDM in Leases and Purchase Agreements	Establish requirements in leases and unit purchase agreements that bind tenants to provide TDM services.
	Unbundle Parking	Lease or sell parking spaces separately from residential units or office space.

Program	Designated Transportation Coordinator (TC)	Designate an on-site TC responsible for ensuring compliance with TDM plan requirements.
	Tailored Transportation Marketing Services	Provide residents/employees with information about travel options.
	Ride-matching Services	Utilize existing ride-matching platform such as SmartRide.org or Waze Carpool.
	Employer Transit Subsidy or Pre-Tax Option	Require employers in development to implement a pre-tax option or full, set cost, or percentage subsidy for bus and vanpool services.
	Other Commuter Incentive	Offer a daily, weekly, or monthly incentive to commuters that walk, bike, carpool, vanpool, or take transit.
	Innovation	Any other program strategies to reduce single-occupancy vehicle trips to the worksite will be considered. Strategies that have been implemented successfully at other developments, including other geographies, are encouraged.