APPENDIX K
FIRE DEPARTMENT HAZARDOUS MATERIALS LETTER (DECEMBER 2010)

Fire Department

"Serving the community since 1926"

HEADQUARTERS

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Fire Chief
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Christian J. Hahn
Deputy Fire Chief

December 14, 2010

Ms. Natasha Campbell
Planning Department
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Dear Ms. Campbell:

SUBJECT: Hazardous Materials File Review and Comments
APN: 073-050-020; Permit #: 09-075-TPM AM
Site: 6300 Hollister Avenue, Goleta
Project Description: Marriott Residence Inn, 118 Room Hotel

A review of the Fire Prevention Division, Hazardous Materials Unit, Site Mitigation Unit (SMU) files for this address reviewed that there are two SMU sites for this address, noted as follows:

- SMU #383 Applied Magnetics Corporation 6300 Hollister Ave.
- SMU# 703 Marriot Residence Inn 6300 Hollister Ave.

The comments noted here are directed toward the proposed new development of the Marriot Residence Inn (Marriot), SMU# 703, to be located west of the existing (former) Applied Magnetics Corp., SMU# 383, building. Use of the property as an inn is considered a "commercial use," and "commercial use" cleanup levels are typically higher than those for residential use due to the length of exposure times between the two scenarios.

Based upon a review of the file the last letter from FPD was dated March 19, 2008. This letter referenced data contained in a report titled *Soil Gas, Groundwater, and Soil Sampling Report (Report)* dated February 2008. FPD compared the values found in the *Report* to the Environmental Screening Levels (ESLs), revised May 2008, for residential properties, as they are the most conservative. This was done even though "commercial use" values are likely to be the most appropriate. FPD notes some slight differences with the comments noted in the March 19, 2008 letter, which may reflect a change in some values noted in the ESLs.

- None of the soil gas sample results exceeded the current ESL values (May 2008).

- The highest benzene value noted was found at SV-1= 0.081J ug/L for which the duplicate result was <0.10 ug/L. The Method Detection Limit (MDL) for benzene = 0.036 ug/L and the Reporting Limit (RL) = 0.10 ug/L. "J flag" results between the MDL and the RL are estimated values. The duplicate result was listed as < 0.01 which means it was not able to be indentified at the MDL of 0.036 ug/L.
- The highest toluene value noted was found at SV-1= 0.06J ug/L for which the duplicate result was <0.10 ug/L. The Method Detection Limit (MDL) for toluene = 0.05 ug/L and the Reporting Limit (RL) = 0.10 ug/L. "J flag" results between the MDL and the RL are estimated values. The duplicate result was listed as < 0.01 which means it was not able to be indentified at the MDL of 0.05 ug/L.
- The ESL values for Shallow Soil Gas are: benzene = 0.084 & toluene = 0.05 ug/L.

    - Typical building codes require a vapor barrier under cement slabs. FPD concurs with the *Report* that concludes from the February 2008 data that based upon the existing data, additional vapor barriers do not appear to be necessary.

- Groundwater samples exceeded Maximum Contaminant Levels (MCLs) for drinking water for only PCE, 1,1-DCE and Vinyl Chloride, and not for TCE as noted in FPD's letter dated March 19, 2008.
    - The highest PCE value noted was 89 ug/L which exceeds the MCL value for Drinking Water of 5 ug/L. The 89 ug/L does not exceed the ESL Gross Contamination value of 170 ug/L for residential use.
    - The highest 1,1-DCE value noted was 15 ug/L which exceeds the MCL value for Drinking Water of 6 ug/L. The 6 ug/L does not exceed the ESL Gross Contamination value of 1500 ug/L for residential use.
    - The highest Vinyl Chloride value noted was 0.72 ug/L which exceeds the MCL value for Drinking Water of 0.5 ug/L. The 0.72 ug/L does not exceed the ESL Gross Contamination value of 3400 ug/L for residential use.
    - FPD's March 19, 2008 letter notes, "as dewatering will likely be required during hotel construction (especially for the pool), any groundwater removed may need to be treated prior to discharge in the city sewer system or storm drain. Please contact the local sewer agency regarding their permitting requirements for discharge into the sewer system and (sic) or the Regional Water Quality Control Board regarding NPDES permitting for the discharge into the storm drain system."

        - Current review of the data compared to the current ELS (May 2008) concurs with the above quoted bullet from the March 19, 2008 letter.

- None of the soil sampling results exceeded the current ESLs (May 2008) for residential use.
    - Acetone, toluene and MEK were noted at minimal values, all below the lowest ESL value, which was for leaching to groundwater.
    - FPD's March 19, 2008 letter, notes, "Although soil sampling results indicate that constituents were not detected at concentrations exceeding FPD Investigation Levels, there is a potential that there may be unknown contaminants in areas not investigated. Should contaminated soil

- be encountered during the excavation process, work shall be halted and FPD shall be immediately notified."

  - Current review of the *Report* concurs with the statement that unknown conditions and impacts may exist. If impacted soils are encountered, work shall be stopped in that area and FPD shall be immediately notified.

As noted above FPD conservatively compared the *Report* values to residential values in the ESLs. This produced a conservative set of values for both soil gas and soil samples. The groundwater values for MCLs for Drinking Water are note affected by land use, but the gross contamination values may be so the most conservative values for those were used.

FPD recommends that the City review and consider revising the previous *Required Mitigation Measures* noted on pages 3.6-3 and 3.6-4 of the attachment sent to FPD to reflect the following:

1. Site Assessments:
   1.1. Prior to commencement of ground disturbance activities, the applicant shall:
      1.1.1. Devise and submit a soils management plan in the event that contamination is encountered during construction. This document is to be submitted to FPD and also kept onsite for reference by the excavation contractor; and
      1.1.2. Develop a dewatering plan if any groundwater is removed during construction, including any required permits to discharge into the City's sewer or storm drain system.
   1.2. Plan Requirements and Timing;
      1.2.1. Notify the Fire Prevention Division in the event contaminated soil is encountered during construction, and
      1.2.2. If additional impacts are found during construction activities, additional excavation and sampling may be required dependant upon the contaminants of concern, concentrations, and other factors, and
      1.2.3. If additional impacts are found during construction activities, FPD may require submittal of a final report showing compliance with possible directives prior to allowing occupancy, and
      1.2.4. FPD shall issue a site closure letter if all concerns (yet unidentified) are properly and adequately addressed.

As always, if you have any questions or require further information, please telephone 805-681-5523 or 805-681-5500.

In the interest of life and fire safety,

Steve Nailor
Hazardous Materials Specialist
LUFT Program

SN:mkb

February 2008 Report Excerpts **6300 Hollister Ave** **Marriot Inn** **SMU# 703**

Table 1

SOIL GAS SAMPLES	fbg (ft)	Acetone ug/L	TCE ug/L	PCE ug/L	1,1-DCE ug/L	Vinyl Chloride ug/L	Benzene ug/L	Toluene ug/L	Chloroform ug/L	Chloro-methane ug/L	MEK ug/L
SV-1	3	< 5.0	< 0.05	< 0.10	< 0.10	< 0.013	**0.081J**	**0.06J**	< 0.5	< 2.0	< 10
SV-1-dup	3	< 5.0	< 0.05	< 0.10	< 0.10	< 0.013	< 0.10	< 0.10	< 0.5	< 2.0	< 10
SV-2	3	< 5.0	< 0.05	< 0.10	< 0.10	< 0.013	< 0.10	< 0.10	< 0.5	< 2.0	< 10
SV-3	3	< 5.0	< 0.05	< 0.10	< 0.10	< 0.013	< 0.10	< 0.10	< 0.5	< 2.0	< 10
SV-4	3	< 5.0	< 0.05	< 0.10	< 0.10	< 0.013	< 0.10	< 0.10	< 0.5	< 2.0	< 10
SV-5	3	< 5.0	< 0.05	< 0.10	< 0.10	< 0.013	< 0.10	**0.05J**	< 0.5	< 2.0	< 10
Max Value not ND		-	-	-	-	-	**0.081**	**0.06**	-	-	-
Unit Conversions											
ug/liter	**ug/L**	5	0.05	0.1	0.1	0.013	0.081	0.06	0.5	2	10
ug/cubic meter	**ug/m^3**	5,000	50	100	100	13	**81**	**60**	500	2,000	10,000

Table 2

GROUNDWATER SAMPLES	Acetone ug/L	TCE ug/L	PCE ug/L	1,1-DCE ug/L	Vinyl Chloride ug/L	Benzene ug/L	Toluene ug/L	Chloroform ug/L	Chloro-methane ug/L	MEK ug/L
GW-1	< 50	< 0.5	< 0.5	< 0.5	**0.72**	**0.24J**	< 0.5	< 0.5	< 2.0	< 10
GW-2	< 50	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 2.0	< 10
GW-3	< 50	**3.2**	**10**	**15**	< 0.5	< 0.5	< 0.5	**0.36J**	< 2.0	< 10
GW-4	< 50	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 2.0	< 10
GW-5	< 50	< 0.5	**89**	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 2.0	< 10
GW-6	< 50	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 2.0	< 10
GW-7	< 50	< 0.5	< 0.5	< 0.5	< 0.5	**0.026J**	**0.35J**	< 0.5	< 2.0	< 10
GW-8	< 50	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 2.0	< 10
GW-9	< 50	< 0.5	**7.7**	< 0.5	< 0.5	< 0.5	< 0.5	**0.47J**	2	< 10
Max Value not ND	**-**	**3.2**	**89**	**15**	**0.72**	**0.24J**	**0.35J**	**0.47J**	**-**	**-**

Table 3

SOIL SAMPLES	fbg (ft)	Acetone mg/kg	TCE mg/kg	PCE mg/kg	1,1-DCE mg/kg	Vinyl Chloride mg/kg	Benzene mg/kg	Toluene mg/kg	Chloroform mg/kg	Chloro-methane mg/kg	MEK mg/kg
GW-1	3	**0.063**	< 0.0010	< 0.0010	< 0.0050	< 0.0020	< 0.0010	**0.001**	< 0.0020	< 0.0010	**0.014**
GW-6	15	< 0.050	< 0.0010	**0.014**	< 0.0050	< 0.0020	< 0.0010	< 0.0010	< 0.0020	< 0.0010	< 0.010
GW-9	20	**0.063**	< 0.0010	< 0.0010	< 0.0050	< 0.0020	< 0.0010	< 0.0010	< 0.0020	< 0.0010	**0.013**
Max Value not ND		**0.063**	-	**0.014**	-	-	-	**0.001**	-	-	**0.014**

ESLs May 2008 **Comparison of Max Values to May 2008 ESL values, for Commercial/Industrial - Shallow soil - Drinking water input parameters**

Soil Tier 1 ESLs	units	Acetone	TCE	PCE	1,1-DCE	Vinyl Chloride	Benzene	Toluene	Chloroform	Chloro-methane	MEK
Direct Exposure	mg/kg	11,000	4.1	0.95	650	0.047	0.27	210	1.5	25	21,000
Terrestrial Eco Impacts	mg/kg	-	60	-	-	60	25	-	-	-	-
Gross Contamination	mg/kg	1,000	820	230	1,000	1,000	870	650	1,000	500	1,000
Leaching	mg/kg	0.5	0.46	0.7	1	0.085	0.044	2.9	2.1	6.4	3.9
Lowest Soil ESL:	mg/kg	0.5	0.46	0.7	1	0.047	0.044	2.9	1.5	6.4	3.9
Max Value not ND		**0.063**	-	**0.014**	-	-	-	**0.001**	-	-	**0.014**

NO ESLs for Soil exceeded.

ESLs May 2008 GW Tier 1 ESLs	units	Acetone	TCE	PCE	1,1-DCE	Vinyl Chloride	Benzene	Toluene	Chloroform	Chloro-methane	MEK
Drinking Water	ug/L	6300	5	5	6	0.5	1	150	70	180	4,200
Vapor to Indoor Air	ug/L	150,000,000	1800	420	18,000	13	1800	530,000	1100	140	68,000,000
Impacts Aq Habitats	ug/L	1500	360	120	250	780	46	130	620	1100	14,000
Gross Contamination	ug/L	20,000	310	170	1500	3400	170	40	2400	50,000	8,400
Lowest GW ESL:	ug/L	1500	5	5	6	0.5	1	40	70	140	4,200
Max Value not ND		**-**	**3.2**	**89**	**15**	**0.72**	**0.24**	**0.35**	**0.47**	**-**	**-**

Other Tier 1 ESLs DTSC Values		Acetone	TCE	PCE	1,1-DCE	Vinyl Chloride	Benzene	Toluene	Chloroform	Chloro-methane	MEK
Indoor Air	ug/m^3	920	2	0.69	580	0.052	0.14	88	0.77	26	1500
Shallow Soil Gas	ug/m^3	920,000	2000	690	58,000	52	140	88,000	770	26,000	1,500,000

Other Tier 1 ESLs SFRWQCB Values		Acetone	TCE	PCE	1,1-DCE	Vinyl Chloride	Benzene	Toluene	Chloroform	Chloro-methane	MEK
Indoor Air	ug/m^3	920	2	0.69	580	0.052	0.14	88	0.77	26	1500
Shallow Soil Gas	ug/m^3	1,800,000	4100	1400	120,000	100	280	180,000	1500	53,000	2,900,000
Max Value not ND	ug/m^3	-	-	-	-	-	**81**	**60**	-	-	-

Max values for benzene and toluene exceed the Indoor Air Tier 1 ESLs, but NOT the Shallow Soil Gas values for Tier 1 ESLs.

The only values from the February 2008 report that exceed any ESLs are for Drinking Water, for the following compounds of concern:

PCE= 89 ug/L compared to the MCL of 5.0 ug/L for drinking water.

1,1-DCE = 15 ug/L compared to the MCL of 6 ug/L for drinking water.

Vinyl chloride = 0.72 ug/L compared to 0.5 ug/L for drinking water.

None of these values appear to pose unacceptable soil vapor risks per the ESLs

Fire Department

"Serving the community since 1926"

HEADQUARTERS

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Michael W. Dyer
Fire Chief
County Fire Warden

Christian J. Hahn
Deputy Fire Chief

April 10, 2012

Ms. Natasha Campbell
Planning Department
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Dear Ms. Campbell:

SUBJECT: APN: 073-050-020; Permit #: 09-075-TPM AM
Site: 6300 Hollister Avenue, Goleta
Project Description: Marriott Residence Inn, 118 Room Hotel

This Development Letter Supersedes the Previous Development Letter Dated December 16, 2010

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

A Fire Protection Engineer shall be required to design the life safety systems for this project. The plan shall include:

Fire hydrants
Fire department connections
Fire sprinkler system(s)
Stand-pipe system(s)
Fire extinguishers
Fire alarm system(s)
Fire alarm annunciator location(s)
Knox key box location(s)

GENERAL NOTICE

1. Fire Protection Certificate(s) will be required.

2. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.

PRIOR TO CONSTRUCTION OF STRUCTURE
THE FOLLOWING CONDITIONS MUST BE MET

3. 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.

4. All access ways (public and private, road and driveways) shall be installed and made serviceable. Access shall be as shown on plans dated July 14, 2009.

- Driveway aprons shall be a minimum of 30 feet wide.

Access to this project shall conform to Santa Barbara County Fire Department Development Standard #1.

- 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.
- Dead-end access exceeding 150 feet shall terminate with a fire department approved turnaround.
- 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.

5. Signs indicating "Fire Lane – No Parking" shall be placed every 150 feet or as required by the fire department. Refer to Appendix D of the 2007 California Fire Code Section D 103.6.

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

New fire hydrants shall be installed. Fire hydrants shall be located per fire department specifications and shall flow 1250 gallons per minute at a 20 psi residual pressure. Plans shall be approved by the fire department prior to installation.

PRIOR TO OCCUPANCY CLEARANCE
THE FOLLOWING CONDITIONS MUST BE MET

7. Santa Barbara County automatic fire sprinkler requirements shall be met. Plans shall be approved by the fire department prior to installation.

Fire sprinkler system plans shall require Fire Protection Engineer certification.

8. Santa Barbara County Fire Department fire or emergency alarm system requirements shall be met. Plans shall be approved by the fire department prior to installation.

Alarm system plans shall require Fire Protection Engineer certification.

9. Portable fire extinguishers are required and to be installed as required by a Fire Protection Engineer. Plans shall be approved by the fire department prior to installation.

10. A recorded address is required. The fire department shall determine and assign all address numbers and shall issue such numbers to property owners and occupants.

11. Building address numbers shall be posted as required by fire department.

12. A Knox Box entry system shall be installed and to be installed as required by a Fire Protection Engineer. Plans shall be approved by the fire department prior to installation.

13. Payment of development impact fees is required. The fees shall be computed on each new building, including non-habitable spaces.

Fees will be calculated as follows:

- Mitigation Fee at $.10 per square foot for structures with fire sprinkler systems
- Goleta Fees

ADVISORY

14. Permits for the use and storage of hazardous materials / hazardous wastes are required prior to operation.

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

As always, if you have any questions or require further information, please telephone 805-681-5523 or 805-681-5500.

In the interest of life and fire safety,

Dwight Pepin, Captain
Fire Prevention Division

DP:mkb

c Goleta Water District, 4699 Hollister Av, Goleta 93110