

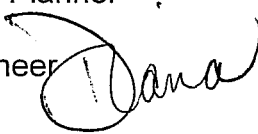
APPENDIX U
PUBLIC WORKS RECOMMENDED CONDITIONS OF APPROVAL



MEMORANDUM

DATE: August 13, 2013

TO: Natasha Campbell, Contract Planner

FROM: Diana White, Assistant Engineer 

SUBJECT: 6300 Hollister Avenue
(APN 073-050-020)
Marriott Residence Inn
Case No. 09-075-DP, TPM and 90-079-DP AM
Public Works Recommended Conditions of Approval

Listed below are Public Works recommended Conditions of Approval for the above project:

I. PRIOR TO RECORDATION OF FINAL MAP

Fees:

- A. Permittee shall pay plancheck fees for the public improvements, in accordance with the City's current fee schedule.

Submittals:

- B. Submit a draft Final Map to the Public Works Director for review and approval.
- C. Provide an executed Landscape / Median / Hardscape Maintenance Agreement for landscape improvements within the public right of way along Robin Hill Road, La Patera Lane and Hollister Avenue, subject to the review and approval of the City of Goleta and the City of Santa Barbara.
- D. Record concurrently on the Parcel Map a Declaration of Reciprocal Accesses for the shared driveway accesses off La Patera Lane, Hollister Avenue and Robin Hill Road to the benefit of both parcels.
- E. Record concurrently on the Parcel Map a utility /storm drain easement for the benefit of "Parcel 1" across "Parcel 2".
- F. Provide a signed Reciprocal Access Easement offer in perpetuity to the parcels to the north of APN 073-050-020.
- G. Record concurrently on the Parcel Map an easement for pedestrian purposes to incorporate the public access along the meandering sidewalk along Robin Hill Road and Hollister Avenue.
- H. Submit to the Public Works Department for review and approval two (2) copies of a public improvement plans prepared by a registered civil engineer,

for frontage improvements. As determined by the Public Works Department, the frontage improvements shall include but not be limited to:

Hollister Avenue

- 1) Minimum 6-foot meandering City standard sidewalk.
- 2) Minimum 3-1/2 foot parkway with street trees or other landscaping as approved by the City of Santa Barbara Public Works Director and other approving bodies, as necessary.
- 3) Drainage improvements in accordance with the approved final drainage report.
- 4) Preserve and/or tie-out survey monuments.
- 5) Undergrounding of all existing overhead lines and any new service lines to the project.
- 6) Curb realignment to provide for a upgraded bus turn-out, shelter, bench, etc.
- 7) Restriping, median improvements and turn pockets as approved by the City of Santa Barbara Public Works Director and other approving bodies, as necessary.
- 8) Slurry seal of street to repair any damage/trench cuts/restriping, as necessary.
- 9) All driveway accesses shall be ADA compliant, including access ramps with truncated domes, as necessary.
- 10) Striping and pavement markings along Hollister Avenue that are obliterated by construction activities, utility connections, or other project-related activities shall be replaced in kind.

Robin Hill Road Public Improvements:

- 11) Installation of a minimum 6-foot meandering City standard sidewalk along the entire property frontage.
- 12) Installation of a minimum 3 ½ -foot parkway with city street trees as approved by the Public Works Department and other bodies as necessary.
- 13) Slurry seal to, at a minimum, the centerline of the street along entire subject property frontage and a minimum of twenty-feet (20') beyond the limits of all trenching
- 14) Undergrounding of all existing overhead lines and any new service lines to the project.

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- 15) Installation of an ADA compliant driveway curb cut at the northwest property corner.
- 16) Removal of the existing curb cut and installation of City standard curb, gutter and sidewalk.
- 17) Installation of an ADA compliant access ramp at the northeast corner of the Robin Hill Road/Hollister Avenue intersection.
- 18) Install traffic striping on Robin Hill Road to create left-turn and right-turn lanes onto Hollister Avenue.
- 19) A commercial standard street light shall be installed approximately 500' north from the intersection of Robin Hill Road at Hollister Avenue. Coordinate with Southern California Edison for the installation requirements.

La Patera Lane Public Improvements:

- 20) Installation of a minimum 6-foot City standard sidewalk along the entire property frontage.
 - 21) Installation of a parkway with city landscaping and/or street trees as approved by the Public Works Department and other bodies as necessary.
 - 22) Slurry seal to, at a minimum, the centerline of the street along entire subject property frontage and a minimum of twenty-feet (20') beyond the limits of all trenching.
 - 23) Undergrounding of any new service lines to the project.
 - 24) Installation of ADA compliant driveway curb cuts.
 - 25) Installation of an ADA compliant access ramp at the northwest corner of the La Patera Lane/Hollister Avenue intersection.
- I. Provide an Engineer's Estimate for all required public improvements that is signed and stamped by a registered civil engineer subject to the review and approval of the Public Works Department.
 - J. Provide securities for construction of the public improvements prior to execution of the Agreement for Public Improvements. Securities shall be 100% of the approved engineer's estimate for the performance of the work and 100% of the engineer's estimate for labor and materials.
 - K. Provide an executed Improvement Agreement, subject to the review and approval of the City Attorney.

II. PRIOR TO ISSUANCE OF BUILDING LAND USE PERMIT

Fees:

- A. Permittee shall pay Quimby Fees pursuant to City ordinance.
- B. Permittee shall pay GTIP Fees pursuant to City ordinance.

Submittals:

- C. Provide a copy of the recorded Final Map.
- D. Submit a final drainage study for review and approval by the Public Works Department. The final drainage study shall incorporate appropriate Best Management Practices (BMPs) to minimize storm water impacts and comply with the City's Storm Water Management Plan (SWMP) and the City's General Plan. The study shall include the following:
 - 1) Existing watershed map.
 - 2) Using the Santa Barbara Unit Hydrograph or approved equal, provide Hydrologic calculations for the 2, 5, 10, 25, 50, and 100 year storm events for both pre and post construction.
 - 3) Mitigate any increase in peak flow for the 2, 5, 10, 25, 50, and 100 year storm events over existing conditions.
 - 4) Detain and infiltrate the 1" storm volume, over the existing conditions, for the 2, 5, 10, 25, 50, and 100 year storm events.
 - 5) Specify the percent of effective to meet the City's Storm Water Management Plan.
- E. Submit a final grading plan for review and approval by Building and Public Works Departments. The final grading plan shall incorporate appropriate Best Management Practices (BMPs) to minimize storm water impacts and comply with the City's Storm Water Management Plan (SWMP) and the City's General Plan. The SWMP shall identify the following:
 - 1) All proposed storm water BMP's required to mitigate storm water quality impacts.
 - 2) Clean water activities such as bio-swales, permeable paving, on site detention, fossil filters and other operational features.
- D. Submit a Storm Water Pollution Prevention Plan (SWPPP) to be approved by the Public Works Department. The plan shall include, at a minimum, Best Management Practices (BMPs) for all onsite construction, parking and staging areas at the construction site and shall be shown on building plans. BMPs placement shall include but not be limited to the property frontage and

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adjacent property frontages. Construction parking and staging area, at a minimum, shall be swept daily to decrease sediment transport to the public storm drain system and dust and storm water quality management.

- E. Preconstruction Waste Reduction and Recycling Plan (Pre-WRRP) to the Public Works Department for review and approval. Said plan shall include, at a minimum how a 50% diversion goal will be met during construction.
 - 1) Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt).
 - 2) During grading and construction, separate bins for recycling of construction materials and vegetation shall be provided onsite. This requirement shall be printed on the grading and construction plans.
 - 3) Materials shall be recycled as necessary throughout construction.
 - 4) The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all construction recoverable/ recyclable material. (Copy of Contract to be provided to the City). Recoverable construction material shall include but not be limited to: asphalt, lumber, concrete, glass, metals, and drywall.

III. **PRIOR TO ANY BUILDING PERMIT ISSUANCE**

Permittee shall identify on the Building Plan(s) the following, at a minimum:

- 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.
- B. Show how the trash/recycle area(s) provide for BMPs to ensure that organics and other materials are appropriately filtered prior to entering a public storm drain system or natural waterway.
- C. Trash holding areas shall include recycling containers with at least equal capacity as the trash containers, and trash/recycling areas shall be easily accessed by the consumer and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled off site by the landscaping maintenance company. If no green waste containers are provided for common interest developments, include an item in the CC&Rs stating that the green waste will be hauled off site

IV. **PRIOR TO ENCROACHMENT PERMIT ISSUANCE**

Fees:

- A. Permittee shall pay inspection fees for the public improvements, in accordance with the City's current fee schedule.

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Submittals:

- B. Submit an Encroachment permit application and all required supporting documents.
- C. Submit to the Public Works Department two (2) copies of a final public improvement plan prepared by a registered civil engineer and approved by the Public Works Director.

V. PRIOR TO C OF O:

Submittals

- A. Reproducible Record Drawings and an electronic signed copy of the Record Drawings.
- B. An Operations and Maintenance Plan for the storm drain surface pollutant interceptors if used within the project limits.
- C. Submit to and receive approval from the City an integrated Source Reduction Plan (SRP), describing recommended program(s). For example, the SRP may include a description of or a detailed set of office procedures such as use of duplex copy machines and purchase of office supplies with recycled content.
- D. Submit to and receive approval from the City a Solid Waste Management Program (SWMP). The program shall identify the projected amount of ongoing waste generated onsite at project completion. The program shall include the following measures, but is not limited to those measures:
 - 1) Provision of at least 50% of space and/or bins designated for storage of recyclable materials within the project site.
 - 2) Implement a green waste source reduction program focusing on recycling of all green waste generated onsite.
- E. Submit a Post-Construction Waste Reduction & Recycling Summary Report documenting the types and amounts of materials that were generated during the project and how much was reused, recycled, composted, salvaged, or landfilled. All materials identified in the Preconstruction Waste Reduction and Recycling Plan shall be recycled and off of the site.

Miscellaneous

- F. Complete all Public Improvements on Robin Hill Road, La Patera Lane and Hollister Avenue, as shown on the approved public improvement plans.
- G. All existing survey monuments that were preserved and/or tied out shall be reset in coordination with the County of Santa Barbara's Surveyor's Office.

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- H. Repair any damaged public improvements (curbs, gutters, sidewalks, pavement markings, etc.) caused by construction subject to the review and approval of the Public Works Department.

If you have any questions on the recommended conditions of approval, please contact me at extension 7564.

Email copy:
Steve Wagner, Public Works Director
Marti Schultz, Principal Civil Engineer
Jennifer Carman, PER Director

