

**APPENDIX Q**  
**NOTICE OF PREPARATION AND SCOPING DOCUMENTS**



**NOTICE OF PREPARATION**

**JULY 17, 2009**







**NOTICE OF PREPARATION  
OF A DRAFT ENVIRONMENTAL IMPACT REPORT  
AND NOTICE OF SCOPING MEETING  
Planning and Environmental Service  
August 12, 2009 at 5:00 P.M.**

**MARRIOTT RESIDENCE INN  
and HOLLISTER CENTER PROJECT  
CASE NO. 09-075-DP, -TPM; 09-079-DP, -AM  
6300 Hollister Avenue; APN 073-050-020**

**NOTICE IS HEREBY GIVEN** that the Planning and Environmental Services Department of the City of Goleta has completed a Notice of Preparation (NOP) for a draft Environmental Impact Report (EIR) and will conduct a scoping meeting on the date set forth below:

**LOCATION:** An existing research park development, Hollister Center, is located on the eastern portion of the subject property at 6300 Hollister Avenue (proposed Parcel 1 of the Tentative Parcel Map). The proposed Marriott Residence Inn would be located on the western portion of the property (proposed Parcel 2 of the Tentative Parcel Map). The project site is located at 6300 Hollister Avenue, between La Patera Lane on the east and Robin Hill Road on the west, within the City of Goleta, California. APN 073-050-020

**BACKGROUND:** The original Marriott Residence Inn and Hollister Center project (07-007-OA, -DP, -TPM; 07-167-DP AM; 07-MND-003/SCH 2007121058) was approved by the City of Goleta in 2008. That project is currently the subject of litigation concerning the adequacy of the environmental review conducted for the project pursuant to the requirements of the California Environmental Quality Act (CEQA). As a result, the applicant has requested that the City of Goleta proceed with preparation of an EIR to respond to the issues identified in the litigation; primarily, but not limited to, expanded analysis of potential impacts to aesthetic and cultural resources.

**PROJECT DESCRIPTION:**

Anthony Wrzosek of R.D. Olson Development representing the applicants, R.D. Olson and Sares Regis Group, proposes to subdivide the current 10.95 gross acre parcel into two parcels of 7.14 acres (Parcel 1; existing research park building) and 3.81 acres (Parcel 2; proposed Marriott Residence Inn). A Development Plan Amendment is proposed for the existing research park development that recognizes the proposed new parcel (Parcel 1 of the subdivision request), allows for a proposed reciprocal parking agreement with proposed Parcel 2, and includes a request for a modification of zoning ordinance standards to address existing, non-conforming improvements and conditions on-site. The requested modifications for the existing research park development on proposed Parcel 1 are for reduced landscape coverage requirements and to allow for encroachment of parking into the front yard setbacks. A new Development Plan is

proposed to allow construction of a 140-room Marriott Residence Inn of 99,824 square feet (SF), a patio and pool area in the center courtyard of the hotel, 129 parking spaces around the perimeter of the site, frontage improvements, and a sewer lateral connection to existing Goleta Sanitary District lines. The Development Plan also includes a request for modification to the Zoning Ordinance standards to allow parking and the trash enclosure to be located within the front yard setback areas, as well as a modification to the number of required parking spaces. Water service would be provided by the Goleta Water District. Access would be provided from Hollister Avenue and Robin Hill Road.

**PURPOSE OF NOTICE OF PREPARATION AND SCOPING MEETING:** The City of Goleta will be the Lead Agency under the California Environmental Quality Act (CEQA) and will prepare an Environmental Impact Report (EIR) for this project. The purpose of this Notice of Preparation/Notice of Public Scoping Meeting is to obtain agency and public comment on the adequacy of the scope and content of the environmental information and analysis, including significant environmental issues, reasonable alternatives, and mitigation measures that should be included in the Draft EIR.

The City of Goleta will also conduct one public scoping meeting for the proposed project to receive oral testimony at the time and place listed below:

**MEETING DATE AND TIME:** August 12, 2009 at 5:00 P.M.

**PLACE:** Goleta City Hall, Council Chambers  
130 Cremona Drive, Suite B,  
Goleta, California 93117

All interested parties are encouraged to attend the scoping meeting and to present written and/or oral comments.

**DOCUMENT AVAILABILITY:** A copy of the notice and scoping document will be available for public review at the City of Goleta Planning and Environmental Services Department, 130 Cremona Drive, Suite B, Goleta, CA on and after July 17, 2009. Copies of the document are also available in electronic format (CD) for \$7.00/CD. The document will also be posted to the City's web site at [www.cityofgoleta.org](http://www.cityofgoleta.org).

**PUBLIC COMMENT PERIOD:** The public review period begins on July 17, 2009 and ends on August 17, 2009 at 5:30 P.M. All letters should be addressed to Ms. Natasha Heifetz Campbell, Contract Planner, City of Goleta, 130 Cremona Drive, Suite B, Goleta, CA 93117. **All comments must be received no later than August 17, 2009 at 5:30 P.M.** Please limit comments to environmental issues.

If you have any questions or would like a copy of this notice or the Notice of Preparation, please contact Natasha Heifetz Campbell at the above address, by phone at (805) 962-0030, by fax at (805) 685-2635 or email at [heifetzcampbell@cox.net](mailto:heifetzcampbell@cox.net).

NOTE: In compliance with the Americans with Disability Act, if you need special assistance to participate in the hearing, please contact the Planning and Environmental Services Administrative Assistant at (805) 961-7500. Notification at least 48 hours prior to the meeting will enable the staff to make reasonable arrangements.

Published: Santa Barbara News-Press, July 17, 2009

**NOTICE OF COMPLETION**

**JULY 14, 2009**







**NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL** SCH# \_\_\_\_\_

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 or P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

**Project Title:** Marriott Residence Inn and Hollister Center Project

Lead Agency: City of Goleta Contact Person: Patricia Miller

Street Address: 130 Cremona Drive, Suite B Phone: 805.961.7542

City: Goleta Zip: 93117 County: Santa Barbara

**PROJECT LOCATION**

**County:** Santa Barbara **City/Nearest Community:** Goleta

**Cross Streets:** Robin Hill Road/Hollister Avenue **Total Acres:** 10.95 acres

**APN:** 073-050-020 **Section:** **Twp.** **Range:** **Base:**

**Within 2 Miles (Highway):** US Highway 101/SR 217 **Waterways:** Los Carneros Creek/San Pedro Creek, Las Vegas Creek, San Jose Creek, Tecolotito Creek, Atascadero Creek, Lake Los Carneros, Goleta Slough, Pacific Ocean

**Airports:** Santa Barbara Municipal Airport **Railways:** Southern Pacific Railroad **Schools:** UCSB, Dos Pueblos High School, Goleta Valley Junior High School, Kellogg Elementary School

**DOCUMENT TYPE**

**CEQA:** NOP Supplement/Subsequent **NEPA:** NOI **Other:** Joint Document  
Early Cons EIR (Prior SCH No.) \_\_\_\_\_ EA Final Document  
Neg Dec Other new env. review in response to Draft EIS Other \_\_\_\_\_  
Draft EIR **litigation - previous SCH#2007121058** FONSI

**LOCAL ACTION TYPE**

General Plan Update Specific Plan Rezone Annexation  
General Plan Amendment Master Plan Prezone Redevelopment  
General Plan Element Planned Unit Development Use Permit Coastal Permit  
Community Plan Site Plan Land Division Other: Ordinance Amendment

**DEVELOPMENT TYPE**

Residential: Units \_\_\_ Acres \_\_\_ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
Office: Sq.ft. \_\_\_ Acres \_\_\_ Employees \_\_\_ Transportation: Type \_\_\_\_\_  
Commercial: Sq.ft. 98K Acres \_\_\_ Employees \_\_\_ Mining: Type \_\_\_\_\_  
Industrial: Sq.ft. \_\_\_ Acres \_\_\_ Employees \_\_\_ Power: Type \_\_\_\_\_ Watts \_\_\_\_\_  
Educational \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_  
Recreational \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_  
Other: \_\_\_\_\_

**PROJECT ISSUES THAT MAY HAVE A SIGNIFICANT OR POTENTIALLY SIGNIFICANT IMPACT**

Aesthetic/Visual Flood Plain/Flooding Schools/Universities Water Quality  
Agricultural Land Forest Land/Fire Hazard Septic Systems Water Supply/ Groundwater  
Air Quality Geologic/Seismic Sewer Capacity Wetland/Riparian  
Archeological/Historical Minerals Soil Erosion/Compaction/Grading Wildlife  
Biological Resources Noise Solid Waste Growth Inducement  
Coastal Zone Population/Housing Balance Toxic/Hazardous Land Use  
Drainage/Absorption Public Services/Facilities Traffic/Circulation Cumulative Effects  
Economic/Jobs Recreation/Parks Vegetation Other \_\_\_\_\_  
Fiscal

**PRESENT LAND USE/ ZONING DESIGNATION**

Business Park land use designation; Hotel Overlay  
M-RP (Industrial Research Park) zoning designation

**BACKGROUND**

The Marriott Residence Inn and Hollister Center project was approved by the City of Goleta in 2008. That approval included adoption of a Final Mitigated Negative Declaration (MND), as amended by an Addendum. The Addendum was prepared to address project changes proposed subsequent to release of the proposed Final MND and included a minor redesign to reduce project impacts. The project applicant has requested that the City of Goleta prepare an EIR in response to litigation contesting approval of the subdivision and development components of the project. The litigation argues that an EIR should have been prepared for the project.

**PROJECT DESCRIPTION**

The application includes a Development Plan for a 140-room hotel on a vacant parcel located at the northeast corner of Hollister Avenue and Robin Hill Road. The hotel site occupies the westerly 3.79 acres of a larger 10.95-acre parcel. A lot split is proposed to create a smaller, separate parcel for the hotel development, while providing for reciprocal access and parking with the adjacent existing research-manufacturing building. The project also includes a Development Plan Amendment to update the permit for the existing building on the site. The property has a Business Park land use designation with Hotel Overlay and is zoned M-RP (Industrial Research Park).

**REVIEWING AGENCIES CHECKLIST**

**KEY**

**S**=Document sent by lead agency

**X**= Suggested distribution by SCH

- Resources Agency**
- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game Region #5, South Coast Region
- Forestry & Fire Protection
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

**Environmental Affairs**

- Air Resources Board
- APCD/AQMD
- Integrated Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB Region: Central Coast Region (#3)

**Business, Transportation & Housing**

- Aeronautics
- California Highway Patrol
- CALTRANS District# 5
- CALTRANS Planning (headquarters)
- CALTRANS, Dir. of Aeronautics
- Housing & Community Development
- Food & Agriculture

**Health & Welfare**

Health Services \_\_\_\_\_

**State & Consumer Services**

- General Services
- OLA (Schools)
- Office of Public School Construction (DOE)

**Youth & Adult Corrections**

Corrections

**Independent Commissions & Offices**

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- State Lands Commission
- Tahoe Regional Planning Agency
- Office of Emergency Services
- Dept. of Pesticide Regulation
- Dept. of Toxic Substances Control

Other \_\_\_\_\_

**PUBLIC REVIEW PERIOD**

Starting Date July 17, 2009

Ending Date August 17, 2009

Signature Patricia S. Miller  
Manager, Current Planning, City of Goleta

Date 14 July 2009

**LEAD AGENCY** (Complete if applicable):

**For SCH Use Only:**

Consulting Firm: N/A

Date Received at SCH

Address: \_\_\_\_\_

Date Review Starts

City/State/Zip: \_\_\_\_\_

Date to Agencies

Contact: \_\_\_\_\_

Date to SCH

Phone: ( ) \_\_\_\_\_

Clearance Date

**APPLICANT**

*Notes:*

Anthony Wrzosek  
R.D. Olson Development  
2955 Main Street, Third Floor  
Irvine, CA 92614

Robert Olson  
R.D. Olson Development  
2955 Main Street, Third Floor  
Irvine, CA 92614

Russ Goodman  
Sares Regis Group  
500 Esplanade Drive, Suite 470  
Oxnard, CA 93036



# SCOPING DOCUMENT



**CITY OF GOLETA**  
**NOTICE OF PREPARATION (NOP)/EIR SCOPING DOCUMENT**  
**FOR**  
**MARRIOTT RESIDENCE INN AND HOLLISTER CENTER PROJECT**

**1.0 INTRODUCTION**

The Marriott Residence Inn and Hollister Center project (07-007-OA, -DP, -TPM; 07-167-DP AM) was approved by the City of Goleta in 2008. That approval is currently the subject of litigation concerning the environmental review for the subdivision and development components of the original project. As a result, the applicant has requested that the City of Goleta proceed with preparation of an EIR to evaluate the environmental impacts of the subdivision<sup>1</sup>, the Development Plan for the proposed hotel, and the Development Plan Amendment for the existing Hollister Center project (new case nos. 09-075-TPM, -DP, DRB and 09-079-DP AM, respectively) to respond to the issues identified in the litigation.

The approved Mitigated Negative Declaration and Addendum are included as attachments to this scoping document as these documents provide a description of the project, the environmental setting, and previously identified environmental effects and proposed mitigation. As stated above, additional assessment of the project's environmental impacts, with a focus on potential cultural and aesthetic impacts, will be performed and discussed in the Draft EIR. The EIR preparers will also have access to and will consider all previous comments received on the project

**2.0 PROJECT DESCRIPTION**

**2.1 Tentative Parcel Map:**

A request to divide 10.95 acres into two parcels of 7.14 acres (Parcel 1; existing research park building) and 3.81 acres (Parcel 2; proposed Marriott Residence Inn).

**2.2 Development Plan:**

A request to allow construction of a 140-room Marriot Residence Inn of 99,824 square feet (SF), patio and pool area in the center courtyard of the hotel, 129 parking spaces around the perimeter of the site, access from Hollister Avenue and Robin Hill Road, frontage improvements along Hollister Avenue and Robin Hill Road, and MTD bus stop upgrade along Hollister Avenue.

The project includes a proposed sewer lateral connection from the property to the north, through the central portion of the site (beneath the hotel), continuing to Hollister Avenue to connect to existing Goleta Sanitary District lines. An existing lift station located along Hollister Avenue is planned to be relocated eastward on Hollister Avenue (off-site) by the GSD. The current schedule anticipates final review of the lift station relocation project in October 2009 by the City of Santa Barbara, initiation of construction in the spring of

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<sup>1</sup> The common property line for the proposed subdivided parcels has been realigned along Hollister Avenue to clarify jurisdictional review.

2010, and completion of the lift station relocation in early 2011 (R. Schmidt, Penfield & Smith 7/10/09 memo). Water service would be provided by the Goleta Water District.

The following modifications to the Inland Zoning Ordinance are requested:

- A modification from the required off-street parking setbacks to allow encroachments into front yard setbacks along Hollister Avenue and Robin Hill road (Section 35-262.a).
- A modification to allow a reduction in required parking spaces from 144 spaces to 129 spaces (Section 35-258).
- A modification to allow encroachment of the trash enclosure into the front yard setback of Robin Hill Road (Section 35-233.9.1.a).

### **2.3 Development Plan Amendment:**

The Development Plan Amendment for the existing research park building would document the proposed parcel map that divides the property and results in the existing building on Parcel 1 (7.16 acres), would allow for the proposed reciprocal parking agreement, and would allow the request for modification of the following zoning ordinance standards to account for existing as-built non-conforming conditions:

- A modification from the required off-street parking setbacks to allow encroachments into front yard setbacks along Hollister Avenue and Robin Hill road (Section 35-262.a).
- A modification of landscape coverage requirements from 30% coverage to approximately 10% coverage (Section 35-233.13.1).

Water service would continue to be supplied by the Goleta Water District. Sewer service would continue to be provided by the Goleta Sanitary District. Access would utilize driveways on La Patera Lane and Hollister Avenue.

## **3.0 PROPOSED EIR SCOPE OF WORK**

The EIR will serve as a project EIR in accordance with CEQA and will include an analysis of all aspects of the proposed project, including the proposed hotel development and associated infrastructure improvements, amendment of the current development plan for the existing research park building on the eastern portion of the property and the lot split which would divide the property to reflect the separate proposed hotel and existing industrial research park developments.

### **3.1 ENVIRONMENTAL ISSUES**

#### **3.1.1 Aesthetics:**

The Aesthetics section of the EIR will include information from the adopted Final Mitigated Negative Declaration (MND) and Addendum. The EIR Aesthetics section will be updated to take into account new visual simulation modeling of the proposed project, to be prepared under contract with the City of Goleta. In addition, this section will be updated, as appropriate, to incorporate any other new information available on the project's visual setting, potential project impacts and/or feasible mitigation measures to reduce project aesthetic impacts. New information may be available from, but not be



limited to, new staff research and public and other agency comments on the Notice of Preparation/EIR Scoping Notice document.

### **3.1.2 Cultural Resources:**

The Cultural Resources section of the EIR will include information from the adopted Final Mitigated Negative Declaration (MND) and Addendum. The EIR Cultural Resources section will be prepared under contract with the City of Goleta. This section will be updated, as appropriate, to incorporate any other new information available on the project's cultural setting, potential project impacts and/or feasible mitigation measures to reduce project cultural resources impacts to significant and/or unique cultural resources. New information may be available from, but not be limited to, new research including Sacred Lands records search and possible additional excavation to verify existing information as well as incorporate and address public and other agency comments on the Notice of Preparation/EIR Scoping Notice document.

### **3.1.3 Biological Resources:**

The Biological Resources section of the EIR will be based in large part on the adopted Final MND and Addendum. In addition, this section will be updated, as appropriate, to incorporate any other new information available on the project's biological setting, potential project impacts and/or feasible mitigation measures to reduce project biological impacts. New information may be available from, but not be limited to, new staff research and public and other agency comments on the Notice of Preparation/EIR Scoping Notice document.

### **3.1.4 Air Quality:**

The Air Quality section of the EIR will be based in large part on the adopted Final MND and Addendum. A discussion of the project's contribution to increased generation of greenhouse gas emissions and global warming will be added to this section. In addition, this section will be updated, as appropriate, to incorporate any other new information available on the project's air quality setting, potential project impacts and/or feasible mitigation measures to reduce project air quality impacts. New information may be available from, but not be limited to, new staff research and public and other agency comments on the Notice of Preparation/EIR Scoping Notice document.

### **3.1.5: Geology/Soils:**

The Geology/Soils section of the EIR will be based in large part on the adopted Final MND and Addendum. In addition, this section will be updated, as appropriate, to incorporate any other new information available on the project's geology/soils setting, potential project impacts and/or feasible mitigation measures to reduce project geology/soils impacts. New information may be available from, but not be limited to, new staff research and public and other agency comments on the Notice of Preparation/EIR Scoping Notice document.

### **3.1.6 Hazards and Hazardous Materials:**

The Hazards and Hazardous Materials section of the EIR will be based in large part on the adopted Final MND and Addendum. In addition, this section will be updated, as appropriate, to incorporate any other new information available on the project's hazards and hazardous materials settings, potential project impacts and/or feasible mitigation measures to reduce project impacts. New information may be available from, but not be

limited to, new staff research and public and other agency comments on the Notice of Preparation/EIR Scoping Notice document.

### **3.1.7 Hydrology/Water Quality:**

The Hydrology/Water Quality section of the EIR will be based in large part on the adopted Final MND and Addendum. In addition, this section will be updated, as appropriate, to incorporate any other new information available on the project's hydrology/water quality setting, potential project impacts and/or feasible mitigation measures to reduce project impacts related to hydrology and water quality. New information may be available from, but not be limited to, new staff research and public and other agency comments on the Notice of Preparation/EIR Scoping Notice document.

### **3.1.8 Land Use Planning:**

The Land Use Planning section of the EIR will be based in large part on the adopted Final MND and Addendum. In addition, this section will be updated, as appropriate, to incorporate any other new information available on the project's land use setting, potential project impacts related to land use and/or feasible mitigation measures to reduce project land use compatibility related impacts. New information may be available from, but not be limited to, new staff research and public and other agency comments on the Notice of Preparation/EIR Scoping Notice document.

### **3.1.9 Noise:**

The Noise section of the EIR will be based in large part on the adopted Final MND and Addendum. In addition, this section will be updated, as appropriate, to incorporate any other new information available on the project's noise setting, potential project impacts and/or feasible mitigation measures to reduce project noise impacts. New information may be available from, but not be limited to, new staff research and public and other agency comments on the Notice of Preparation/EIR Scoping Notice document.

### **3.1.10 Public Services:**

The Public Services section of the EIR will be based in large part on the adopted Final MND and Addendum. In addition, this section will be updated, as appropriate, to incorporate any other new information available on the project's public services setting, potential project impacts and/or feasible mitigation measures to reduce project related public services impacts. New information may be available from, but not be limited to, new staff research and public and other agency comments on the Notice of Preparation/EIR Scoping Notice document.

### **3.1.11 Transportation/Traffic:**

The Transportation/Traffic section of the EIR will be based in large part on the adopted Final MND and Addendum. In addition, this section will be updated, as appropriate, to incorporate any other new information available on the project's transportation/traffic setting, potential project impacts and/or feasible mitigation measures to reduce project transportation impacts. New information may be available from, but not be limited to, new staff research and public and other agency comments on the Notice of Preparation/EIR Scoping Notice document.

### 3.1.12 Utilities/Service Systems:

The Utilities/Service Systems section of the EIR will be based in large part on the adopted Final MND and Addendum. In addition, this section will be updated, as appropriate, to incorporate any other new information available on the project's utilities/service systems setting, potential project impacts and/or feasible mitigation measures to reduce project impacts associated with utilities and service systems. New information may be available from, but not be limited to, new staff research and public and other agency comments on the Notice of Preparation/EIR Scoping Notice document.

## 3.2 ALTERNATIVES

CEQA requires that an EIR explore alternatives that are designed to reduce or eliminate the significant impacts of the project. These alternatives will be more specifically defined upon completion of the project impact analysis. At this point, the following alternatives are anticipated:

- No Project Alternative. This alternative will provide a comparison of the currently proposed project to those resulting from existing approved development on-site, essentially the existing industrial research park on the eastern portion of the property.
- Reduced Scale Alternative. A project similar to the proposed project but with a smaller building footprint changes will be evaluated to determine the extent to which impacts (e.g., archaeological impacts) would be lessened by reducing the development footprint.
- Alternative Design/Access. A potential alternative access design or other design modifications, as appropriate, based on the results of the impacts analysis, will be evaluated.
- Alternative Sites. If an appropriate alternative site exists within the City, the EIR will provide a qualitative comparison of the relative impacts of locating the proposed residences on such a site.

Each alternative will be analyzed for the same set of environmental issues as the proposed project, and any new issues that an alternative may have in addition. In accordance with CEQA, an environmentally superior alternative will be identified from the alternatives evaluated. If the No Project Alternative is found to be superior, the EIR will identify a superior alternative among the remaining alternatives.

## 3.3 OTHER CEQA SECTIONS

In accordance with CEQA §15130, the EIR will discuss the proposed project's contribution to cumulative environmental impacts and address the likelihood of the occurrence and severity of potential impacts. In addition, the EIR will discuss ongoing construction activities and foreseeable project in the general vicinity of the project site. This section will also include a discussion of irreversible/unavoidable impacts and any growth inducing effects resulting from the proposed project.

Figure 1 - Project Location Map

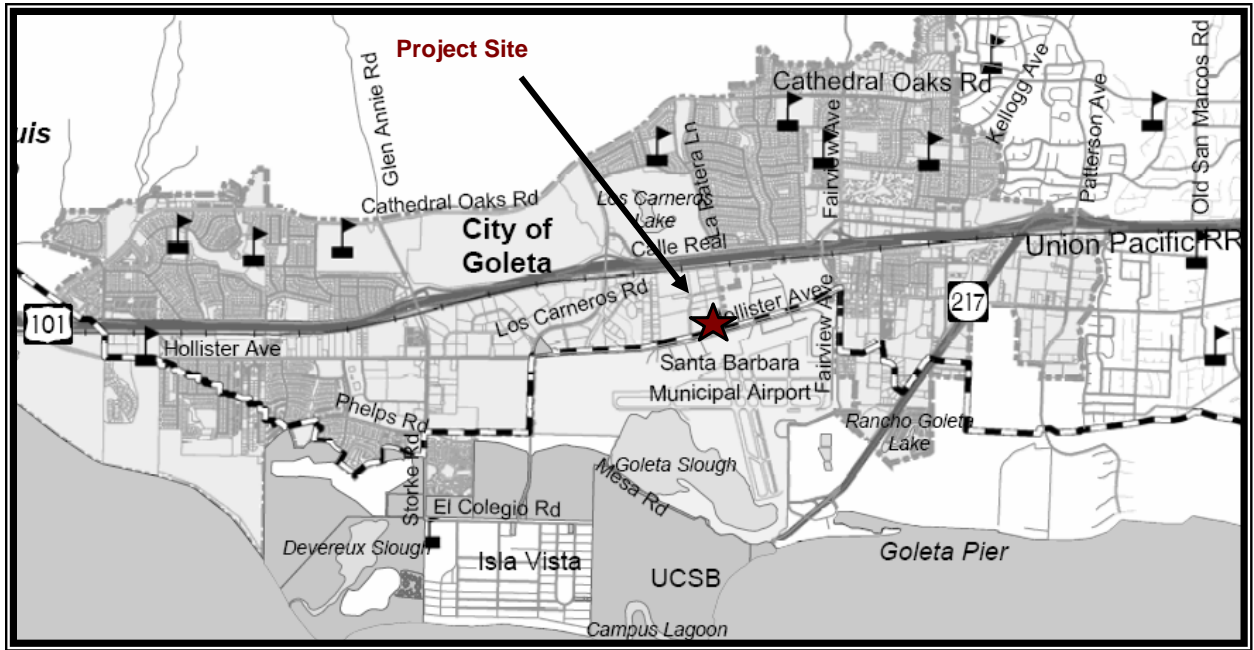


Figure 2 - Aerial Photo of Site



Attachments:

Attachment 1: Project Plans

Attachment 2: Addendum dated August 1, 2008

Attachment 3: Final Mitigated Negative Declaration dated April 2008



## **PLANS USED FOR NOP, NOC, & SCOPING**





# RESIDENCE INN BY MARRIOTT

## GOLETA, CALIFORNIA



**GENE FONG ASSOCIATES**  
ARCHITECTURE • PLANNING • INTERIORS  
1100 WILSON BLVD., LOS ANGELES, CA 90024  
310 • 209-7522 • 310 • 209-7816 FAX

PROJECT:  
**RESIDENCE INN BY MARRIOTT**

GOLETA CALIFORNIA

OWNER:  
**R.D. OLSON DEVELOPMENT**  
2955 MAIN STREET, THIRD FLOOR  
IRVINE, CA 92614  
(949) 474-2001  
(949) 222-3777 FAX

SUBMITTALS:

9/15/08	BID SET
8/18/08	MARKUP BOOK REVIEW RESUBMITTAL
7/25/08	PLANNING REVIEW RESUBMITTAL
8/20/07	MARKUP BOOK REVIEW RESUBMITTAL
7/20/07	MARKUP BOOK REVIEW

**PROJECT TEAM**

**STRUCTURAL ENGINEERS:**  
WEDINGER ASSOCIATES INC.  
4551 GLENDE AVENUE, STE. 350  
MIRANDA HILL RD., CA 90024  
(310) 315-8430  
(310) 315-8431 FAX  
CONTACT: BRIAN GOODMAN

**M/E/P ENGINEERS:**  
ROBSON ENGINEERING INC.  
20300 19th AVENUE NE  
SHORELINE, WA 98155  
(206) 364-3343  
(206) 364-3383 FAX  
CONTACT: MARK ROBSON

**LANDSCAPE ARCHITECT:**  
KATE O'REILLY ROGERS  
114 EAST DIXIE AVE. STE. 4  
SANTA BARBARA, CA 93101  
(805) 963-2857  
CONTACT: KATE ROGERS

**ENVIRONMENTAL CONSULTANT:**  
DUDEK  
521 CHAPALA ST.  
SANTA BARBARA, CA 93101  
(805) 963-0851 x3521  
(805) 963-2074 FAX  
CONTACT: KENNETH E. MARSHALL

**CIVIL ENGINEERS:**  
PENFIELD & SMITH ENGINEERS  
111 E. VICTORIA STREET  
P.O. BOX 99  
SANTA BARBARA, CA 93101  
(805) 963-9532  
(805) 968-9801 FAX  
CONTACT: DON E. DONALDSON

**SOILS ENGINEERS:**  
PACIFIC MATERIALS LABORATORY  
35 S. LA PATRERA LANE  
P.O. BOX 99  
GOLETA, CA 93116  
(805) 964-8900  
CONTACT: RONALD L. RICE

**STATION CONSULTANT:**  
R.W. SMITH & CO  
3186 A STREET AVENUE  
COSTA MESA, CA 92626  
(714) 540-6633  
(714) 540-9523 FAX

**LAUNDRY CONSULTANT:**

**PROJECT SUMMARY:**

**PROJECT ADDRESS:**  
OWNER: R.D. OLSON DEVELOPMENT  
2955 MAIN STREET, THIRD FLOOR  
IRVINE, CA 92614  
TEL: (949) 474-2001  
FAX: (949) 222-3777  
CONTACT:

**LOT INFORMATION:**  
A. LEGAL DESCRIPTION: SEE CIVIL DRAWINGS  
B. ZONE: BUSINESS PARK WITH HOTEL OVERLAY DISTRICT  
C. LOT AREA: 166,109 S.F. (3.81 ACRES)  
D. OCCUPANCY: R-1, W/A-3 ACCESSORY OCCUPANCY  
E. CONSTRUCTION TYPE: TYPE V-A  
F. FULLY SPRINKLERED: YES  
G. ALLOWABLE HEIGHT: 3-STORIES, 50'  
H. ALLOWABLE AREA:

**FRONTAGE ZONE:**

W = 7' (BUILDING PERIMETER FRONTING A PUBLIC WAY OR OPEN SPACE)  
W = 30' (WIDTH OF PUBLIC WAY OR OPEN SPACE)

**BUILDING 'X'**

ALLOWABLE AREA INCREASE (FRONTAGE INCREASE):  
I = AREA INCREASE DUE TO FRONTAGE  
F = 900'-0"  
P = 831'-0" (PERIMETER OF ENTIRE BLDG.)  
W = 30'  
I = [(P - 0.25) W/30] + [925.67/931' - 0.25] 30/30 = 7223

ALLOWABLE AREA PER STORY (A<sub>s</sub>):  
A = TABULAR AREA PER STORY FROM TABLE 503  
I = AREA INCREASE DUE TO FRONTAGE  
P = AREA INCREASE DUE TO SPRINKLER PROTECTION  
A<sub>s</sub> = [A + (A x I) - (A x I)]  
= [12,000 + (12,000 x .7223) - (12,000 x 2)] = 44,674 S.F.

MAXIMUM ALLOWABLE BUILDING 'X' AREA:  
= 2(A<sub>s</sub>)  
= 89,348 S.F.

**BUILDING 'Y'**

ALLOWABLE AREA INCREASE (FRONTAGE INCREASE):  
I = AREA INCREASE DUE TO FRONTAGE  
F = 1,011'-1"  
P = 1,026'-7" (PERIMETER OF ENTIRE BLDG.)  
W = 30'  
I = [(P - 0.25) W/30] + [1,011.62/1,026.58' - 0.25] 30/30 = 7251

ALLOWABLE AREA PER STORY (A<sub>s</sub>):  
A = TABULAR AREA PER STORY FROM TABLE 503  
I = AREA INCREASE DUE TO FRONTAGE  
P = AREA INCREASE DUE TO SPRINKLER PROTECTION  
A<sub>s</sub> = [A + (A x I) - (A x I)]  
= [12,000 + (12,000 x .7251) - (12,000 x 2)] = 44,674 S.F.

MAXIMUM ALLOWABLE BUILDING 'Y' AREA:  
= 2(A<sub>s</sub>)  
= 89,348 S.F.

**F. APPLICABLE CODES:**  
BUILDING : 2007 CALIFORNIA BUILDING CODE  
MECHANICAL : 2007 CALIFORNIA MECHANICAL CODE  
ELECTRICAL : 2007 CALIFORNIA ELECTRICAL CODE  
PLUMBING : 2007 CALIFORNIA PLUMBING CODE  
FIRE : 2007 CALIFORNIA FIRE CODE

ALL WORK SHALL CONFORM TO THE ABOVE CODES AND ALSO WITH THE CITY OF GOLETA MUNICIPAL CODE, THE STATE OF CALIFORNIA CODE OF REGULATIONS TITLE 19 AND 24 REQUIREMENTS (ENERGY AND DISABLED ACCESS), CSHA, AND ANY OTHER REGULATORY AGENCIES THAT HAVE AUTHORITY AND JURISDICTION OVER ANY PORTION OF THIS WORK.

**SCOPE:**  
CONSTRUCTION OF A NEW 3-STORY, TYPE V FIRE-RATED HOTEL, AND ASSOCIATED SITE WORK.

**PROJECT SUMMARY**

**NET SITE AREA:**  
NET SITE AREA TOTAL = 3.81 ACRES = 166,109 S.F.

**ZONING:**  
PROPOSED ZONE CHANGE TO BUSINESS PARK WITH HOTEL OVERLAY DISTRICT

**LANDSCAPE AREA:**  
REQUIRED: 30% REQUIRED LANDSCAPE = 49,832.7 S.F.  
PROVIDED: 30.5% PROVIDED = 50,265.0 S.F.

**BUILDING AREA:**

**GROUND FLOOR:**  
LOBBY/REGISTRATION/CIRCULATION = 2,292 S.F.  
ADMINISTRATION = 942 S.F.  
PUBLIC RESTROOMS/TELEPHONES = 384 S.F.  
CONFERENCE/MEETING ROOMS = 1,875 S.F.  
COMP. MENTARY BREAKFAST/DINING = 1,822 S.F.  
STORAGE = 321 S.F.  
BACK OF HOUSE = 3,392 S.F.  
STAIRS = 584 S.F.  
ELEVATORS = 591 S.F.  
GYM = 563 S.F.  
GUEST LAUNDRY = 285 S.F.  
SUITES = 20,896 S.F.  
MAID'S = 0 S.F.  
STORAGE/EQUIPMENT = 281 S.F.  
CORRIDOR = 3,513 S.F.  
SUB-TOTAL = 38,031 S.F.

**SECOND FLOOR:**  
SUITES = 25,560 S.F.  
MAID'S = 205 S.F.  
STORAGE/EQUIPMENT = 670 S.F.  
CORRIDOR = 4,154 S.F.  
SUB-TOTAL = 30,589 S.F.

**THIRD FLOOR:**  
SUITES = 26,295 S.F.  
MAID'S = 205 S.F.  
STORAGE/EQUIPMENT = 392 S.F.  
CORRIDOR = 4,162 S.F.  
SUB-TOTAL = 31,054 S.F.

**GROUND FLOOR** 38,031 S.F.  
**SECOND FLOOR** 30,589 S.F.  
**THIRD FLOOR** 31,054 S.F.  
**HOTEL TOTAL AREA** = 99,634 S.F.

**F.A.R.:** 99,634 / 166,109 = .60 F.A.R.

**TOTAL BUILDING FOOTPRINT:** HOTEL FOOTPRINT + POOL HOUSE = 38,183 S.F.

**SITE COVERAGE:** BUILDING FOOTPRINT / NET SITE AREA = 22.99 %

	STUDIO KING	STUDIO DBL QUEEN	1-BED KING	2-BED KING/QUEEN	TOTAL
STANDARD	GROUND FLOOR	26	1	4	31
	SECOND FLOOR	31	2	8	41
	THIRD FLOOR	32	2	10	44
ADA	GROUND FLOOR	1	1	1	3
	SECOND FLOOR	1	0	1	2
	THIRD FLOOR	1	0	0	1
<b>TOTAL</b>		<b>92</b>	<b>6</b>	<b>24</b>	<b>140</b>

**PARKING REQUIRED:**

**GUEST ROOMS:**  
TOTAL NUMBER OF UNITS = 140 UNITS  
SUB-TOTAL OF REQUIRED PARKING = 140 UNITS X 1.0 SPACES/UNIT = 140 SPACES

**EMPLOYEES:**  
1 PER 5 EMPLOYEES = 20 EMPLOYEES / 5 = 4 SPACES

**TOTAL PARKING SPACES REQUIRED** = 144 SPACES

**PARKING PROVIDED:**

STANDARD PARKING SPACES = 100 SPACES  
COMPACT PARKING SPACES = 26 SPACES  
HANDICAP PARKING SPACES = 6 SPACES

PARKING SPACES PROVIDED ON SITE = 132 SPACES

PARKING SPACES ALLOCATED FROM ADJACENT PROPERTY = 27 SPACES

**TOTAL PARKING SPACES PROVIDED** = 159 SPACES

**SHEET INDEX**

**ARCHITECTURAL:**  
A-0.1 COVER SHEET  
A-0.2 GENERAL NOTES  
A-0.3 DISABLED ACCESS NOTES  
A-0.4 DISABLED ACCESS DETAILS  
A-0.5 EXITING PLAN  
A-1.1 OVERALL SITE PLAN  
A-1.2 SITE PLAN  
A-1.3 SITE DETAILS  
A-2.1 GROUND FLOOR  
A-2.1.1 GROUND FLOOR RCP  
A-2.2 SECOND FLOOR  
A-2.2.1 SECOND FLOOR RCP  
A-2.3 THIRD FLOOR  
A-2.3.1 THIRD FLOOR RCP  
A-2.4 ROOF PLAN  
A-3.1 EXTERIOR ELEVATIONS  
A-3.2 ENLARGED EXT'R ELEVATIONS  
A-4.1 BUILDING SECTIONS  
A-4.2 BUILDING SECTIONS  
A-5.1 NOT USED  
A-5.2 WALL SECTIONS  
A-5.3 WALL SECTIONS  
A-5.4 WALL SECTIONS  
A-5.5 WALL SECTIONS  
A-6.1 ENLARGED PARTIAL GROUND FLOOR PLAN  
A-6.1.1 ENLARGED PARTIAL GROUND FLOOR PLAN RCP @ BACK OF HOUSE  
A-6.2 ENLARGED GUESTROOMS  
A-6.3 ENLARGED GUESTROOMS  
A-6.4 ENLARGED GUESTROOMS  
A-6.5 ENLARGED GUESTROOMS  
A-6.6 ENLARGED GUESTROOMS  
A-6.7 ENLARGED STAIRS  
A-6.8 ENLARGED ELEVATOR LOBBY  
A-6.9 ENLARGED RESTROOMS  
A-6.10 ENLARGED POOL-HOUSE  
A-7.1 DOOR SCHEDULE  
A-7.2 DOOR HARDWARE  
A-7.3 DOOR/WINDOW DETAILS  
A-7.4 WINDOW SCHEDULE  
A-8.0 WALL TYPES  
A-8.1 DETAILS  
A-8.2 DETAILS

**STRUCTURAL:**  
S.11 GENERAL NOTES  
S.12 GENERAL NOTES  
S.13 TYPICAL DETAILS  
S.14 TYPICAL DETAILS  
S.15 TYPICAL DETAILS  
S.16 TYPICAL DETAILS  
S.20 PILE CAPS & GRADE BEAMS  
S.21 FIRST FLOOR FRAMING PLAN  
S.22 SECOND FLOOR FRAMING PLAN  
S.23 THIRD FLOOR FRAMING PLAN  
S.24 ROOF FRAMING PLAN  
S.25 HIGH ROOF FRAMING PLAN  
S.30 SECTIONS AND DETAILS  
S.31 SECTIONS AND DETAILS  
S.32 SECTIONS AND DETAILS  
S.33 SECTIONS AND DETAILS  
S.41 SECTIONS AND DETAILS  
S.42 SECTIONS AND DETAILS  
S.51 SECTIONS AND DETAILS  
S.52 SECTIONS AND DETAILS  
S.53 SECTIONS AND DETAILS  
S.54 SECTIONS AND DETAILS

**INTERIOR DESIGN:**  
KITCHEN  
K-00.0 FOODSERVICE ("F.S.") EQUIPMENT NOTES & SYMBOLS  
K-00.1 F.S. EQUIPMENT DETAILS  
K-01.0 F.S. EQUIPMENT LAYOUT  
K-02.0 F.S. EQUIPMENT SCHEDULE  
K-03.0 F.S. EQUIPMENT PLUMBING PLAN  
K-04.0 F.S. EQUIPMENT ELECTRICAL PLAN  
K-04.1 F.S. REFRIGERATION CHASE & CONDUIT PLAN  
K-05.0 F.S. EQUIPMENT BUILDING WORK PLAN  
K-05.1 F.S. EXHAUST HOOD DETAILS  
K-06.0 F.S. CURB & DEPRESSION PLAN  
K-07.0 F.S. EQUIPMENT ELEVATIONS

**MEP (CONT'D):**  
E-0.0 LEGEND, GEN NOTES, INDEX OF DRAWINGS  
E-0.1 LUMINAIRE SCHEDULES  
E-1.0 ELECTRICAL SITE PLAN  
E-1.1 SITE LIGHTING - PHOTOMETRIC CALCULATIONS  
E-2.1 1ST FLOOR - LIGHTING/POWER  
E-2.2 2ND FLOOR - LIGHTING/POWER  
E-2.3 3RD FLOOR - LIGHTING/POWER  
E-2.4 ATTC/ROOF - LIGHTING/POWER  
E-3.0 1ST FLOOR - LIGHTING ENLARGED  
E-3.1 1ST FLOOR - POWER ENLARGED  
E-3.2 POWER DETAILS  
E-4.0 GUESTROOM NOTES  
E-4.1 UNIT PLANS - LIGHTING/POWER  
E-5.0 ONE LINE DIAGRAM, FAULT SCHEDULE, FEEDER SCHEDULE  
E-5.1 ELECTRICAL LOAD CALCULATIONS  
E-5.2 PANEL SCHEDULES  
E-6.0 DETAILS, DIAGRAMS  
E-6.1 DETAILS, DIAGRAMS  
E-6.2 DETAILS, DIAGRAMS  
E-7.0 TITLE 24 CALCULATIONS - INDOOR LIGHTING  
E-7.1 TITLE 24 CALCULATIONS - OUTDOOR LIGHTING  
P-0.0 LEGEND, GEN NOTES, INDEX OF DRAWINGS  
P-0.1 SCHEDULES, CALCULATIONS  
P-1.0 SITE PLAN  
P-2.0 UNDERSLAB PLAN  
P-2.1A GROUND FLOOR PLAN - DRAIN PIPING  
P-2.1B GROUND FLOOR PLAN - DRAIN PIPING  
P-2.2 2ND FLOOR PLAN  
P-2.3 3RD FLOOR PLAN  
P-2.4 ROOF PLAN  
P-3.0 ENLARGED PLANS  
P-3.1 ENLARGED PLANS  
P-4.0 WATER SUPPLY RISER DIAGRAMS  
P-4.1 WATER SUPPLY RISER DIAGRAMS  
P-4.2 WASTE & VENT RISER DIAGRAMS  
P-4.3 DETAILS & DIAGRAMS  
P-4.4 DETAILS & DIAGRAMS

**LANDSCAPE:**  
W-

**MEP:**  
M-0.0 LEGEND, GEN NOTES, INDEX OF DRAWINGS  
M-0.1 SCHEDULES  
M-2.1 GROUND FLOOR PLAN  
M-2.2 2ND FLOOR PLAN  
M-2.3 3RD FLOOR PLAN  
M-2.4 ROOF PLAN  
M-3.0 ENLARGED PLAN  
M-4.0 DETAILS & DIAGRAMS  
M-4.1 DETAILS & DIAGRAMS  
M-5.0 TITLE 24 CALCULATIONS  
M-5.1 TITLE 24 CALCULATIONS  
M-5.2 TITLE 24 CALCULATIONS  
M-5.3 TITLE 24 CALCULATIONS  
M-5.4 TITLE 24 CALCULATIONS  
M-5.5 TITLE 24 CALCULATIONS  
M-5.6 TITLE 24 CALCULATIONS  
M-5.7 TITLE 24 CALCULATIONS  
M-5.8 TITLE 24 CALCULATIONS

**CIVIL:**

RECEIVED  
JUL 09 2009  
City of Goleta  
Planning & Environmental Svcs.

**FIRE NOTE**

1. FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO THE SANTA BARBARA COUNTY FIRE PREVENTION BUREAU FOR APPROVAL UNDER A SEPARATE PERMIT (COMPLY WITH CBC 2001)

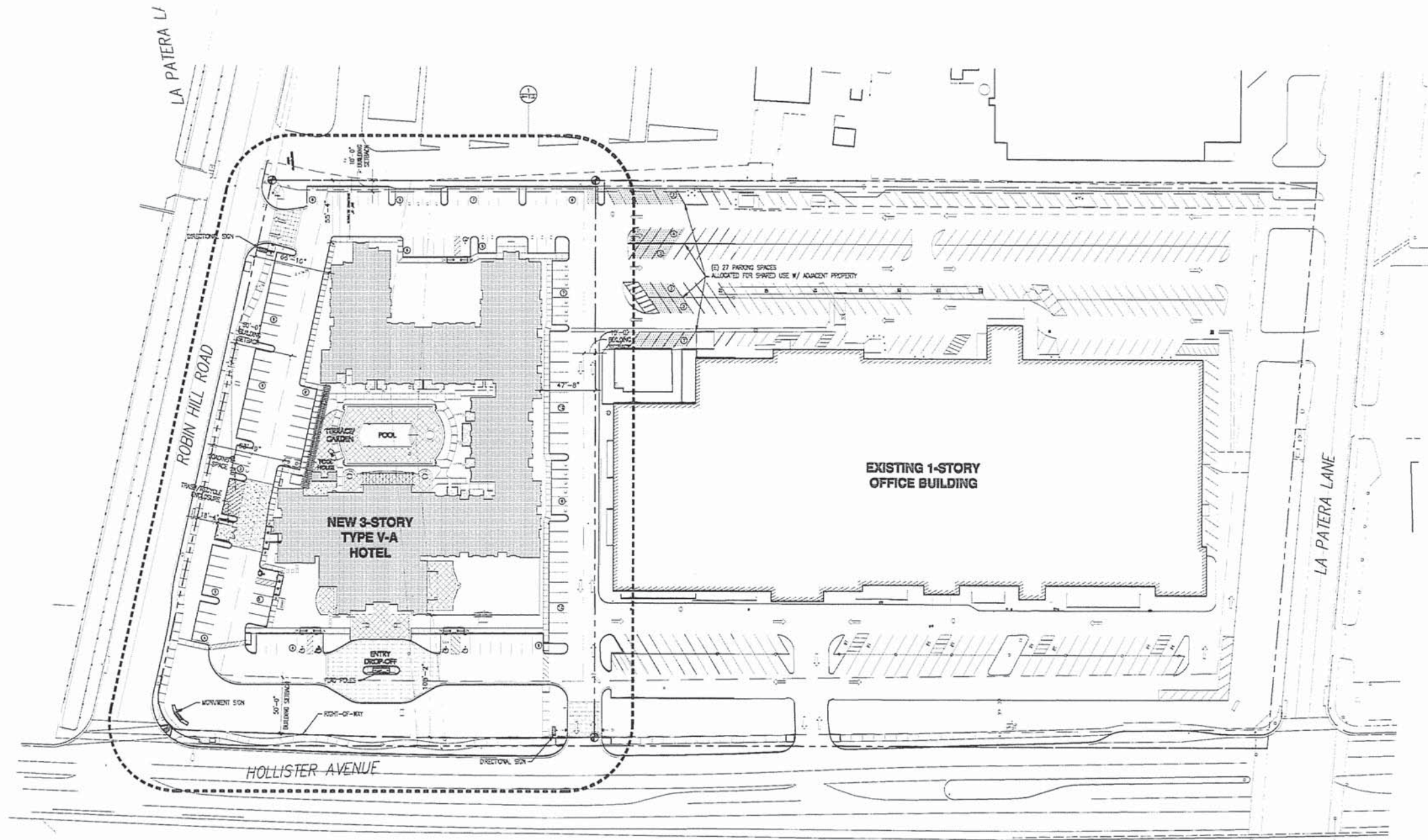
2. FIRE ALARM SYSTEM (MANUAL & AUTOMATIC FIRE ALARM SYSTEM) SHALL BE SUBMITTED TO THE SANTA BARBARA COUNTY FIRE PREVENTION BUREAU FOR APPROVAL UNDER A SEPARATE PERMIT.



**COVER SHEET**

SCALE: AS NOTED  
DATE: 7/7/09  
CONSTRUCTION DOCUMENTS  
JOB NUMBER: 0650  
SHEET NUMBER: **A-0.1**  
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OVERALL SITE PLAN



SCALE  
1/40" = 1'-0" 1



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PROJECT:  
**RESIDENCE INN BY MARRIOTT**

GOLETA CALIFORNIA

OWNER:  
**R.D. OLSON DEVELOPMENT**  
2953 MAIN STREET, THIRD FLR.  
IRVINE, CA 92614  
(949) 474-2001  
(949) 222-3777 FAX

SUBMITALS:

9/15/08	BID SET
8/18/08	MARRIOTT 30X REVIEW RESUBMITTAL
7/25/08	PLANNING COMMISSION SUBMITTAL
8/20/07	MARRIOTT 30X REVIEW RESUBMITTAL
7/22/07	MARRIOTT 30X REVIEW RESUBMITTAL

REVISE:


CONSULTANT:

SHEET TITLE:  
**OVERALL SITE PLAN**

SCALE:  
1" = 40'

DATE:  
7/7/09

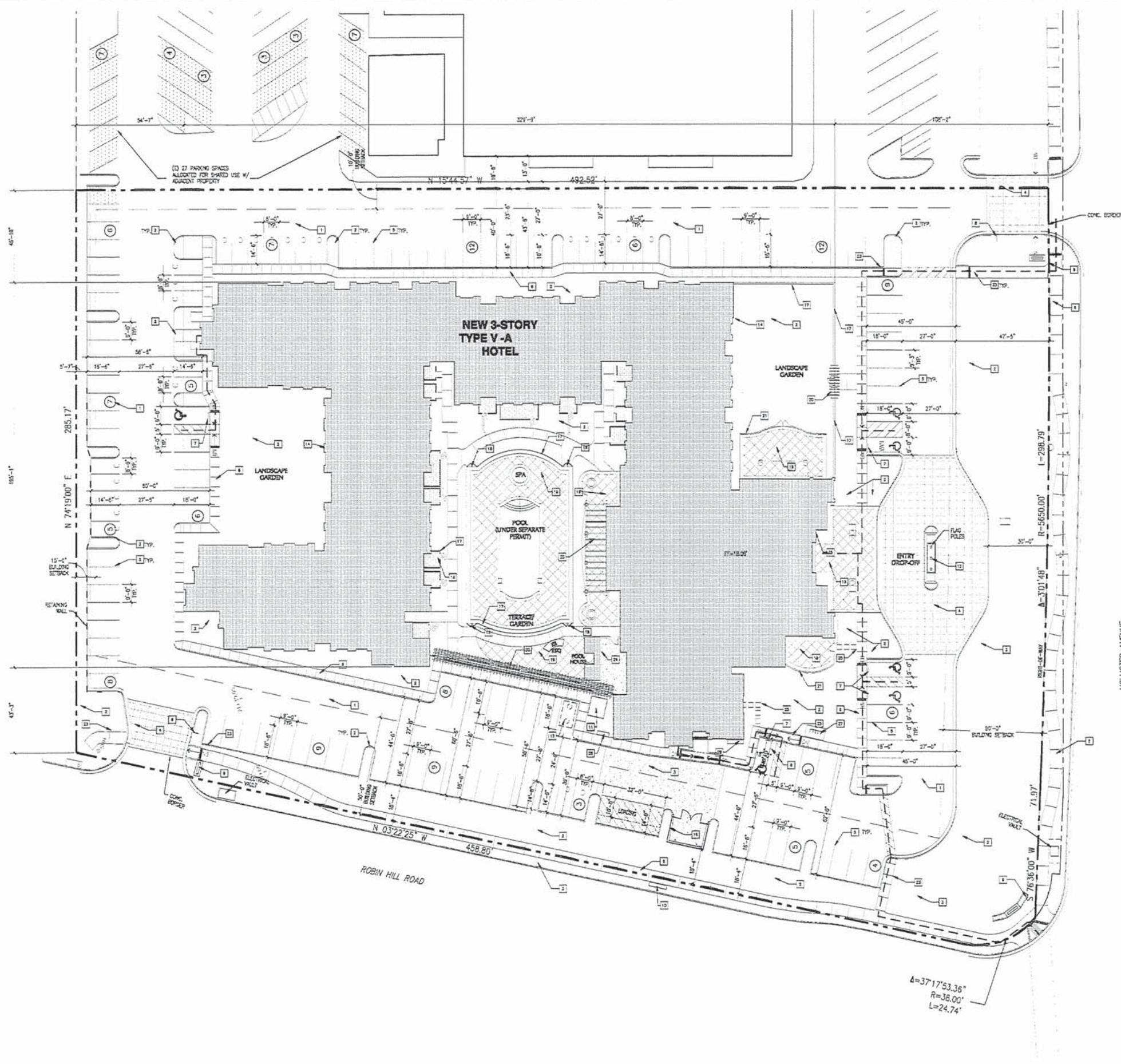
PHASE:  
CONSTRUCTION DOCUMENTS

JOB NUMBER:  
0650

SHEET NUMBER:  
**A-1.1**

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**SITE PLAN GENERAL NOTES:**

- SEE CIVIL DRAWINGS FOR SITE GRADING, DRAINAGE, SITE UTILITIES, FIRE HYDRANT LOCATIONS AND EROSION CONTROL.
- SEE LANDSCAPE DRAWINGS FOR PLANTING, IRRIGATION, AND HARDSCAPE INSTALLATION.
- PROVIDE AND INSTALL ACCESSIBLE SIGNAGE AT ALL ACCESSIBLE ENTRANCES.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.
- SEE POOL CONSULTANT DRAWINGS FOR POOL/SPA INFORMATION (UNDER SEPARATE PERMIT).

**LEGEND:**

HANDCAP ACCESSIBLE PATH OF TRAVEL

**KEY NOTES**

- ASPHALT PAVING - SEE CIVIL DRAWINGS, TYP.
- PLANTER AREA - SEE LANDSCAPE PLANS, TYP.
- COLOR CONCRETE, SEE LANDSCAPE & CIVIL DRAWINGS, TYP.
- ACCENT PAVING PERMEABLE OPEN JOINTED BLOCKS - SEE LANDSCAPE & CIVIL DWGS.
- 4" VICE PAINTER W/STEEL PARKING STRIPES @ 20'-0" SPACING - SINGLE STRIPE TYPICAL.
- CONCRETE SIDEWALK, SEE CIVIL DRAWINGS. TYPICAL JOINTS @ 20'-0" ON-GRID AND EXPANDED JOINTS AT 25' O.C. MAX. TYP.
- ACCESSIBLE AND VAN ACCESSIBLE PARKING STALLS PER ADA REGULATIONS. SEE CIVIL & LANDSCAPE DRAWINGS FOR STALL SIZES AND SEE DETAIL 1/20.
- ACCESSIBLE PARKING IDENTIFICATION SIGN OFF STREET. PER ADA REGULATIONS. SEE CIVIL & LANDSCAPE DRAWINGS FOR SIGN SIZE AND SEE DETAIL 1/19.
- MONUMENT SIGN SEPARATE PERMIT REQUIRED. PROVIDE CONCRETE FOUNDATION & ELECTRICAL POWER. SEE LANDSCAPE DRAWINGS.
- SPFA: 4500 GPM DOMESTIC WATER IRRIGATION & FIRE HYDRANT CONNECTION FOR FIRE DEPARTMENT REQUIREMENTS - SEE CIVIL DRAWINGS FOR FURNISHING GREEN, SEEDING POLYESTER LIME PERFORMANCE PAINT.
- TRANSFORMER PAD - SEE ELEC. DWGS., TYP.
- 24" SIGN METAL FLAGPOLES - PROVIDE FOOTING AND BRACKETING.
- GRADE INTERCEPTOR BELOW - SEE PLUMBING & KITCHEN DRAWINGS.
- 4" CONCRETE NEW STRECH AROUND PILES - SEE LANDSCAPE, TYP.
- FIRE DEPARTMENT "CITY BOX" VERIFY LOCATION & # OF F.I.D.
- TRASH ENCLOSURE - SEE SWAID.
- WROUGHT IRON FENCING W/ FEETING - SEE LANDSCAPE DWGS., TYP.
- 3" VICE POOL SAFETY FENCE AND GATE W/ FENC. HARDWARE AND SELF LATCHING - SEE LANDSCAPE DRAWINGS.
- ACCENT CONC PAVING - SEE CIVIL & LANDSCAPE DWGS., TYP.
- STAINED VL. TROLLES, TYP.
- 48" HIG. DR. WALL W/ CONT. PLASTER FIN., TYP.
- NOT USED
- CONCRETE BUMP WALL 1/2 SLR. SEE CIVIL DWGS.
- CONCRETE SLAB-IN-GRADE
- 3" SLR. CONCRETE PAVERS
- 6AS METERS
- 6AS METERS (INVERTED BY THIS IN COMPLIANCE WITH THE 2004 IRRIGATION EFFICIENCY REGULATIONS)
- DOOR'S SIGN

**GOLETA CITY COUNCIL RESOLUTION 08 - EXHIBIT 2**

**CONDITIONS OF APPROVAL**

- TO PREVENT CONSTRUCTION AND/OR EMPLOYEE TRASH FROM BLOWING OFF-SITE, COVERED RECEPTACLES SHALL BE PROVIDED PRIOR TO COMMENCEMENT OF GRADING OR CONSTRUCTION ACTIVITIES. TRASH SHALL BE PICKED UP WEEKLY OR MORE FREQUENTLY AS DETERMINED BY CITY STAFF. ADDITIONAL COVERED RECEPTACLES SHALL BE PROVIDED AS DETERMINED NECESSARY BY CITY STAFF. TRASH CONTROL SHALL OCCUR THROUGHOUT ALL GRADING AND CONSTRUCTION ACTIVITIES.
- IF THE CONSTRUCTION SITE IS GRADED AND LEFT UNDEVELOPED FOR OVER FOUR WEEKS, THE APPLICANT SHALL EMPLOY THE FOLLOWING METHODS IMMEDIATELY TO PREVENT DUST GENERATION:
  - SEEDING AND MOWING TO REVEGETATE GRADED AREAS; AND/OR
  - SPREADING OF SOIL BINDERS AND/OR
  - ANY OTHER METHODS DEEMED APPROPRIATE BY CITY STAFF.
- NO AND NOX EMISSION GENERATED BY CONSTRUCTION EQUIPMENT SHALL BE REDUCED BY IMPLEMENTING THE FOLLOWING EQUIPMENT CONTROL MEASURES:
  - THE ENGINE SIZE OF CONSTRUCTION EQUIPMENT SHALL BE THE MINIMUM PRACTICAL SIZE;
  - THE NUMBER OF CONSTRUCTION EQUIPMENT OPERATING SIMULTANEOUSLY SHALL BE MINIMIZED THROUGH EFFICIENT MANAGEMENT PRACTICES TO ENSURE THAT THE SMALLEST PRACTICAL NUMBER IS OPERATING AT ANY ONE TIME;
  - CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED IN TUNE PER THE MANUFACTURER'S SPECIFICATIONS;
  - CONSTRUCTION EQUIPMENT OPERATING ON-SITE SHALL BE EQUIPPED WITH TWO-TO-FOUR DEGREE ENGINE TIMING RETARD OR PRE-CONVERSION CHAMBER ENGINES;
  - CATALYTIC CONVERTERS SHALL BE INSTALLED ON GASOLINE-POWERED EQUIPMENT, IF FEASIBLE;
  - DIESEL CATALYTIC CONVERTERS SHALL BE INSTALLED, IF AVAILABLE;
  - DIESEL-POWERED EQUIPMENT SHALL BE REPLACED BY ELECTRIC EQUIPMENT WHENEVER FEASIBLE AND;
  - CONSTRUCTION WORKER TRIPS SHALL BE MINIMIZED BY REDUCING CARPOOLING AND BY PROVIDING FOR LUNCH ON-SITE.

**GROSS AND NET SQUARE FOOTAGES AS DEFINED BY THE CITY OF SANTA BARBARA'S "PROJECT" STATISTICS FORMS FOR DESIGN REVIEW PROJECTS:**

GROSS BUILDING AREA:	
HOTEL AREA =	99,634 S.F.
POOL, HOUSE AREA =	132 S.F.
TOTAL GROSS BUILDING AREA =	99,766 S.F.

NET BUILDING AREA:	
HOTEL AREA =	97,618 S.F.
POOL, HOUSE AREA =	133 S.F.
TOTAL NET BUILDING AREA =	97,751 S.F.

4=37°17'53.36"  
R=38.00'  
L=24.74'



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PROJECT:  
**RESIDENCE INN BY MARRIOTT**  
GOLETA CALIFORNIA

OWNER:  
**R.D. OLSON DEVELOPMENT**  
2953 MAIN STREET, THIRD FL.  
IRVINE, CA 92614  
949 474-2001  
949 222-9777 FAX

DATE	DESCRIPTION
9/15/08	BID SET
9/18/08	MARRIOTT 30% REVIEW RESUBMITTAL
7/25/08	PLANNING COMMISSION 50% REVIEW RESUBMITTAL
8/20/07	MARRIOTT 30% REVIEW RESUBMITTAL
7/20/07	MARRIOTT 30% REVIEW

CONSULTANT:


DATE:

7/7/09

**SITE PLAN**

SCALE: 1"=20'

CONSTRUCTION DOCUMENTS  
JOB NUMBER:  
0850  
SHEET NUMBER:

**A-1.2**





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PROJECT:  
**RESIDENCE INN  
BY MARRIOTT**

GOLETA CALIFORNIA

OWNER:  
**R.D. OLSON  
DEVELOPMENT**  
2933 MAIN STREET, THIRD FLOOR  
EVANSTON, IL 60120  
(847) 474-2001  
(847) 422-5777 FAX

SUBMITALS:

DATE	DESCRIPTION
9/15/08	BID SET
8/18/08	MARRIOTT S&B REVIEW RESUBMITTAL
7/25/08	PLANNING
8/20/07	DOWN DESIGN S&B
8/20/07	MARRIOTT S&B REVIEW RESUBMITTAL
7/20/07	MARRIOTT S&B REVISED

REV'S ONE:

NO.	DESCRIPTION

CONSULTANT:

SHEET TITLE:

**GROUND FLOOR PLAN**

SCALE:  
AS NOTED

DATE:  
7/7/09

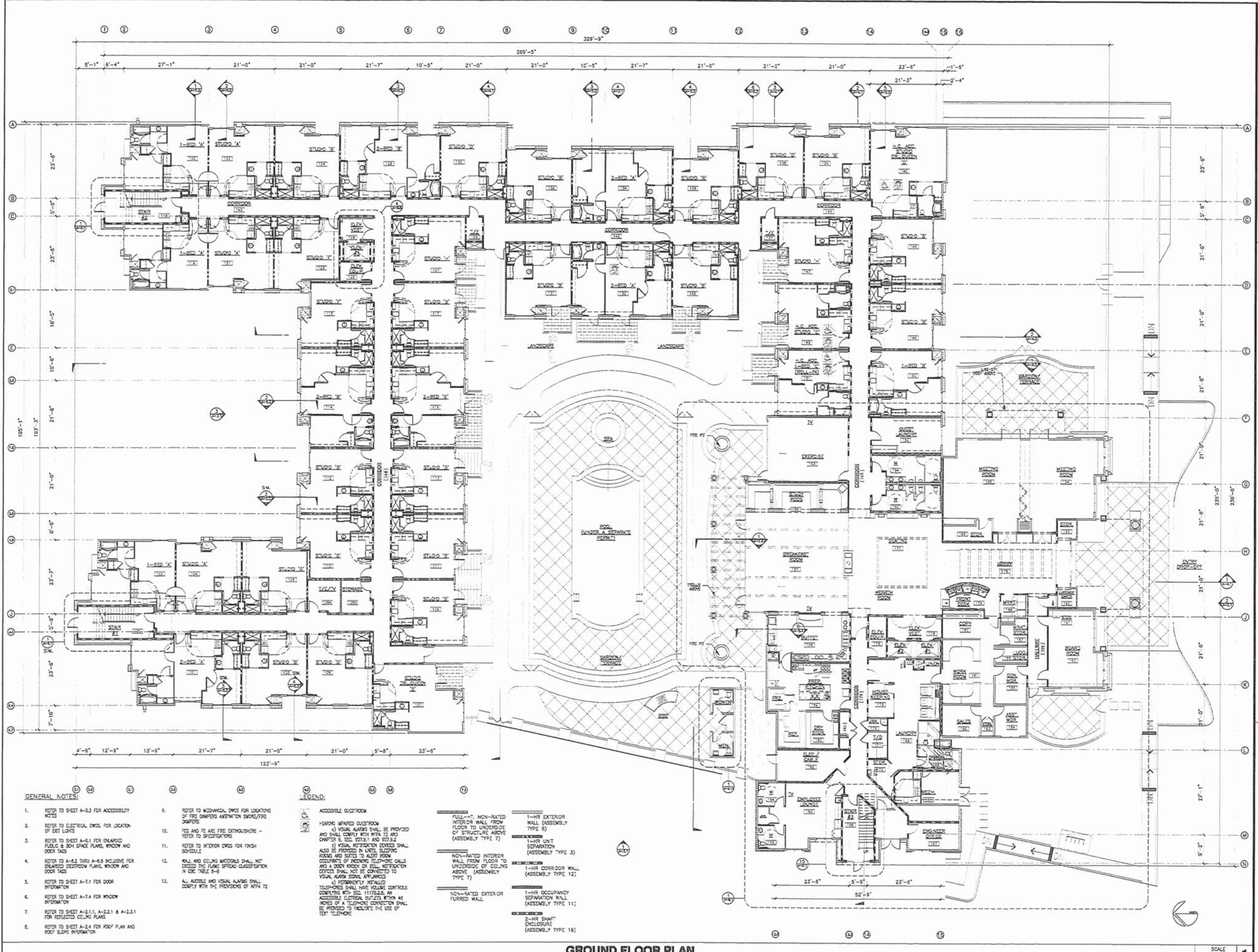
FRAME:  
CONSTRUCTION DOCUMENTS

JOB NUMBER:  
0650

SHEET NUMBER:

**A-2.1**

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**GENERAL NOTES:**

- REFER TO SHEET A-0.3 FOR ACCESSIBILITY NOTES
- REFER TO ELECTRICAL DWGS. FOR LOCATION OF EXIT LIGHTS
- REFER TO SHEET A-6.1 FOR ENLARGED PUBLIC & BOH SPACE PLANS, WINDOW AND DOOR TAGS
- REFER TO A-6.2 THRU A-6.4 INCLUSIVE FOR ENLARGED RESTROOM PLANS, WINDOW AND DOOR TAGS
- REFER TO SHEET A-7.1 FOR DOOR INFORMATION
- REFER TO SHEET A-7.4 FOR WINDOW INFORMATION
- REFER TO SHEET A-2.1.1, A-2.1.2 & A-2.1.1 FOR REFLECTED CEILING PLANS
- REFER TO SHEET A-2.4 FOR ROOF PLAN AND ROOF SLOPE INFORMATION

**LEGEND:**

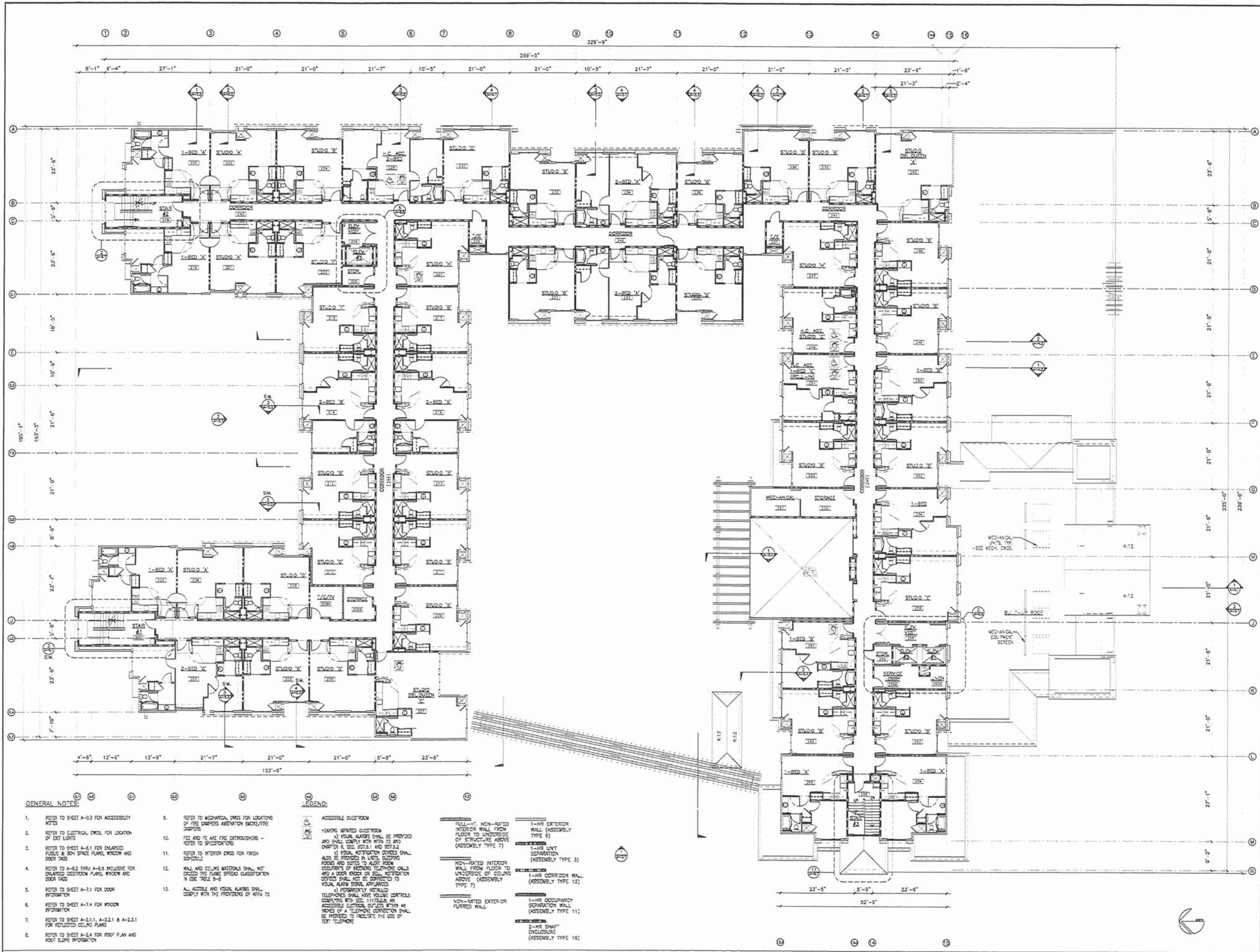
- ACCESSIBLE GUESTROOM
- HEARING IMPAIRED GUESTROOM
- VISUAL ALARMS SHALL BE PROVIDED AND SHALL COMPLY WITH NFPA 72 AND CHAPTER 9, SEC. 907.2.1 AND 907.2.2
- VISUAL NOTIFICATION DEVICES SHALL ALSO BE PROVIDED IN UNITS, SLEEPING ROOMS AND SUITES TO ALERT ROOM OCCUPANTS OF RECEIVING TELEPHONE CALLS AND A DOOR KNOCK OR BELL NOTIFICATION DEVICES SHALL NOT BE CONNECTED TO VISUAL ALARM SIGNAL RELAY-UNITS
- PERMANENTLY INSTALLED TELEPHONES SHALL HAVE VOLUME CONTROLS OPERATING WITH SEC. 1117.2.4.6. AN ACCESSIBLE ELECTRICAL OUTLET WITHIN 48 INCHES OF A TELEPHONE CONNECTION SHALL BE PROVIDED TO FACILITATE THE USE OF TEXT TELEPHONE
- NON-RATED INTERIOR WALL FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE (ASSEMBLY TYPE 7)
- NON-RATED INTERIOR WALL FROM FLOOR TO UNDERSIDE OF CEILING ABOVE (ASSEMBLY TYPE 7)
- NON-RATED EXTERIOR FURRED WALL
- 1-HR EXTERIOR WALL (ASSEMBLY TYPE 6)
- 1-HR UNIT SEPARATION (ASSEMBLY TYPE 3)
- 1-HR CORRIDOR WALL (ASSEMBLY TYPE 12)
- 1-HR OCCUPANCY SEPARATION WALL (ASSEMBLY TYPE 11)
- 2-HR SHUTTLE ENCLOSURE (ASSEMBLY TYPE 16)

**GROUND FLOOR PLAN**

SCALE  
3/32" = 1'-0"







**GENERAL NOTES**

- 1. REFER TO SHEET A-03 FOR ACCESSIBILITY NOTES
- 2. REFER TO ELECTRICAL DWGS. FOR LOCATION OF EXC. LIGHTS
- 3. REFER TO SHEET A-61 FOR ENLARGED PUBLIC & BOH SPACE PLANS, WINDOW AND DOOR TAGS
- 4. REFER TO A-62 THRU A-65 INCLUSIVE FOR ENLARGED RESTROOM PLANS, WINDOW AND DOOR TAGS
- 5. REFER TO SHEET A-71 FOR DOOR INFORMATION
- 6. REFER TO SHEET A-74 FOR WINDOW INFORMATION
- 7. REFER TO SHEET A-21.1, A-22.1 & A-23.1 FOR REFLECTED CEILING PLANS
- 8. REFER TO SHEET A-24 FOR ROOF PLAN AND ROOF SLOPE INFORMATION

**LEGEND**

- 5. REFER TO MECHANICAL DWGS. FOR LOCATIONS OF FIRE DAMPERS, AIRVENTION, SMOKE/FIRE CHIMNEYS
- 10. FES AND FE ARE FIRE EXTINGUISHERS - REFER TO SPECIFICATIONS
- 11. REFER TO INTERIOR DWGS. FOR FINISH SCHEDULE
- 12. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SMOKE CLASSIFICATION IN DOC. TABLE 6-2
- 13. ALL ACCESSIBLE AND VISUAL ALARMS SHALL COMPLY WITH THE PROVISIONS OF NFPA 72

**ACCESSIBLE RESTROOM**

1) VISUAL ALARMS SHALL BE PROVIDED AND SHALL COMPLY WITH NFPA 72 AND CHAPTER 8, SEC. 907.8.1 AND 907.8.2

2) VISUAL NOTIFICATION DEVICES SHALL BE PROVIDED IN ALL SLEEPING ROOMS AND SUITES TO ALERT ROOM OCCUPANTS OF RECEIVING TELEPHONE CALLS AND A DOOR KNOCK OR BELL NOTIFICATION DEVICES SHALL NOT BE CONNECTED TO VISUAL ALARM SIGNAL APPARATUS

3) PERMANENTLY INSTALLED TELEPHONES SHALL HAVE VOLUME CONTROLS OPERABLE WITH SEC. 1117.5.2.6.6 AS ACCESSIBLE ELECTRICAL OUTLETS WITH AN INDICATOR OF A TELEPHONE CONNECTION SHALL BE PROVIDED TO FACILITATE THE USE OF TEXT TELEPHONE

- 1-HR EXTERIOR INTERIOR WALL FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE (ASSEMBLY TYPE 7)
- 1-HR UNIT SEPARATION (ASSEMBLY TYPE 3)
- 1-HR CORRIDOR WALL (ASSEMBLY TYPE 12)
- 1-HR OCCUPANCY SEPARATION WALL (ASSEMBLY TYPE 11)
- 2-HR SHIRT ENCLOSURE (ASSEMBLY TYPE 16)



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SUBMITTALS:

9/15/08	BID SET
8/18/08	MARRIOTT 30K REVIEW RESUBMITTAL
7/25/08	PLANNING COMMISSION SUBMITTAL
8/20/07	MARRIOTT 30K REVIEW RESUBMITTAL
7/20/07	MARRIOTT 30K REVIEW

REVISE:


CONSULTANT:

SHEET TITLE:

**SECOND FLOOR PLAN**

SCALE: AS NOTED

DATE: 7/7/09

CONSTRUCTION DOCUMENTS

JOB NUMBER: 0650

SHEET NUMBER:

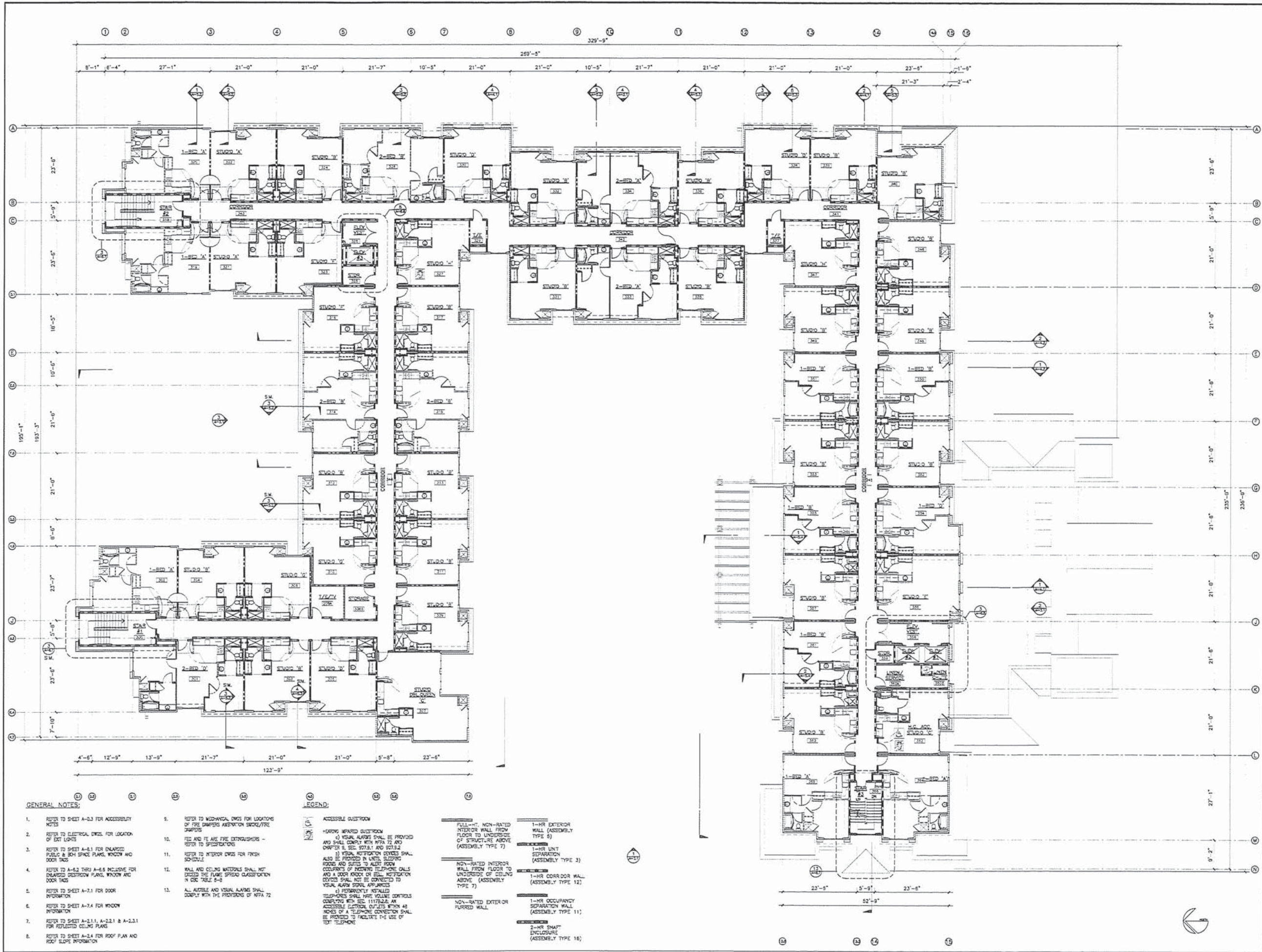
**A-22**

**SECOND FLOOR PLAN**

SCALE: 1/32" = 1'-0"

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**GENERAL NOTES:**

1. REFER TO SHEET A-2.3 FOR ACCESSIBILITY NOTES
2. REFER TO ELECTRICAL DWGS. FOR LOCATION OF EXIST. LIGHTS
3. REFER TO SHEET A-6.1 FOR ENLARGED PUBLIC & SHW SPACE PLANS, WINDOW AND DOOR TAGS
4. REFER TO A-6.2 THRU A-6.8 INCLUSIVE FOR ENLARGED GUESTROOM PLANS, WINDOW AND DOOR TAGS
5. REFER TO SHEET A-7.1 FOR DOOR INFORMATION
6. REFER TO SHEET A-7.4 FOR WINDOW INFORMATION
7. REFER TO SHEET A-2.1.1, A-2.2.1 & A-2.3.1 FOR REFLECTED CEILING PLANS
8. REFER TO SHEET A-2.4 FOR ROOF PLAN AND ROOF SLOPE INFORMATION

**LEGEND:**

9. REFER TO MECHANICAL DWGS FOR LOCATIONS OF FIRE DAMPERS, EXHAUSTION DAMPERS, FIRE DAMPERS
10. FID AND FE ARE FIRE EXTINGUISHERS - REFER TO SPECIFICATIONS
11. REFER TO INTERIOR DWGS FOR FINISH SCHEDULE
12. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN OUR TABLE 6-3
13. ALL ACCESSIBLE AND VISUAL ALARMS SHALL COMPLY WITH THE PROVISIONS OF NFPA 72

**LEGEND:**

- ACCESSIBLE GUESTROOM
- HEARING IMPAIRED GUESTROOM
- (1) VISUAL ALARMS SHALL BE PROVIDED AND SHALL COMPLY WITH NFPA 72 AND CHAPTER 6, SEC. 707.6.1 AND 707.6.2
- (2) VISUAL NOTIFICATION DEVICES SHALL ALSO BE PROVIDED IN UNITS, SLEEPING ROOMS AND SHOWER TO ALERT ROOM OCCUPANTS OF INCOMING TELEPHONE CALLS AND A DOOR KNOCK OR BELL. NOTIFICATION DEVICES SHALL NOT BE CONNECTED TO VISUAL ALARM SIGNAL APPLIANCES
- (3) PERMANENTLY INSTALLED TELEPHONES SHALL HAVE VIBRATING CONTROLS COMPLYING WITH SEC. 1117.6.2.6. AN ACCESSIBLE ELECTRICAL OUTLET WITH 48 INCHES OF A TELEPHONE CONNECTION SHALL BE PROVIDED TO FACILITATE THE USE OF TEXT TELEPHONE

- FULL-HT, NON-RATED INTERIOR WALL FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE (ASSEMBLY TYPE 7)
- NON-RATED INTERIOR WALL FROM FLOOR TO UNDERSIDE OF CEILING ABOVE (ASSEMBLY TYPE 7)
- NON-RATED EXTERIOR FURRED WALL

- 1-HR EXTERIOR WALL (ASSEMBLY TYPE 8)
- 1-HR UNIT SEPARATION (ASSEMBLY TYPE 3)
- 1-HR CORRIDOR WALL (ASSEMBLY TYPE 12)
- 1-MR OCCUPANCY SEPARATION WALL (ASSEMBLY TYPE 11)
- 2-MR SHAWT ENCLOSURE (ASSEMBLY TYPE 16)

**THIRD FLOOR PLAN**

SCALE: 3/32" = 1'-0"

**1**



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SUBMITALS:

9/15/08	BD SET
8/18/08	MARKUP BOOK REVIEW RESUBMITAL
7/25/08	PLANNING DOCUMENT SUBMIT
8/20/07	MARKUP BOOK REVIEW RESUBMITAL
7/20/07	MARKUP BOOK REVIEW

REVISIONS:


CONSULTANT:

SHEET TITLE:  
**THIRD FLOOR PLAN**

SCALE:  
AS NOTED

DATE:  
7/7/09

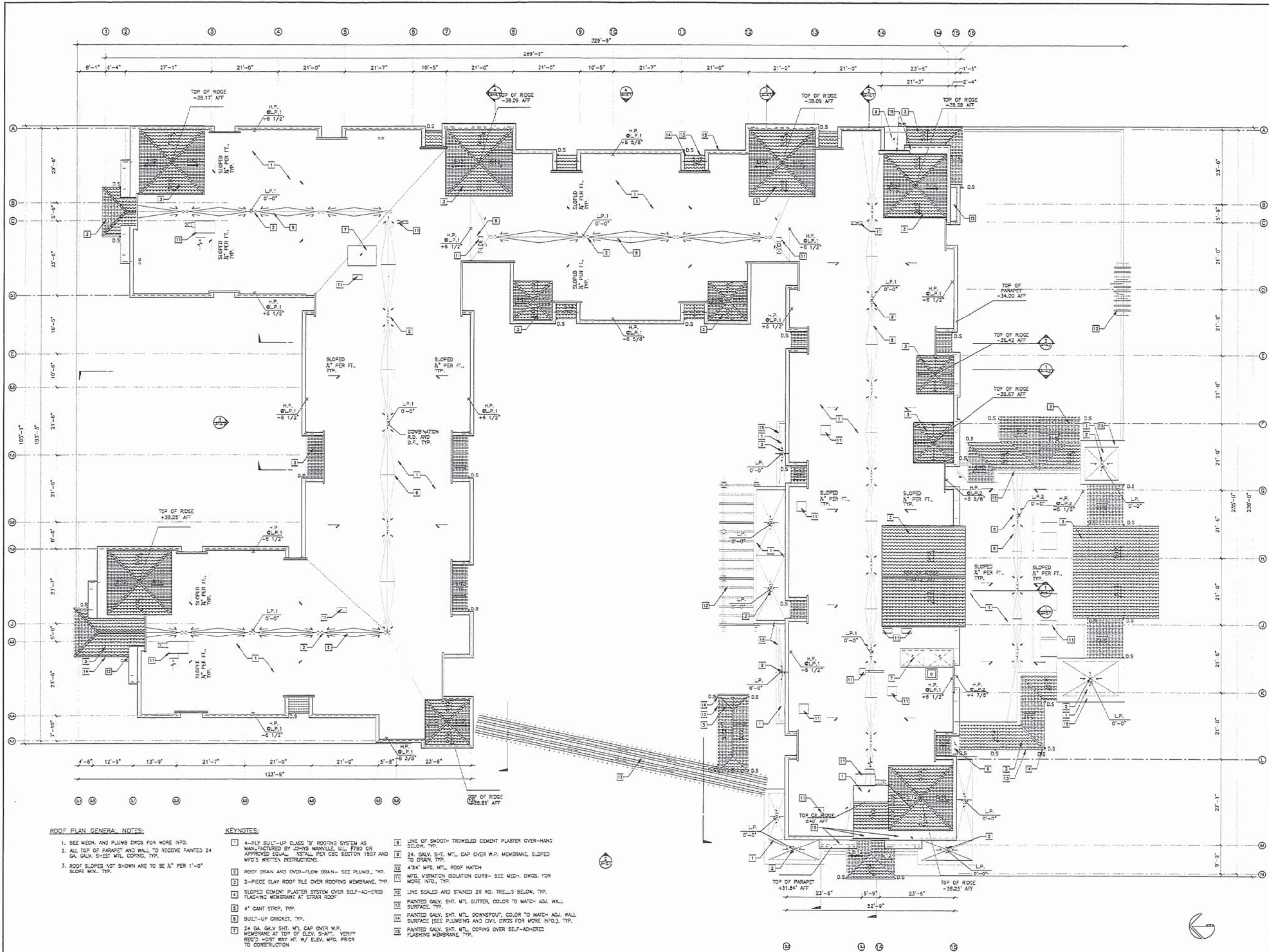
CONSTRUCTION DOCUMENTS

JOB NUMBER:  
0650

SHEET NUMBER:

**A-2.3**





**ROOF PLAN GENERAL NOTES:**

- 1. SEE MECH. AND PLUMB DWGS FOR MORE INFO.
- 2. ALL TOP OF PARAPET AND WALL TO RECEIVE PAINTED 24 GA. GALV. SH. MTL CORING, TYP.
- 3. ROOF SLOPES NOT SHOWN ARE TO BE X" PER 1'-0" SLOPE MIN., TYP.

**KEYNOTES:**

- 1 4-PLY BUILT-UP CLASS "B" ROOFING SYSTEM AS MANUFACTURED BY JOHNS MANVILLE, U.L. #790 OR APPROVED EQUAL. INSTALL PER CSC SECTION 1507 AND MFG'S WRITTEN INSTRUCTIONS.
- 2 ROOF DRAIN AND OVER-FLOW DRAIN - SEE PLUMB., TYP.
- 3 2-PIECE CLAY ROOF TILE OVER ROOFING MEMBRANE, TYP.
- 4 SLOPED CEMENT PLASTER SYSTEM OVER SELF-ADHERED FLASHING MEMBRANE AT STRAIR ROOF
- 5 4" GANT STRIP, TYP.
- 6 BUILT-UP CRICKET, TYP.
- 7 24 GA. GALV. SH. MTL CAP OVER W.P. MEMBRANE AT TOP OF ELEV. SHAKT. VERIFY REQ'D HOIST WAY HT. W/ ELEV. MFD. PRIOR TO CONSTRUCTION.
- 8 LINE OF SMOOTH-TROWELED CEMENT PLASTER OVER-HANG BELOW, TYP.
- 9 24" GALV. SH. MTL. CAP OVER W.P. MEMBRANE, SLOPED TO DRAIN, TYP.
- 10 4'x4' MFD. MTL. ROOF HATCH
- 11 MFG. VIBRATION ISOLATION CURB- SEE MECH. DWGS. FOR MORE INFO., TYP.
- 12 LINE SEALED AND STAINED 2X WD. TRELLIS BELOW, TYP.
- 13 PAINTED GALV. SH. MTL. GUTTER, COLOR TO MATCH ADJ. WALL SURFACE, TYP.
- 14 PAINTED GALV. SH. MTL. DOWNSPOUT, COLOR TO MATCH ADJ. WALL SURFACE (SEE PLUMBING AND CIVIL DWGS FOR MORE INFO.), TYP.
- 15 PAINTED GALV. SH. MTL. CORING OVER SELF-ADHERED FLASHING MEMBRANE, TYP.

**ROOF PLAN**



SCALE: 3/32" = 1'-0" 1



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SUBMITTALS:

9/15/08	BD SET
8/18/08	MARKUP: 20% REVIEW RESUBMITTAL
7/25/08	PLANNING REVIEW RESUBMITTAL
8/20/07	MARKUP: 20% REVIEW RESUBMITTAL
7/20/07	MARKUP: 20% REVIEW

REVISIONS:


CONSULTANT:

SHEET TITLE:  
**ROOF PLAN**

SCALE: AS NOTED

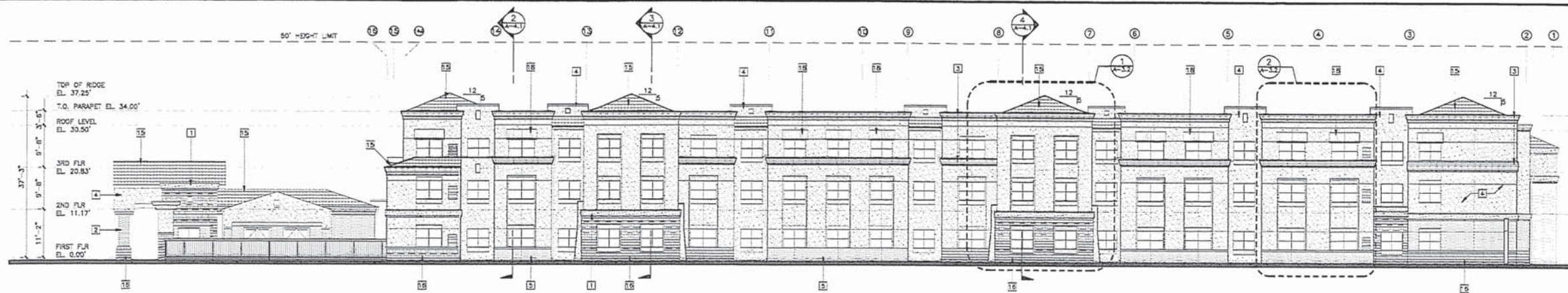
DATE: 7/7/09

CONSTRUCTION DOCUMENTS

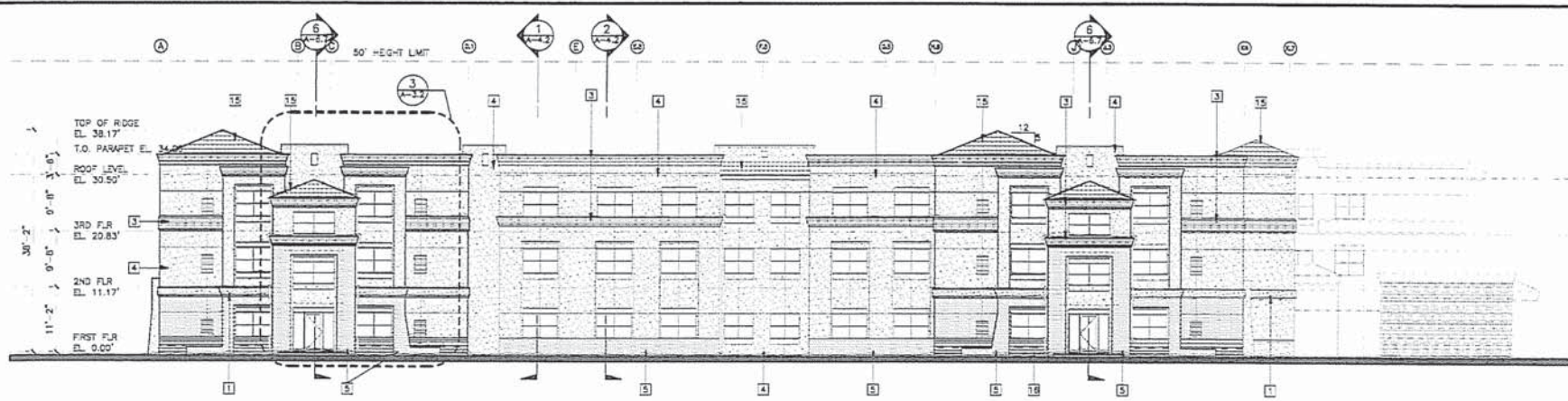
SHEET NUMBER: 0550

SHEET NUMBER:  
**A-2.4**

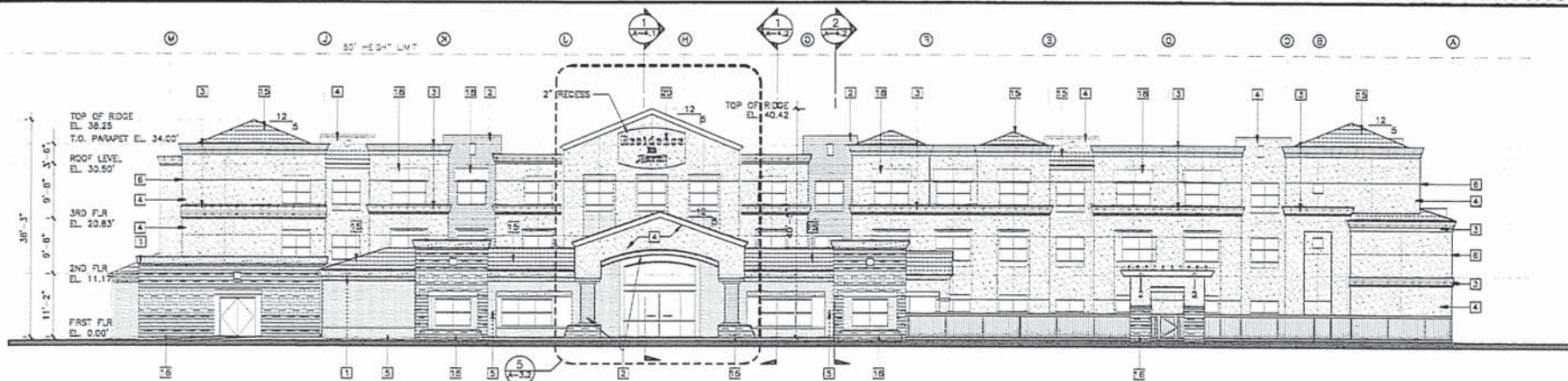




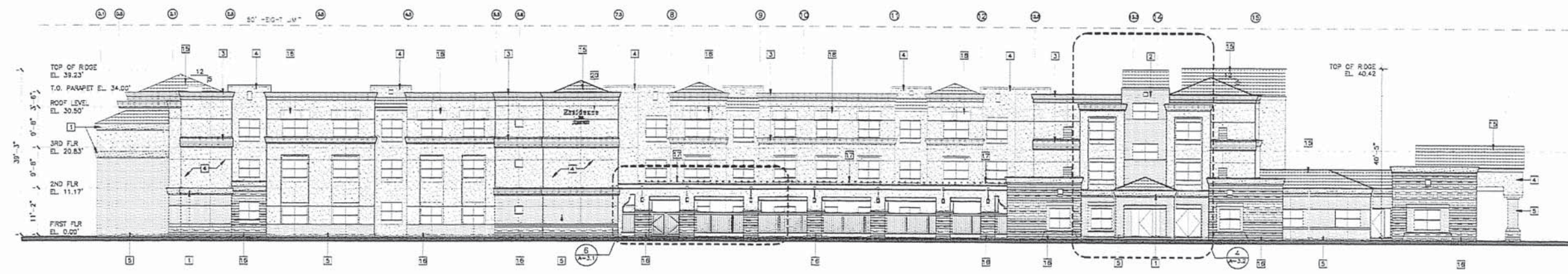
**EAST ELEVATION** SCALE 3/32"=1'-0" 4



**NORTH ELEVATION** SCALE 3/32"=1'-0" 3



**SOUTH ELEVATION - HOLLISTER AVE.** SCALE 3/32"=1'-0" 2



**WEST ELEVATION - ROBIN RD.** SCALE 3/32"=1'-0" 1

Exterior Finish Schedule					
NO.	MATERIAL	FINISH	CO. OR	GRAPHIC	MANUFACTURER / REMARKS
1	EXT. CEMENT PLASTER	PAINT	DEB103 "COOPER LAKE"	[Graphic]	DUNN EDWARDS
2	EXT. CEMENT PLASTER	PAINT	DEB116 "DOVE PLAINS"	[Graphic]	DUNN EDWARDS
3	EXT. CEMENT PLASTER	PAINT	DEB114 "DRY DUNE"	[Graphic]	DUNN EDWARDS
4	EXT. CEMENT PLASTER	FINE SAND	X-86 "SANDSTONE"	[Graphic]	LA HABRA STUCCO
5	EXT. CEMENT PLASTER	FINE SAND	XX-475 "VEJO"	[Graphic]	LA HABRA STUCCO
6	PLASTER CONTROL JOINT	PAINT	MATCH WITH ADJACENT PLASTER	[Graphic]	FRY REGLET, DUNN EDWARDS SEE DETAIL
7	FOAM MOULDING 1	FINE SAND	#708 (BROWN)	[Graphic]	OLYMPIC STAIN #708 SEE DETAIL: 12/AS.1
8	FOAM MOULDING 2	FINE SAND		[Graphic]	
9	FOAM MOULDING 3	FINE SAND		[Graphic]	
10	FOAM MOULDING 4	FINE SAND		[Graphic]	
11	FOAM MOULDING 5	FINE SAND		[Graphic]	
12	FOAM MOULDING 6	FINE SAND		[Graphic]	
13	MECHAN. CA. LOUVERS	PAINT	MATCH WITH ADJACENT PLASTER	[Graphic]	DUNN EDWARDS
14	HOLLOW METAL DOOR	PAINT	MATCH WITH ADJACENT PLASTER	[Graphic]	DUNN EDWARDS
15	2 PEGE CLAY ROOF TILE		"MADERA BLEND"	[Graphic]	U.S. TILE HEIGHT =
16	STONE VENEER	QUICKSTACE	"COASTAL BROWN"	[Graphic]	CORONADO STONE
17	WOOD TRELLIS	STAIN	OLYMPIC STAIN #728	[Graphic]	OLYMPIC STAIN
18	FABRIC AWNING	FABRIC	#4655 "ALPINE"	[Graphic]	SUNBRELLA OR APPROVED EQUAL
19	ALUM. WINDOWS	ALUMINUM		[Graphic]	
20	INTERNALLY ILLUMINATED WALL SIGN			[Graphic]	VERIFY LOCATION BASED ON SITE CONSTRAINTS AND SIGN LINE. FURNISHED AND INSTALLED BY OTHERS - CONTRACTOR TO PROVIDE POWER TO J-BOX. SEE MARRIOTT SIGN MANUAL FOR SIGN DESIGN AND PLACEMENT.



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SUBMITTALS:

9/15/08	BD SET
9/18/08	MARRIOTT SIGN REVIEW RESUBMITTAL
7/25/08	PCW/ISSON SIGN REVIEW RESUBMITTAL
8/20/07	MARRIOTT SIGN REVIEW RESUBMITTAL
7/20/07	MARRIOTT SIGN REVIEW

REVISIONS:


CONSULTANT:

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

SCALE:  
AS NOTED

DATE:  
7/7/09

BASE:  
CONSTRUCTION DOCUMENTS

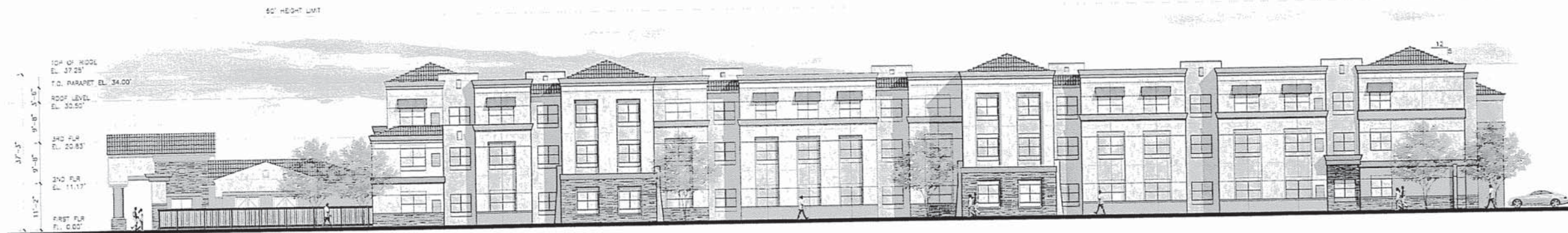
JOB NUMBER:  
0650

SHEET NUMBER:

**A-3.1**



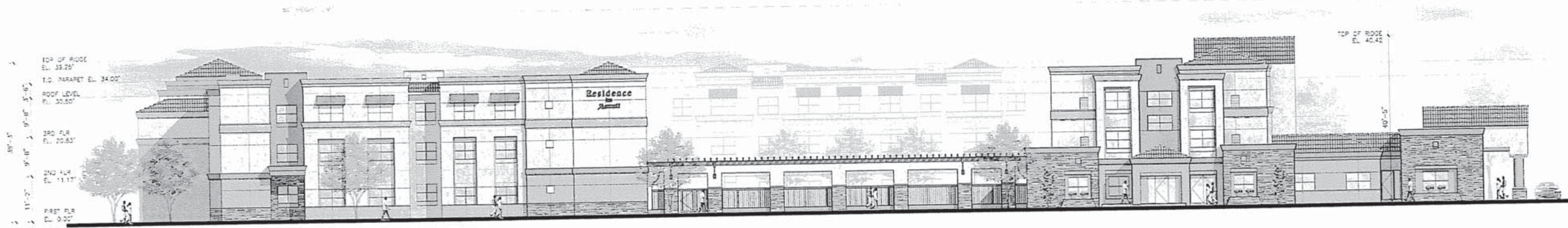




EAST ELEVATION SCALE 3/32"=1'-0" 4



NORTH ELEVATION SCALE 3/32"=1'-0" 3



WEST ELEVATION SCALE 3/32"=1'-0" 2



SOUTH ELEVATION - HOLLISTER AVE. SCALE 3/32"=1'-0" 1



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REVISIONS

NO.	DATE	DESCRIPTION

REDESIGN SUBMITTAL

CONSULTANTS

NO.	DATE	DESCRIPTION

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

SCALE: AS NOTED

DATE: 7/25/08

PHASE: DESIGN DEVELOPMENT

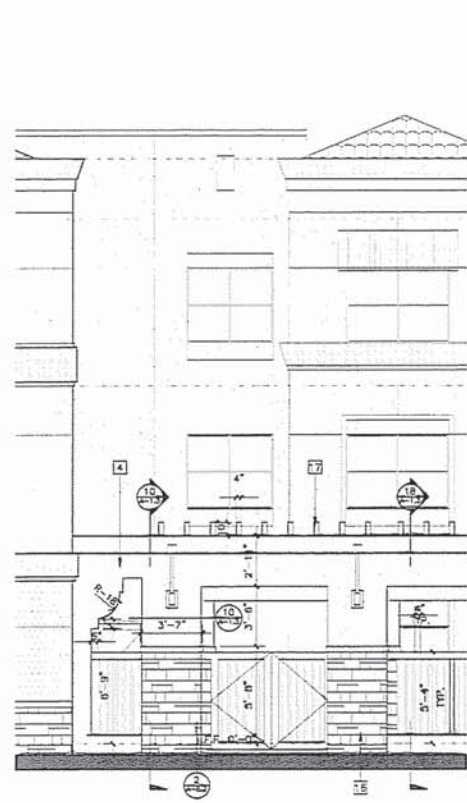
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SHEET NUMBER:

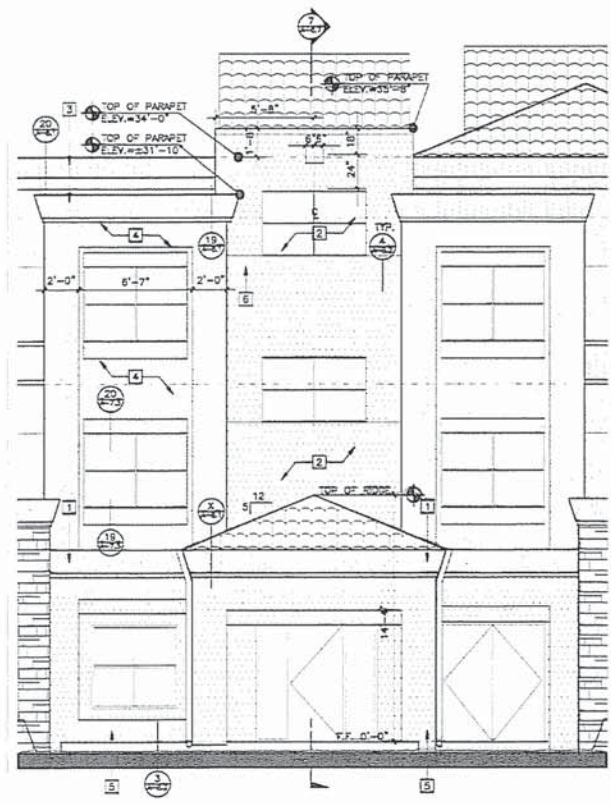
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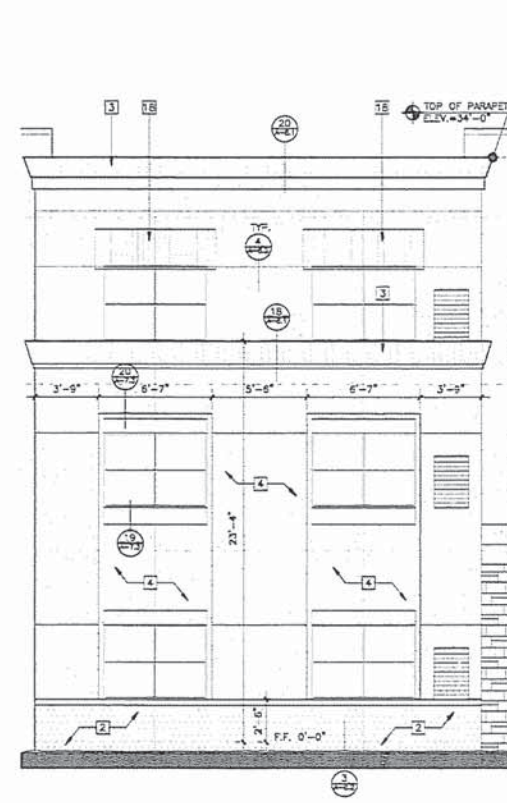




PARTIAL WEST ELEV. @ TRELLIS/POOL SCALE 1/4"=1'-0" 6



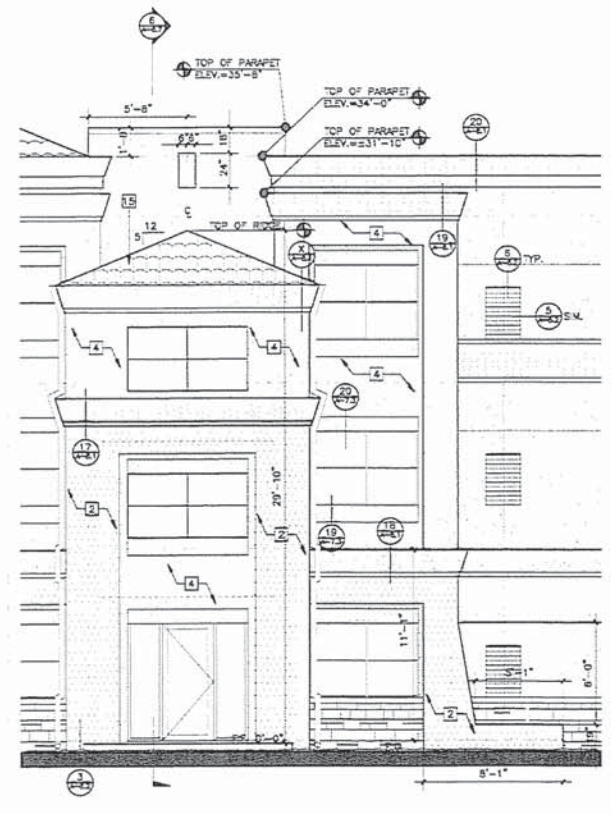
PARTIAL WEST ELEV. @ STAIRS SCALE 1/4"=1'-0" 4



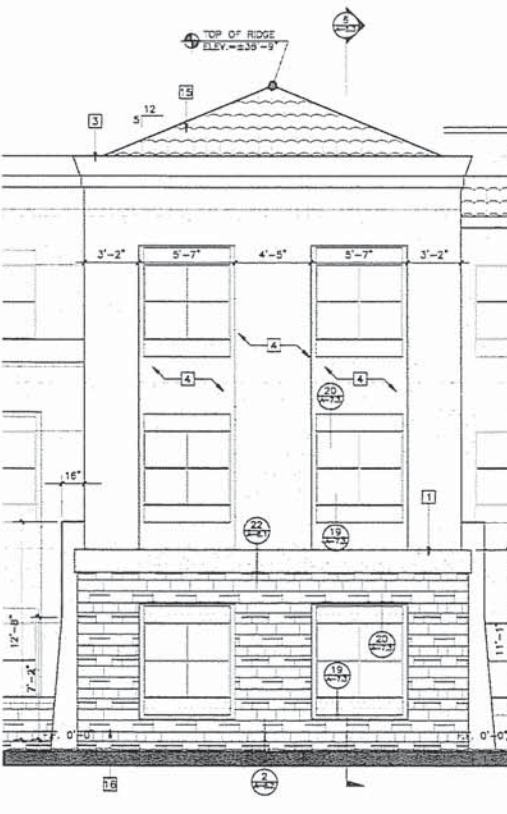
PARTIAL SOUTH ELEVATION SCALE 1/4"=1'-0" 2



PARTIAL SOUTH ELEVATION - HOLLISTER AVE. SCALE 1/4"=1'-0" 5



PARTIAL NORTH ELEV. @ STAIRS SCALE 1/4"=1'-0" 3



PARTIAL EAST ELEVATION SCALE 1/4"=1'-0" 1

Exterior Finish Schedule				
NO.	MATERIAL	FINISH	COLOR	MANUFACTURER / REMARKS
1	EXT. CEMENT PLASTER	PAINT	DE8103 "COOPER LAKE"	DUNN EDWARDS
2	EXT. CEMENT PLASTER	PAINT	DE8116 "DOVE PLAINS"	DUNN EDWARDS
3	EXT. CEMENT PLASTER	PAINT	DE8114 "DRY DUNE"	DUNN EDWARDS
4	EXT. CEMENT PLASTER	FINE SAND	X-85 "SANDSTONE"	LA HABRA STUCCO
5	EXT. CEMENT PLASTER	FINE SAND	XX-475 "VELVO"	LA HABRA STUCCO
6	PLASTER CONTROL JOINT	PAINT	MATCH WITH ADJACENT PLASTER	FRY REGLET DUNN-EDWARDS SEE DETAIL
7	FOAM MOULDING 1	FINE SAND	#708 (BROWN)	OLYMPIC STAIN #708 SEE DETAIL 12/AS.1
8	FOAM MOULDING 2	FINE SAND		
9	FOAM MOULDING 3	FINE SAND		
10	FOAM MOULDING 4	FINE SAND		
11	FOAM MOULDING 5	FINE SAND		
12	FOAM MOULDING 6	FINE SAND		
13	MEDIA CAL. LOUVERS	PAINT	MATCH WITH ADJACENT PLASTER	DUNN EDWARDS
14	HOLLOW METAL DOOR	PAINT	MATCH WITH ADJACENT PLASTER	DUNN EDWARDS
15	2 PCE CLAY ROOF TILE		"MADERA BLEND"	U.S. TILE KIGHT
16	STONE VENEER	QUICKSTAC	"COASTAL BROWN"	CORNADO STONE
17	WOOD TRELLIS	STAIN	OLYMPIC STAIN #726	OLYMPIC STAIN
18	FABRIC AWNING	FABRIC	#665 "ALPINE"	SUNBRELLA OR APPROVED EQUAL
19	ALUM. WINDOWS	ALUMINUM		
20	INTERNALLY ILLUMINATED WALL SIGN			VERIFY LOCATION BASED ON SITE CONSTRAINTS AND SIGHT LINE. FURNISHED AND INSTALLED BY OTHERS - CONTRACTOR TO PROVIDE POWER TO J-BOX. SEE MARRIOTT SIGN MANUAL FOR SIGN DESIGN AND PLACEMENT.

NOTES AND LEGEND



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SUBMITTALS:

DATE	DESCRIPTION
9/15/08	BID SET
8/18/08	MARKUP BOOK REVIEW RESUBMITTAL
7/25/08	PLANNING COMMISSION SUBMITTAL
8/20/07	MARKUP BOOK REVIEW RESUBMITTAL
7/20/07	MARKUP BOOK REVIEW

REVISED:

NO.	DATE	DESCRIPTION

CONSULTANT:

NO.	DATE	DESCRIPTION

CONTRACT NO.:

NO.	DATE	DESCRIPTION

DATE:

NO.	DATE	DESCRIPTION

SCALE:

NO.	DATE	DESCRIPTION

CONSTRUCTION DOCUMENTS:

NO.	DATE	DESCRIPTION

CONTRACT NO.:

NO.	DATE	DESCRIPTION

DATE:

NO.	DATE	DESCRIPTION

SCALE:

NO.	DATE	DESCRIPTION

CONSTRUCTION DOCUMENTS:

NO.	DATE	DESCRIPTION

DATE:

NO.	DATE	DESCRIPTION

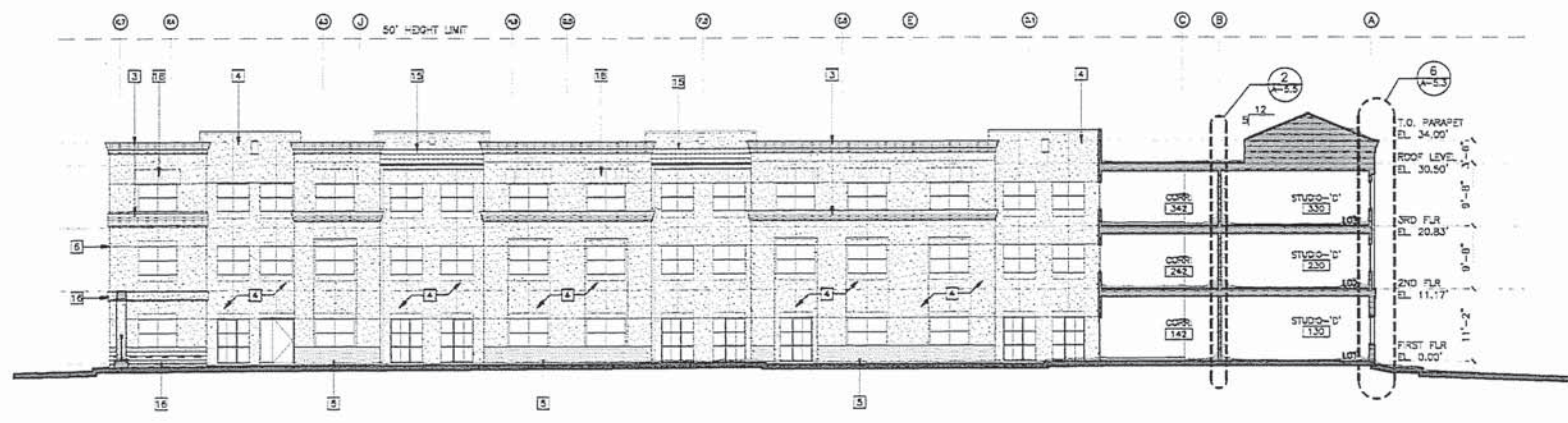
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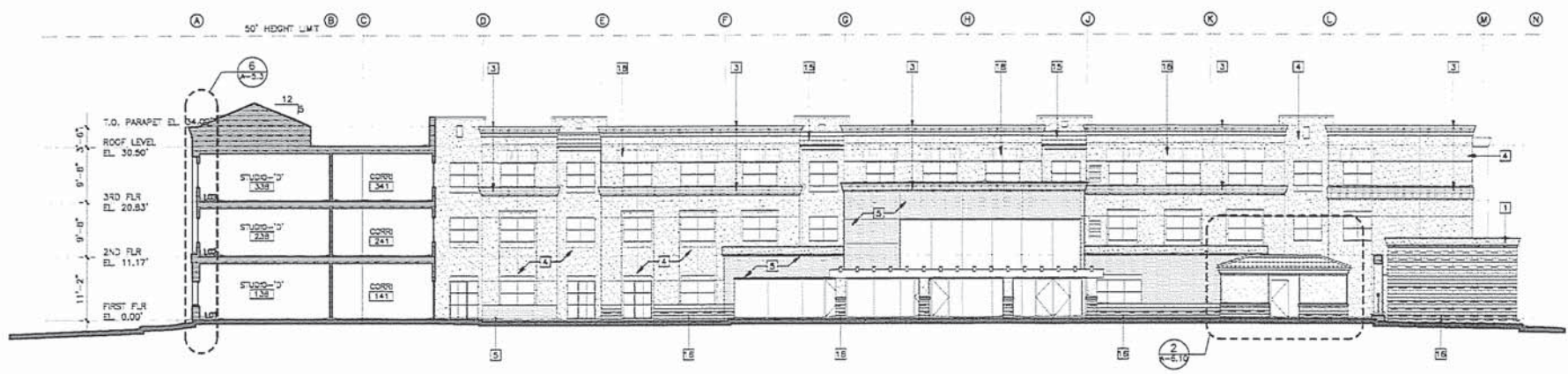
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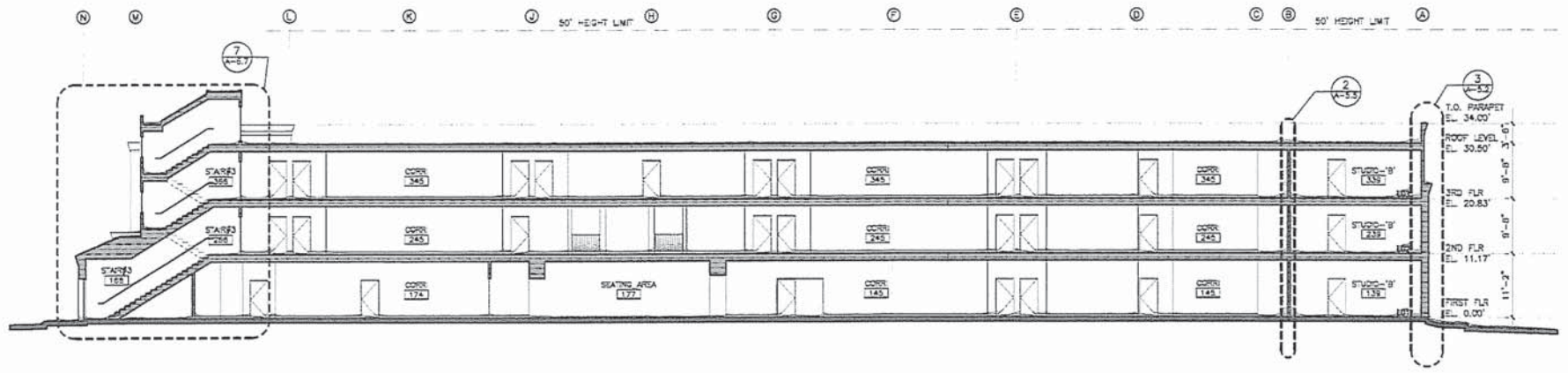




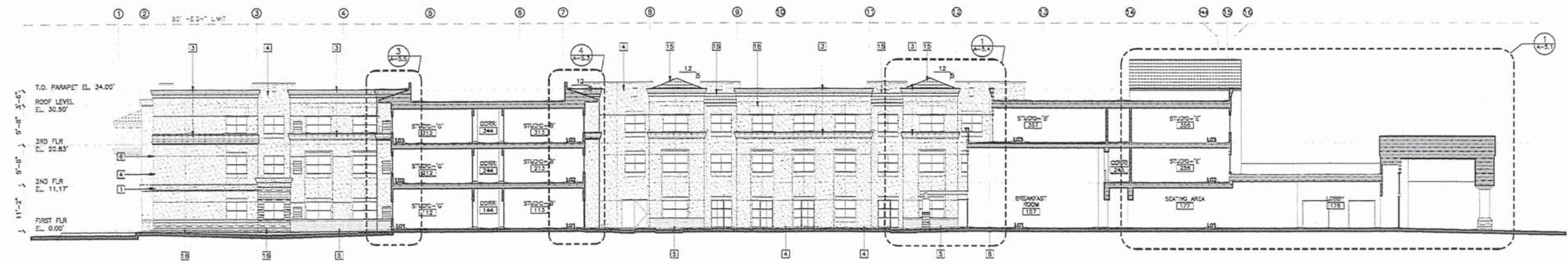
**SECTION 4** SCALE 3/32"=1'-0"



**SECTION 3** SCALE 3/32"=1'-0"



**SECTION - THRU STAIR #3** SCALE 3/32"=1'-0"



**SECTION - THRU LOBBY / BREAKFAST ROOM** SCALE 3/32"=1'-0"

Exterior Finish Schedule				
NO.	MATERIAL	FINISH	COLOR	GRAPHIC MANUFACTURER / REMARKS
1	EXT. CEMENT PLASTER	PAINT	DES103 "COOPER LAKE"	DUNN EDWARDS
2	EXT. CEMENT PLASTER	PAINT	DES116 "DOVE PLAINS"	DUNN EDWARDS
3	EXT. CEMENT PLASTER	PAINT	DES114 "DRY DUNE"	DUNN EDWARDS
4	EXT. CEMENT PLASTER	FINE SAND	X-85 "SANDSTONE"	LA HABRA STUCCO
5	EXT. CEMENT PLASTER	FINE SAND	XX-476 "VILLO"	LA HABRA STUCCO
6	PLASTER CONTROL JOINT	PAINT	MATCH WITH ADJACENT PLASTER	FRY REG. ET. DUNN-EDWARDS SEE DETAIL.
7	FOAM MOULDING 1	FINE SAND	#708 (BROWN)	OLYMPIC STAIN #708 SEE DETAIL. 12/AS.1
8	FOAM MOULDING 2	FINE SAND		
9	FOAM MOULDING 3	FINE SAND		
10	FOAM MOULDING 4	FINE SAND		
11	FOAM MOULDING 5	FINE SAND		
12	FOAM MOULDING 6	FINE SAND		
13	MEDIAN CAL. LOUVERS	PAINT	MATCH WITH ADJACENT PLASTER	DUNN EDWARDS
14	HOLLOW METAL DOOR	PAINT	MATCH WITH ADJACENT PLASTER	DUNN EDWARDS
15	2 PCE CLAY ROOF TILE		"MADERA BLEND"	U.S. TILE HEIGHT =
16	STONE VENEER	QUICKSTACK	"COASTAL BROWN"	CORNADO STONE
17	WOOD TRELLIS	STAIN	OLYMPIC STAN #726	OLYMPIC STAIN
18	FABRIC AWNING	FABRIC	"#665"ALPINE"	SUNBRELLA OR APPROVED EQUAL.
19	ALUM. WINDOWS	ALUMINUM		
20	INTERNALLY ILLUMINATED WALL SIGN			VERIFY LOCATION BASED ON SITE CONSTRAINTS AND SIGHT LINE. TURNISHED AND INSTALLED BY OTHERS - CONTRACTOR TO PROVIDE POWER TO J-BOX. SEE MARRIOTT SIGN MANUAL FOR SIGN DESIGN AND PLACEMENT.



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PROJECT:  
**RESIDENCE INN BY MARRIOTT**

GOLETA CALIFORNIA

OWNER:  
**R.D. OLSON DEVELOPMENT**  
293 MAIN STREET, THIRD FLR.  
RYDE, CA 92414  
949 474-2201  
949 22-8777 FAX

SUBMITTALS:

DATE	DESCRIPTION
9/15/08	BID SET
8/18/08	MARRIOTT SIGN REVIEW SUBMITTAL
7/25/08	PLANNING COMMISSION SUBMITTAL
8/20/07	MARRIOTT SIGN REVIEW SUBMITTAL
7/22/07	MARRIOTT SIGN REVIEW

REVISIONS:

NO.	DATE	DESCRIPTION

CONSULTANT:

NO.	DATE	DESCRIPTION

SHEET TITLE:

**BUILDING SECTIONS**

SCALE: AS NOTED

DATE: 7/7/09

BASEL: CONSTRUCTION DOCUMENTS

JOB NUMBER: 0650

SHEET NUMBER:

**A-4.1**



Exterior Finish Schedule

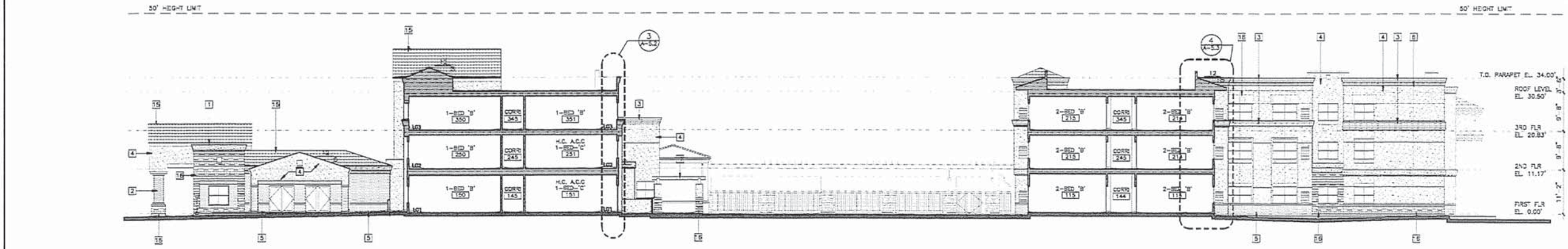
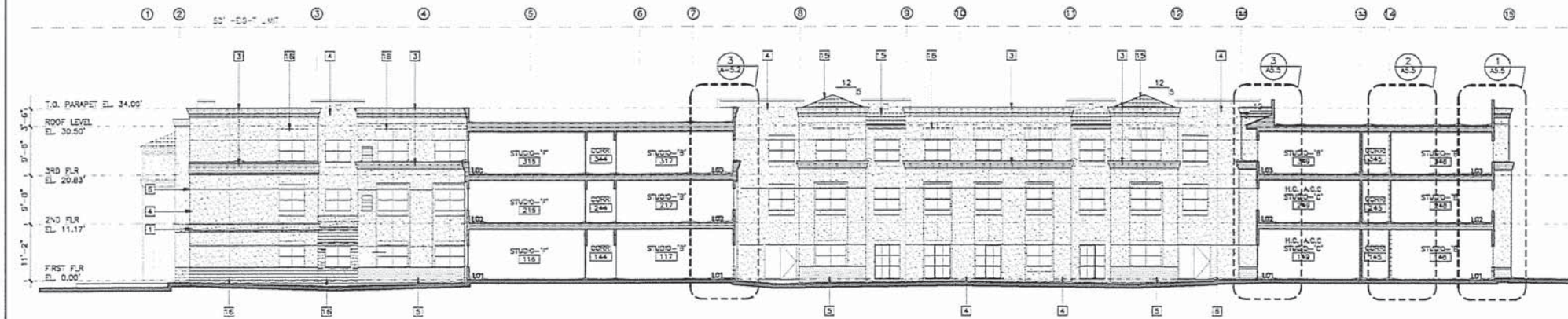
NO.	MATERIAL	FINISH	COLOR	GRAPHIC	MANUFACTURER / REMARKS
1	EXT. CEVNT PLASTER	PAINT	DE8103 "COOPER LAKE"	[Pattern]	DUNN EDWARDS
2	EXT. CEVNT PLASTER	PAINT	DE8116 "DOVE PLAINS"	[Pattern]	DUNN EDWARDS
3	EXT. CEVNT PLASTER	PAINT	DE8114 "DRY DUNE"	[Pattern]	DUNN EDWARDS
4	EXT. CEVNT PLASTER	FINE SAND	X-85 "SANDSTONE"	[Pattern]	LA HABRA STUCCO
5	EXT. CEVNT PLASTER	FINE SAND	XX-475 "VELVO"	[Pattern]	LA HABRA STUCCO
6	PLASTER CONTROL JOINT	PAINT	MATCH WITH ADJACENT PLASTER		FRY REGLET DUNN-EDWARDS SEE DETAIL
7	FOAM MOULDING 1	FINE SAND	#708 (BRWN)		OLYMPIC STAIN #708 SEE DETAIL 12/AS.1
8	FOAM MOULDING 2	FINE SAND			
9	FOAM MOULDING 3	FINE SAND			
10	FOAM MOULDING 4	FINE SAND			
11	FOAM MOULDING 5	FINE SAND			
12	FOAM MOULDING 6	FINE SAND			
13	MECHANICAL LOUVERS	PAINT	MATCH WITH ADJACENT PLASTER		DUNN EDWARDS
14	HOLLOW METAL DOOR	PAINT	MATCH WITH ADJACENT PLASTER		DUNN EDWARDS
15	2 PEECE CLAY ROOF TILE		"MADERA BLEND"	[Pattern]	U.S. TILE HEIGHT =
16	STONE VENEER	QUICKSTACK	"COASTAL BROWN"	[Pattern]	CORNADO STONE
17	WOOD TRELLIS	STAIN	OLYMPIC STAIN #726		OLYMPIC STAIN
18	FABRIC AWNING	FABRIC	#4655 "ALPINE"		SUNBRELLA OR APPROVED EQUAL
19	ALUM. WINDOWS	ALUMINUM			
20	INTERNALLY ILLUMINATED WALL SIGN				VERIFY LOCATION BASED ON SITE CONSTRAINTS AND SIGN LINE. FURNISHED AND INSTALLED BY OTHERS - CONTRACTOR TO PROVIDE POWER TO J-BOX. SEE MARRIOTT SIGN MANUAL FOR SIGN DESIGN AND PLACEMENT.

NOT USED SCALE 0"=0'-0" 4

NOT USED SCALE 0"=0'-0" 3

SECTION SCALE 3/32"=1'-0" 2

SECTION SCALE 3/32"=1'-0" 1



**GENE FONG ASSOCIATES**  
ARCHITECTURE • PLANNING • INTERIORS  
110 WESTWOOD BLVD., LOS ANGELES, CA 90024  
310-207-7522 310-207-7216 FAX

PROJECT:  
**RESIDENCE INN BY MARRIOTT**

GOLETA CALIFORNIA

OWNER:  
**R.D. OLSON DEVELOPMENT**  
2953 MAIN STREET, THIRD FLR.  
DOWNE, CA 92014  
(619) 474-2001  
(619) 222-3777 FAX

SUBMITALS:

9/15/08	BID SET
8/18/08	MARKET 30K REVIEW RESUBMITTAL
7/25/08	PAINTS/ FINISHES SUBMITTAL
8/20/07	MARKET 30K REVIEW RESUBMITTAL
7/20/07	MARKET 30K REVIEW

REV'S ONE:


CONSULTANT:

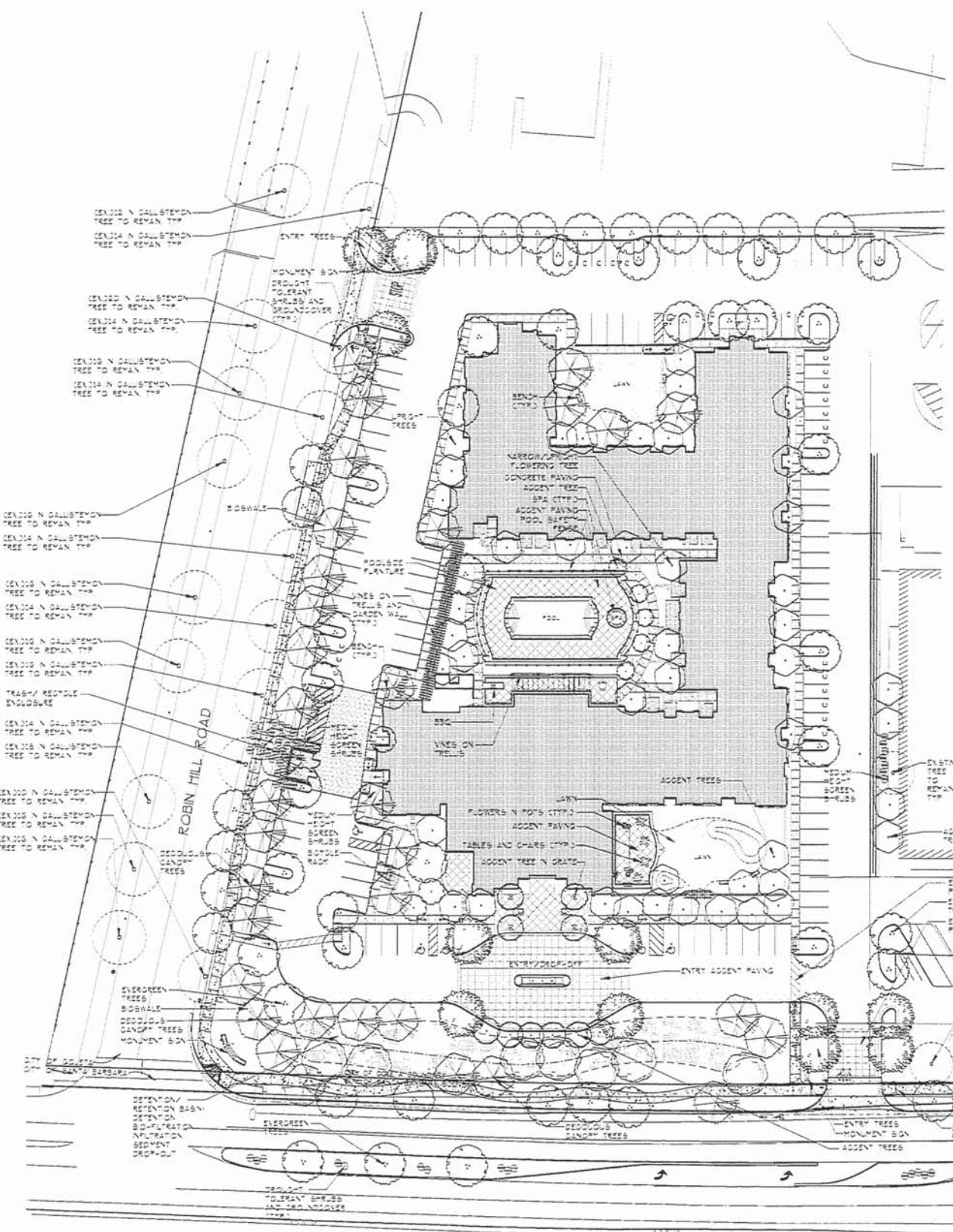
SHEET TITLE:  
**BUILDING SECTIONS**

SCALE: AS NOTED  
DATE: 7/7/09  
PHASE: CONSTRUCTION DOCUMENTS  
JOB NUMBER: 0650  
SHEET NUMBER:

**A-4.2**







BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>		
JACARANDA VYDOS FOLIA	JACARANDA	24 BOX
CELESTINE	CELESTINE	12 BOX
PALMIA	PALMIA	12 BOX
... (repeated for other tree types)	...	...
<b>SHRUBS AND GROUNDCOVER</b>		
YACON	YACON	3 GAL
... (repeated for other shrub types)	...	...

**DESIGN CONCEPT**

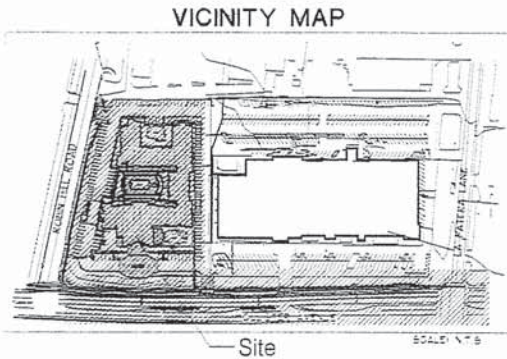
SUSTAINABLE DEVELOPMENT HAS BEEN DEFINED AS DEVELOPMENT THAT MEETS THE NEEDS OF THE PRESENT WITHOUT COMPROMISING THE ABILITY OF FUTURE GENERATIONS TO MEET THEIR NEEDS. AS RESPONSIBLE LANDSCAPE ARCHITECTS WE ARE ALWAYS WORKING WITH THE LONG-TERM FUTURE AND AN ESSENTIAL COMPONENT OF OUR DESIGN PHILOSOPHY IS A LASTING POSITIVE OUTCOME FOR THE CLIENT, THE COMMUNITY AND THE ENVIRONMENT. THE VALUES WE HOLD DEAREST ARE THOSE OF ENVIRONMENTAL SUSTAINABILITY AND THE IMPLICATIONS OF OUR WORK FOR FUTURE GENERATIONS.

A QUALIFIED PROFESSIONAL EXPERIENCE OF MORE THAN 40 YEARS HAS BEEN THE TEAM AT THE OFFICE OF KATIE O'REILLY RODGERS PRACTICING SUSTAINABLE PRACTICES LONG BEFORE IT BECAME A PRESENT LEVEL OF DESIGN CONSCIOUSNESS. TO THE OFFICE OF KATIE O'REILLY RODGERS PRACTICING SUSTAINABILITY IS SYNONYMOUS WITH LANDSCAPE ARCHITECTURE AND THE FIRM'S PROFESSIONAL APPROACH HAS CONSEQUENTLY IMPLEMENTED THESE PRACTICES THROUGHOUT THE DURATION OF THEIR PRACTICE.

THE PLAN DEMONSTRATES THE NEED FOR A GREEN INFRASTRUCTURE CORRELATED WITH ARCHITECT'S DESIGN SOLUTIONS TO CREATE A LIVED AND HARMONIOUS ENVIRONMENT. OUR APPROACH WILL ENSURE THAT THIS IS ACHIEVED THROUGH A DEVELOPMENT THAT INTEGRATES RESOURCING, SOUPLE AND FLEXIBLE CODES HAVING JURISDICTION AND SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE.

CONTRACTOR SHALL COORDINATE AND INSTALL REGIGATION SLEEVES UNDER PAVED AREAS PRIOR TO HARD SURFACE INSTALLATION.

CONTRACTOR SHALL PROVIDE AN AS-BUILT PLAN UPON INSTALLATION COMPLETION.



THE OFFICE OF  
**KATIE O'REILLY RODGERS**  
 ARCHITECTS  
 LANDSCAPE ARCHITECTS  
 114 EAST OF LA CLUITER AVENUE, EAST HARRINGTON, CA 91331  
 TEL: 818 333-8888

**SB CITY SUBMITTAL**

7/01/09

GENE FONG ASSOCIATES

1107 OLENDON AVENUE  
 LOS ANGELES, CA 90024  
 (213) 226-7500 FAX: (213) 226-7515

**5**

**RESIDENCE INN BY MARRIOTT**  
 GOLETA CALIFORNIA

**PRELIMINARY LANDSCAPE PLAN**  
 SCALE: 1"=30'-0"



**EASEMENT NOTES**

- (NUMBER CORRESPONDS TO ITEM NUMBER IN PRELIMINARY TITLE REPORT. NOT ALL EXCEPTION ITEMS ARE NOTED.)
- A VARIABLE WIDTH EASEMENT FOR PUBLIC ROAD PURPOSES AS GRANTED TO THE COUNTY OF SANTA BARBARA (CITY OF GOLETA) IN THE DOCUMENT RECORDED JUNE 5, 1959, AS INSTRUMENT NO. 18325, BOOK 1633, PAGE 86 OF OFFICIAL RECORDS. (ITEM 1)
  - A VARIABLE WIDTH EASEMENT FOR SEWER LINE, WATER COURSE AND DRAINAGE WAY PURPOSES IN THE DOCUMENT RECORDED JANUARY 27, 1991, AS INSTRUMENT NO. 2800, IN BOOK 1823, PAGE 50 OF OFFICIAL RECORDS. (ITEM 2)
  - A VARIABLE WIDTH EASEMENT FOR SANITARY SEWER, WATER COURSE AND DRAINAGE WAY PURPOSES AS GRANTED TO ROBIN HILL CORPORATION AND C. D. WOOLSEY, HAZEL P. WOOLSEY AND DONALD P. WOOLSEY IN THE DOCUMENT RECORDED OCTOBER 20, 1991, AS INSTRUMENT NO. 37444, BOOK 1879, PAGE 144 OF OFFICIAL RECORDS. (ITEM 3)
  - AN EASEMENT FOR PUBLIC ROAD PURPOSES AS GRANTED TO THE COUNTY OF SANTA BARBARA IN THE DOCUMENT RECORDED JANUARY 21, 1972, AS INSTRUMENT NO. 2224, BOOK 2383, PAGE 902 OF OFFICIAL RECORDS. (ITEM 4)
  - A VARIABLE WIDTH EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY IN THE DOCUMENT RECORDED JUNE 19, 1973, AS INSTRUMENT NO. 23657, BOOK 2467, PAGE 783 OF OFFICIAL RECORDS. (ITEM 5)
  - A VARIABLE WIDTH EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY IN THE DOCUMENT RECORDED JULY 11, 1950, AS INSTRUMENT NO. 90-045911 OF OFFICIAL RECORDS. (ITEM 6)
  - THE FACT THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE GOLETA OLD TOWN REDEVELOPMENT AGENCY, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED IN THE DOCUMENT RECORDED AUGUST 10, 1998, AS INSTRUMENT NO. 98-096052 OF OFFICIAL RECORDS. (ITEM 7)
  - AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY IN THE DOCUMENT RECORDED OCTOBER 23, 2003, AS INSTRUMENT NO. 2003-014916 OF OFFICIAL RECORDS. THERE IS NO LEGAL DESCRIPTION OF THE EASEMENT IN SAID DOCUMENT, ONLY AN EXHIBIT SHOWING THE APPROXIMATE LOCATION OF A 10' X 10' EASEMENT. PARTIES AGREE THAT THE EASEMENT SHOWN ON THE EXHIBIT WILL BE REPLACED WITH A METES AND BOUNDS DESCRIPTION BASED ON THE AS-BUILT LOCATION OF THE FACILITY. (ITEM 8)
  - MATTERS CONTAINED IN A DOCUMENT ENTITLED "SEWER SERVICE AGREEMENT" BY AND BETWEEN 8300 HOLLISTER ASSOCIATES, L.P. AND GOLETA SANITARY DISTRICT IN THE DOCUMENTS RECORDED MAY 10, 2004, AS INSTRUMENT NO. 2004-005062; MAY 10, 2004, AS INSTRUMENT NO. 2004-005063; AND MAY 10, 2004, AS INSTRUMENT NO. 2004-005064, ALL OF OFFICIAL RECORDS, AGREEMENT IS OVER THE ENTIRE PARCEL. (ITEM 9)

**LEGAL DESCRIPTION**

THAT PORTION OF RANCHO LOS DOS PUERTOS, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST-CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED TO RAYHEON MANUFACTURING COMPANY, RECORDED FEBRUARY 28, 1957 AS INSTRUMENT NO. 4219 IN BOOK 1432, PAGE 370 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, BEING A POINT ON THE NORTHERLY LINE OF HOLLISTER AVENUE, AS SHOWN ON A MAP OF SURVEY FILED IN BOOK 24 AT PAGE 52 OF RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE LEAVING SAID NORTHERLY LINE OF HOLLISTER AVENUE AND FOLLOWING ALONG THE EASTERLY LINE OF SAID RAYHEON TRACT OF LAND, NORTH 37°22'25" WEST, 507.70 FEET TO A POINT FROM WHICH THE NORTHEAST-CORNER THEREOF BEARS NORTH 37°22'25" WEST, 306.84 FEET; THENCE LEAVING SAID EASTERLY LINE OF SAID RAYHEON TRACT OF LAND PARALLEL WITH THE NORTHERLY LINE OF SAID HOLLISTER AVENUE AND DISTANT 500.00 FEET NORTHERLY THEREFROM MEASURED AT RIGHT ANGLES THERETO, NORTH 76°30' EAST 70.29 FEET; THENCE CONTINUING PARALLEL WITH THE NORTHERLY LINE OF HOLLISTER AVENUE AND DISTANT 500.00 FEET NORTHERLY THEREFROM MEASURED AT RIGHT ANGLES THERETO, NORTH 74°19' EAST AT 532.19 FEET TO THE SOUTHERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED TO TILTON-VINTURA CORPORATION, A NEVADA CORPORATION, RECORDED JULY 23, 1958 AS INSTRUMENT NO. 17238 IN BOOK 1541 AT PAGE 91 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; 532.75 FEET TO THE SOUTH-EAST-CORNER OF SAID LAST MENTIONED TRACT OF LAND ON THE WESTERLY LINE OF LA PATERA ROAD 60 FEET IN WIDTH AS DESCRIBED IN THE DEED TO THE COUNTY OF SANTA BARBARA, RECORDED IN BOOK 29 AT PAGE 285 OF DEEDS, RECORDS OF SAID COUNTY; THENCE ALONG SAID WESTERLY LINE OF LA PATERA ROAD, SOUTH 105°13'00" EAST, 501.78 FEET TO THE NORTHERLY LINE OF HOLLISTER AVENUE; THENCE ALONG SAID NORTHERLY LINE, SOUTH 74°19' WEST, 900.55 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 76°30' WEST 188.50 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED IN THE DEED TO THE COUNTY OF SANTA BARBARA, RECORDED DECEMBER 7, 1992 AS INSTRUMENT NO. 51995 IN BOOK 1956 AT PAGE 463 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ONE-HALF OF ANY AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES WITHIN AND UNDER THE ABOVE DESCRIBED PROPERTY MORE THAN 500 FEET BELOW THE SURFACE THEREOF AND/OR PRODUCEABLE THEREFROM OR THEREIN, WITHOUT, HOWEVER, ANY SUBSTANCE WITHIN OR UNDER SAID PROPERTY WITH RESPECT THERETO, AS RESERVED IN DEED FROM JAMES WILLIAMS, JR. AS EXECUTOR OF THE WILL OF JAMES C. WILLIAMS, DECEASED, RECORDED JANUARY 27, 1951 AS INSTRUMENT NO. 2603, IN BOOK 1820, PAGE 50 OF OFFICIAL RECORDS.

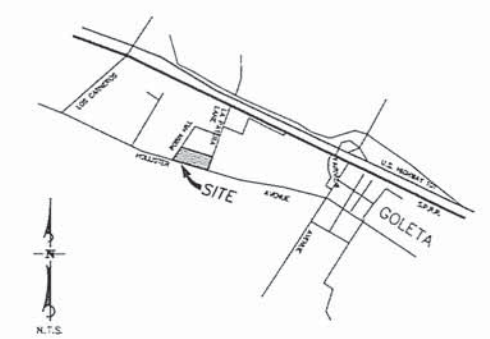
**PROPOSED EASEMENTS**

- 10' FOOT NONEXCLUSIVE EASEMENT FOR SEWER LINE PURPOSES, IN FAVOR OF UPRC.
- 10' WIDE NONEXCLUSIVE EASEMENT FOR STORM DRAIN PURPOSES.

**SURVEYOR'S NOTES**

- 1. MAPPING:**  
THE TOPOGRAPHIC/PLANIMETRIC INFORMATION SHOWN HEREON WAS COMPILED FROM DATA COLLECTED IN A CONVENTIONAL FIELD SURVEY UNDERTAKEN BY PENFIELD & SMITH IN DECEMBER 2006 AND JANUARY 2007 AT THE REQUEST OF R.J. OLSON.  
THE CONVENTIONAL FIELD SURVEY WAS SUPPLEMENTED BY TOPOGRAPHIC/PLANIMETRIC MAPPING COMPILED FROM AERIAL PHOTOGRAPHY DATED MARCH 27, 2006, PREPARED BY GOLDEN STATE AERIAL SURVEYS, INC. AND BY PLANIMETRIC DATA FOR OFFICE FEATURES PROVIDED BY WATERS LAND SURVEYING.
- 2. BOUNDARY AND EASEMENT INFORMATION:**  
THIS MAP WAS PREPARED IN CONJUNCTION WITH PRELIMINARY TITLE REPORT ISSUED BY LAND AMERICA LAWYERS TITLE COMPANY AS FILE NO. 1020882, DATED JANUARY 19, 2007 AT 7:30 A.M., AND RECORD MAPPING ON FILE WITH THE COUNTY RECORDER OF SAID COUNTY. SAID TITLE REPORT IS PROGRAMMED TO BE COMPLETE AND ACCURATE. PENFIELD & SMITH DOES NOT WARRANT THE COMPLETENESS OR ACCURACY OF SAID TITLE REPORT.  
THIS SURVEY RIED TO SEVERAL MONUMENTS OF RECORD IN ORDER TO ORIENT THE COMPILED BOUNDARIES, EASEMENTS, AND PLANIMETRIC DATA TO THE PROJECT DATUM.
- 3. BASIS OF BEARINGS AND COORDINATES:**  
THE BEARING OF NORTH 03°22'25" WEST FOR THE LINE OF THE EASTERLY RIGHT OF WAY OF ROBIN HILL ROAD, AS SHOWN ON RECORD OF SURVEY FILED WITH THE COUNTY RECORDER IN THE COUNTY OF SANTA BARBARA, CALIFORNIA IN BOOK 114 PAGE 9 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.
- 4. ELEVATIONS:**  
ELEVATIONS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83), DESIGNED LOCALLY BY LEVEL TIES TO A 3" BRASS CAP STAMPED "UNITED STATES COAST AND GEODETIC SURVEY 4371 1949" IN A CONCRETE FLAG POLE BASE IN FRONT OF THE SANTA BARBARA AIRPORT ADMINISTRATION BUILDING. ELEVATION: 15.80 FEET.  
SEE CONTROL POINT LISTING

**VICINITY MAP**



**SITE INFORMATION**

ASSESSOR'S PARCEL NUMBER: 073-050-020  
 SITE ADDRESS: 6300 HOLLISTER AVENUE, GOLETA, CA.  
 SETBACKS:  
 FRONT: (A) SETBACKS FOR M-EP ARE EIGHTY (80) FEET FROM THE CENTERLINE AND FIFTY (50) FEET FROM THE RIGHT-OF-WAY LINE OF ANY STREET. (B) FROM SECONDARY INTERIOR STRIPES OF AN INDUSTRIAL RESEARCH PARK, TWENTY (20) FEET FROM THE RIGHT-OF-WAY LINE OF THE STREET.  
 SIDE YARDS: (A) TEN (10) FEET. (B) ON CORNER LOTS, THE SIDE YARD ALONG THE STREET SHALL CONFORM TO THE FRONT SETBACK OF 20-2 STREET.  
 REAR YARDS: (A) TEN (10) FEET. (B) FOR ANY LOT THAT HAS A REAR BOUNDARY WHICH ADJUTS A LOT ZONED RESIDENTIAL, FIFTY (5) FEET.  
 COVERAGE: NOT MORE THAN THIRTY-FIVE (35) PERCENT OF THE NET AREA OF THE PROPERTY SHALL BE COVERED BY BUILDINGS OR STRUCTURES.  
 HEIGHT RESTRICTIONS: NO BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT OF THIRTY-FIVE (35) FEET, PER ARTICLE II SECTION 35.233.11 OF THE INLAND ZONING ORDINANCE.  
 NOTE: THE SETBACKS SHOWN HEREON ARE CURRENT SETBACKS AND MAY NOT REFLECT THE ZONING OR SETBACK REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION. FOR SITE ZONING COMPLIANCE PROPERTY MUST BE REVIEWED BY CITY PLANNING DEPARTMENT.  
 FLOOD ZONE:  
 THE FLOOD ZONE DESIGNATION FOR THIS SITE IS ZONE "A1" PER FIRM PANEL NO. 05040C 1362 DATED SEPTEMBER 30TH, 2005. FLOOD ZONE "A1" IS DEFINED AS AN AREA INDICATED BY 100-YEAR FLOODING FOR WHICH BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THE BASE FLOOD ELEVATION FOR THIS SITE IS 14 FEET (MVD 1929 DATUM). THE PROPOSED FINISHED FLOOR ELEVATIONS ARE SHOWN HEREON.

**UTILITY PROVIDERS**

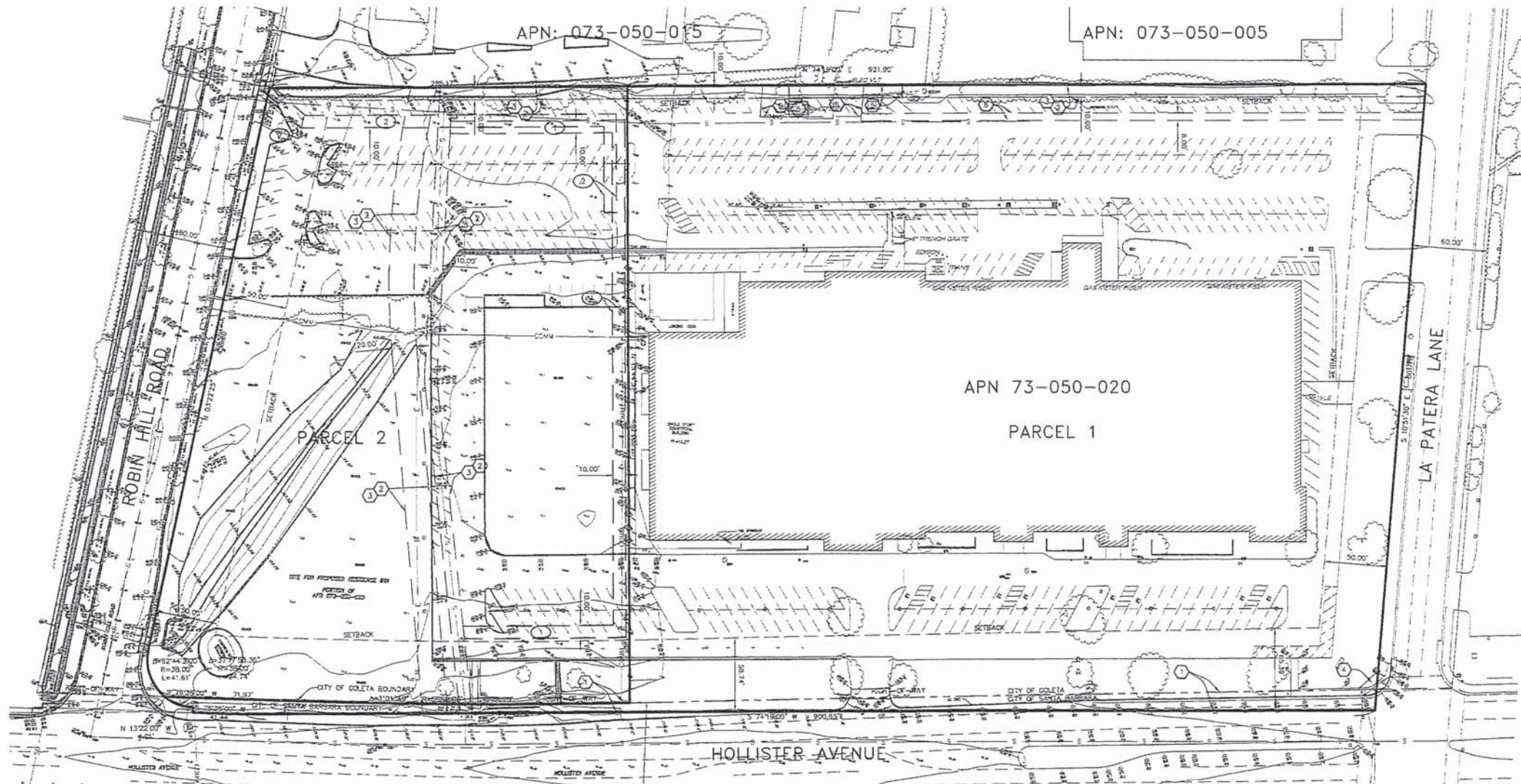
WATER: GOLETA WATER DISTRICT  
 SEWAGE DISPOSAL: GOLETA SANITARY DISTRICT  
 GAS: THE GAS COMPANY  
 ELECTRIC: SOUTHERN CALIFORNIA EDISON  
 CABLE TV: COX COMMUNICATIONS  
 TELEPHONE: VERIZON

**LAND USE DESIGNATIONS**

EXISTING ZONING: MRP (INDUSTRIAL RESEARCH PARK)  
 EXISTING GENERAL PLAN DESIGNATION: BP - BUSINESS PARK  
 PROPOSED ZONING: MRP-BUSINESS PARK WITH PROPOSED HOTEL OVERLAY ORDINANCE  
 PROPOSED GENERAL PLAN DESIGNATION: BP - BUSINESS PARK WITH PROPOSED HOTEL OVERLAY ORDINANCE  
 THE SUBJECT PROPERTY ALSO LIES WITHIN A FLIGHT APPROACH AND A FLIGHT CLEARANCE OVERLAY PER SECTION 35-247 OF THE INLAND ZONING ORDINANCE. SAID FLIGHT APPROACH AND FLIGHT CLEARANCE OVERLAY ARE NOT PLOTTABLE.

**LAND AREA CALCULATIONS**

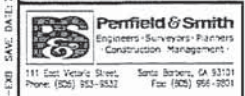
EXISTING PARCEL: 10.58 ACRES GROSS, 10.71 ACRES NET  
 PROPOSED LOT ONE: 7.14 ACRES GROSS, 6.90 ACRES NET  
 PROPOSED LOT TWO: 3.81 ACRES GROSS AND NET



**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

KENNETH J. WILSON  
 P.S. 7911  
 EXPIRES 12-31-07



**OWNER'S CERTIFICATE**

WE HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PLAN AND CERTIFY THAT WE ARE THE LEGAL OWNERS AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

6300 HOLLISTER ASSOCIATES  
 500 E. FISHBANK DRIVE, SUITE 470  
 GOLETA, CA 93036  
 (805) 485-3193  
 RUSSELL GOODMAN, PRESIDENT  
 SIGNATURE: \_\_\_\_\_

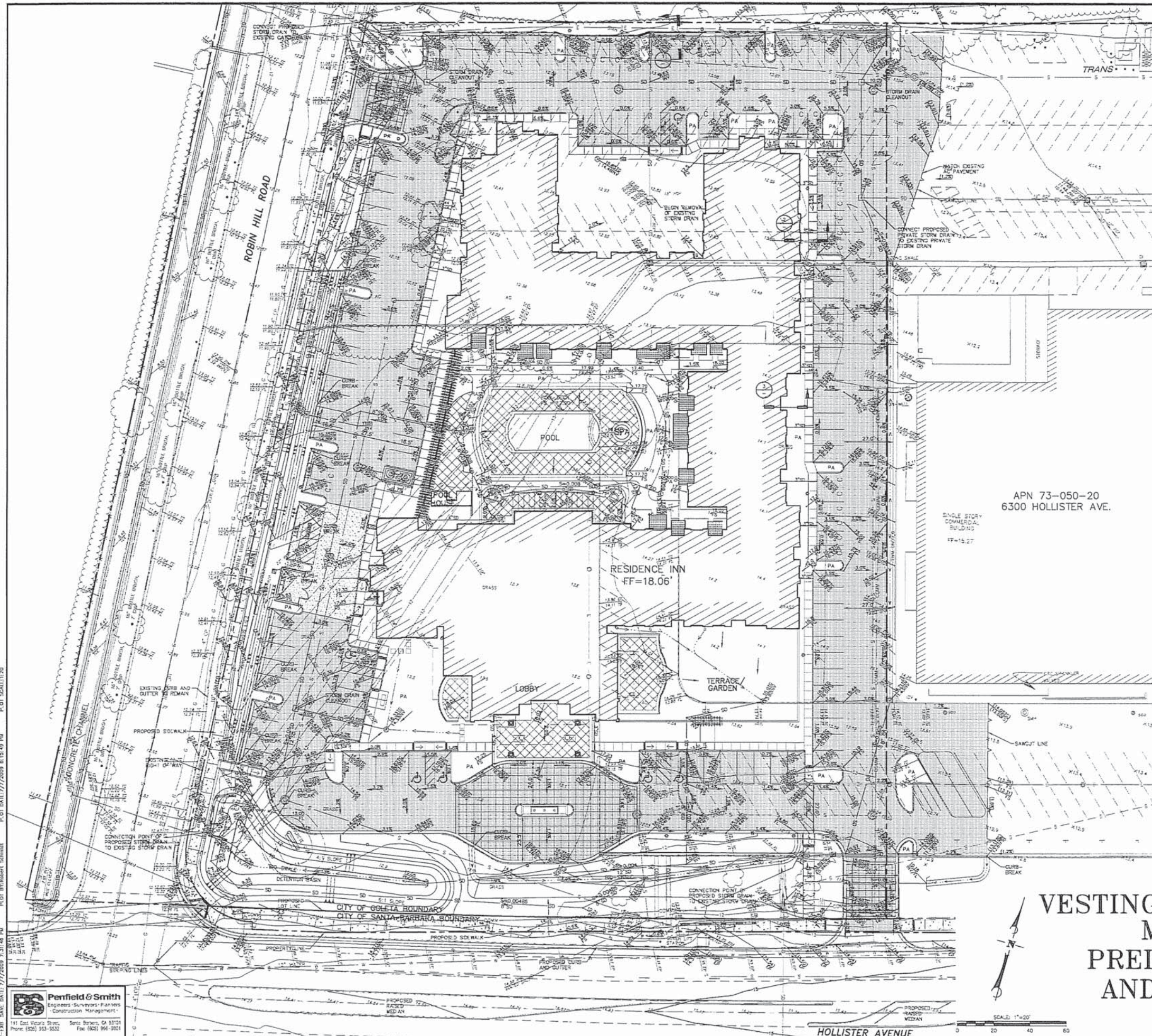
**SHEET INDEX**

- SHEET 1: BOUNDARY AND EASEMENT INFORMATION
- SHEET 2: PRELIMINARY ZONING AND OVERLAY PLAN
- SHEET 3: PRELIMINARY HOLLISTER AVENUE PLAN
- SHEET 4: PRELIMINARY UTILITY PLAN
- SHEET 5: EXISTING CONDITIONS (TOPOGRAPHIC MAP)
- SHEET 6: PRELIMINARY STREET LIGHTING PLAN

**VESTING TENTATIVE PARCEL MAP NO. 32031  
 A PROPOSED SUBDIVISION  
 OF APN 073-050-020**

RESIDENCE INN  
 CITY OF GOLETA, CALIFORNIA  
 JULY 7, 2009





- LEGEND**
- SD — PROPOSED STORM DRAIN
  - BMP — PROPOSED BMP FLOW DIRECTION
  - CB — PROPOSED CATCH BASIN
  - SE — SPOT ELEVATION
  - PA — PLANTER AREA
  - DRAINAGE FLOW DIRECTION

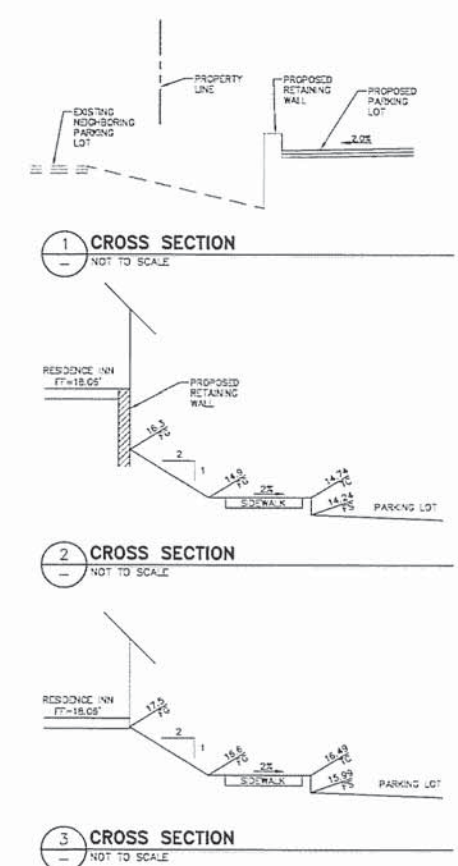
**EARTHWORK QUANTITIES**

ESTIMATED EARTHWORK QUANTITIES - RAW QUANTITIES  
 CUT = 500 C.Y. FILL = 17,200 C.Y.

THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE. EXISTING GROUND IS DEFINED BY THE TOPOGRAPHIC CONTOURS AND/OR SPOT ELEVATIONS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. PROPOSED SUBGRADE ELEVATION IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED BENEATH PAVEMENTS OR STRUCTURES.

THE ABOVE QUANTITIES ARE FOR BUILDING PERMIT PURPOSES ONLY AND HAVE NOT BEEN FACTORED TO INCLUDE ALLOWANCES FOR BULKING, CLEARING AND GRUBBING, SLOTTING, SHREKING, OVER EXCAVATION AND RECOMPACTION, UNDERGROUND UTILITY AND SUBSTRUCTURE SPOLS AND CONSTRUCTION METHODS.

THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.



APN 73-050-20  
 6300 HOLLISTER AVE.

RESIDENCE INN  
 FF=18.06'

SINGLE STORY  
 COMMERCIAL  
 BUILDING  
 FF=15.27

**VESTING TENTATIVE PARCEL  
 MAP NO. 32031  
 PRELIMINARY GRADING  
 AND DRAINAGE PLAN**

RESIDENCE INN  
 CITY OF GOLETA, CALIFORNIA  
 JULY 7, 2009

42-2301, DATE: 7/7/2009, 7:31:48 PM, PLOT DATE: 7/7/2009, 8:15:49 PM, PLOT SCALE: 1:20  
 PLOT DATE: 7/7/2009, 8:15:49 PM, PLOT SCALE: 1:20  
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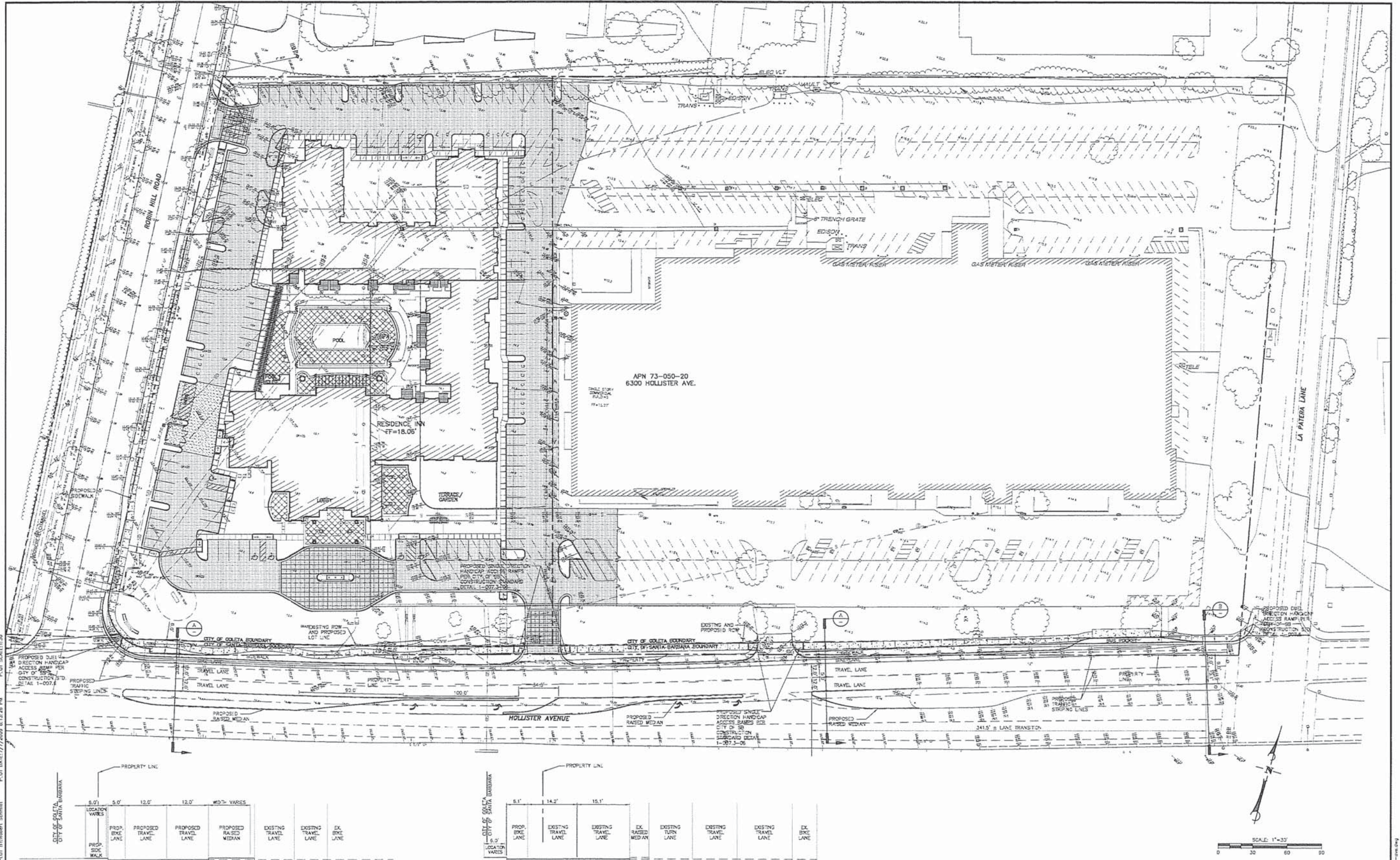
**Penfield & Smith**  
 Engineers & Surveyors  
 Construction Management

111 East Victoria Street, Santa Barbara, CA 93101  
 Phone: (805) 963-9532 Fax: (805) 966-9531

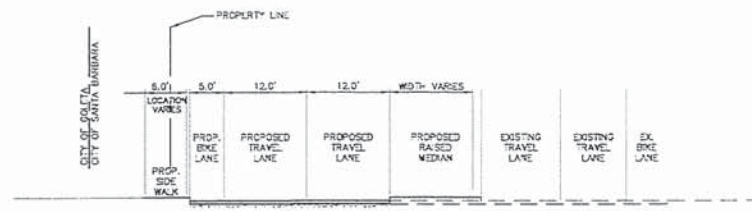


SCALE: 1"=20'

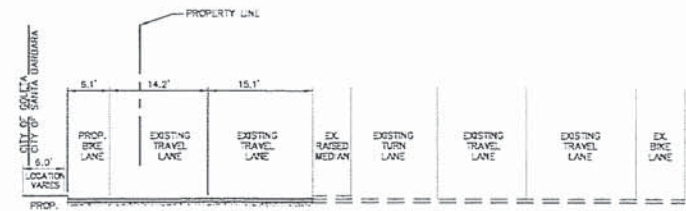




42-3201 SAV. DATE: 7/7/2009 7:35:44 PM PLOT DATE: 7/7/2009 8:13:26 PM PLOT SCALE: 1/32  
 PLOT BY: Robert Schmitt



**A HOLLISTER AVENUE SECTION**  
NOT TO SCALE



**B HOLLISTER AVENUE SECTION**  
NOT TO SCALE

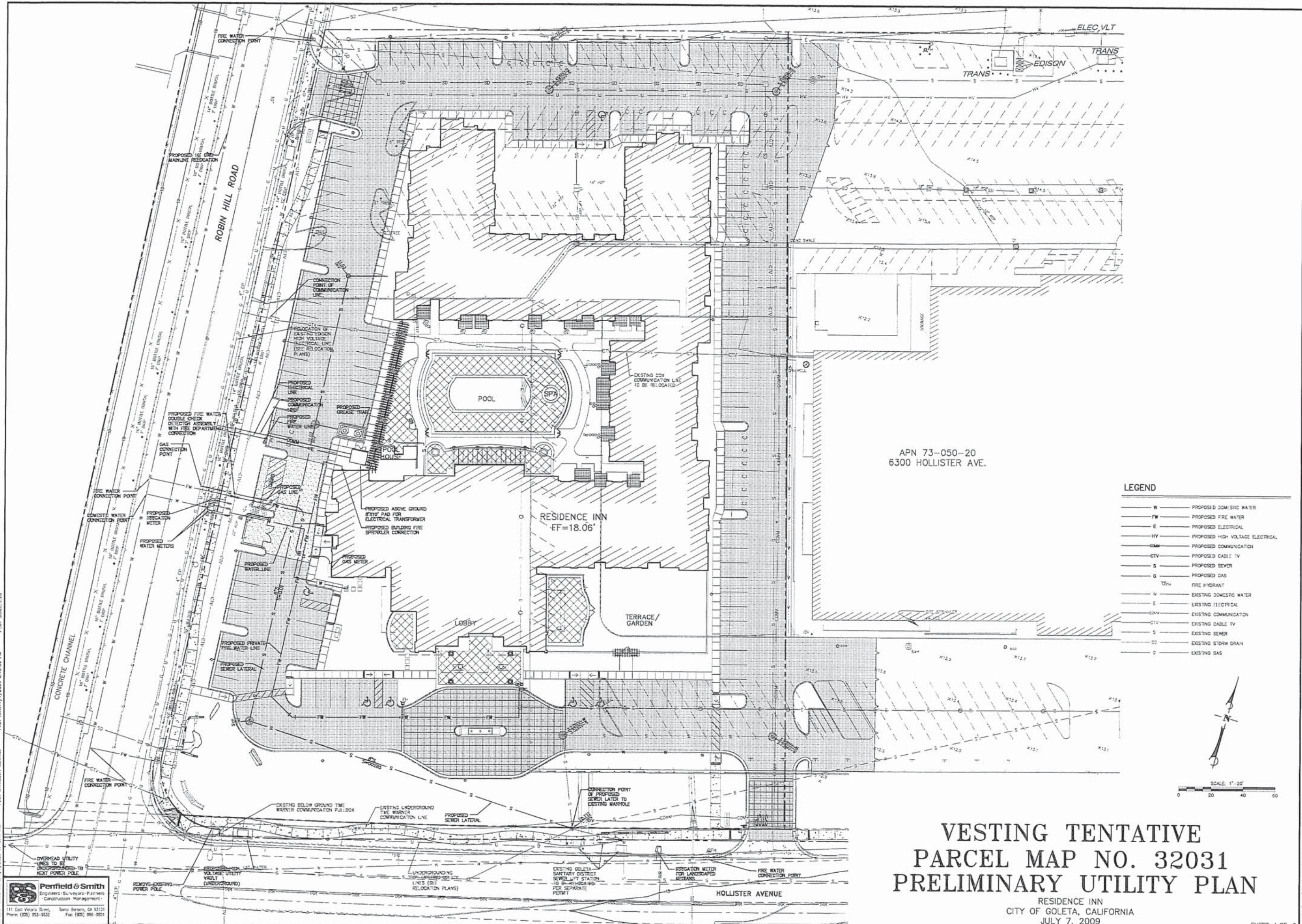
# VESTING TENTATIVE PARCEL MAP NO. 32031 PRELIMINARY HOLLISTER AVENUE PLAN

RESIDENCE INN  
 CITY OF GOLETA, CALIFORNIA  
 JULY 7, 2009





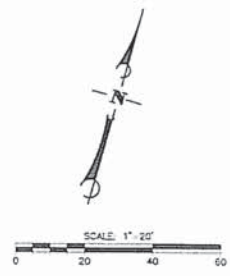




APN 73-050-20  
6300 HOLLISTER AVE.

**LEGEND**

W	PROPOSED DOMESTIC WATER
FW	PROPOSED FIRE WATER
E	PROPOSED ELECTRICAL
HV	PROPOSED HIGH VOLTAGE ELECTRICAL
CM	PROPOSED COMMUNICATION
CTV	PROPOSED CABLE TV
S	PROPOSED SEWER
G	PROPOSED GAS
Fire Hydrant	FIRE HYDRANT
W	EXISTING DOMESTIC WATER
E	EXISTING ELECTRICAL
CM	EXISTING COMMUNICATION
CTV	EXISTING CABLE TV
S	EXISTING SEWER
SD	EXISTING STORM DRAIN
G	EXISTING GAS



**VESTING TENTATIVE  
PARCEL MAP NO. 32031  
PRELIMINARY UTILITY PLAN**

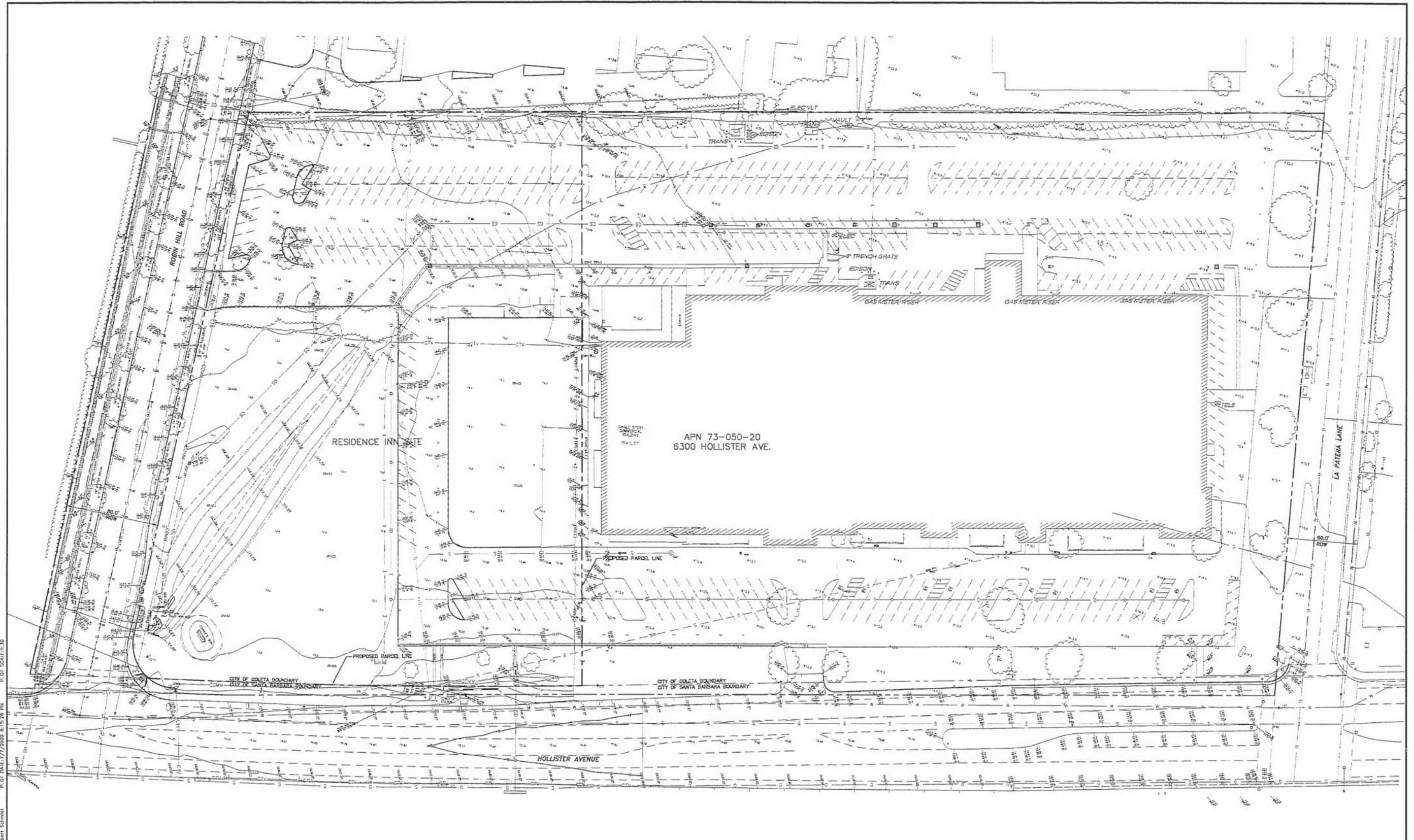
RESIDENCE INN  
CITY OF GOLETA, CALIFORNIA  
JULY 7, 2009

42-230-240-241 DATE: 7/7/2009 7:48:11 PM PLOT BY: Robert Schmitt PLOT DATE: 7/7/2009 8:15:02 PM PLOT SCALE: 1/16"=1'-0"

**Penfield & Smith**  
Engineers-Surveyors-Planners  
Construction Management  
111 East Victoria Street, Santa Barbara, CA 93101  
Phone: (805) 953-9332 Fax: (805) 956-3001

DRAWING: Vesting Tentative Parcel Map No. 32031





42-2-100 SAV: DATE: 7/7/2009 2:01:32 PM  
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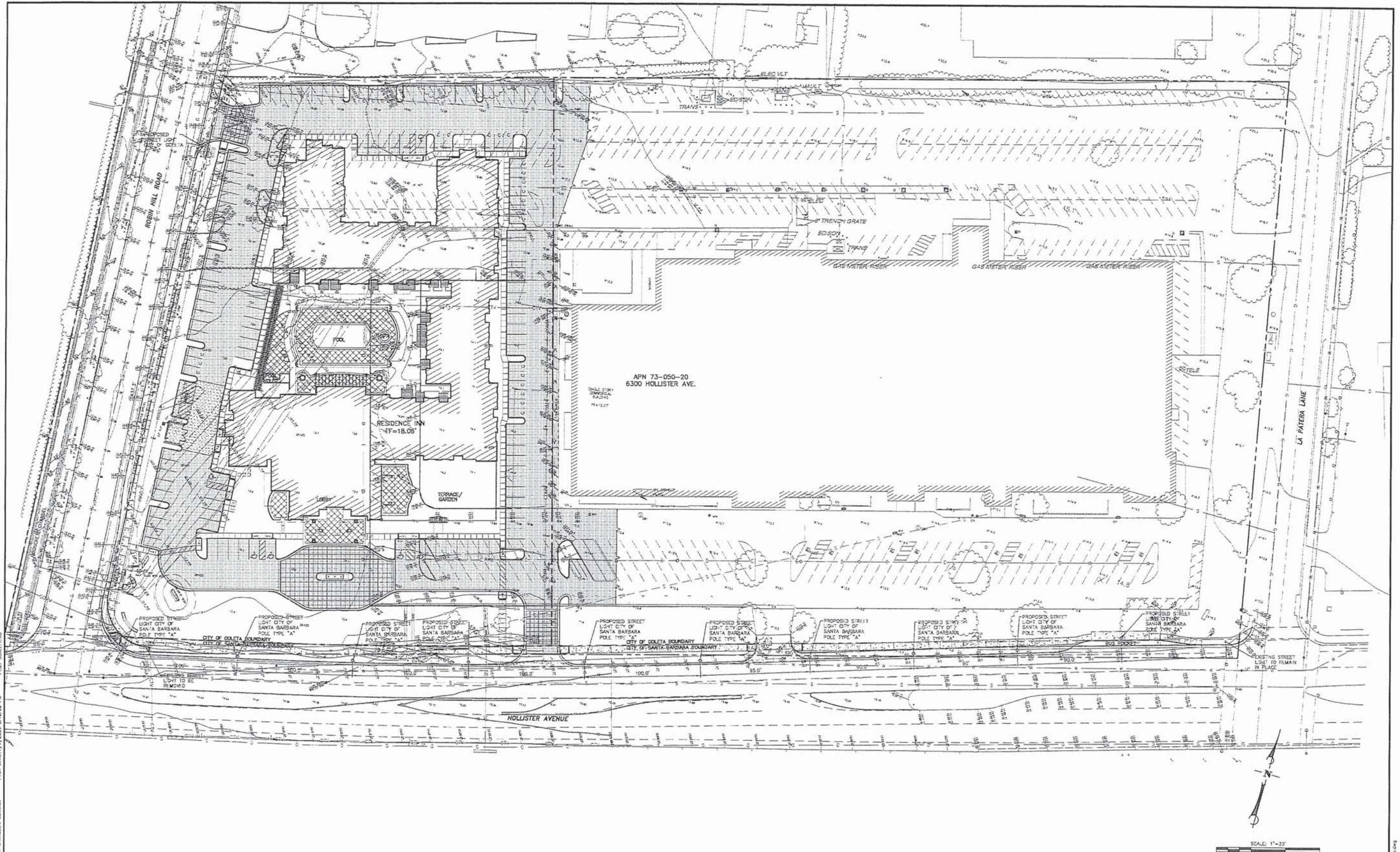
**Penfield & Smith**  
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 Construction Management  
 111 East Victoria Street, Santa Barbara, CA 93101  
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## VESTING TENTATIVE PARCEL MAP NO. 32031 EXISTING CONDITION TOPOGRAPHIC MAP

RESIDENCE INN  
 CITY OF GOLETA, CALIFORNIA  
 JULY 7, 2009





APN 73-050-20  
6300 HOLLISTER AVE.

RESIDENCE INN  
SF=18,00'

# VESTING TENTATIVE PARCEL MAP NO. 32031 PRELIMINARY STREET LIGHTING PLAN

RESIDENCE INN  
CITY OF GOLETA, CALIFORNIA  
JULY 7, 2009

47-130-SAY: DATE: 7/7/2009 8:11:30 PM  
 PLOT DATE: 7/7/2009 8:12:02 PM  
 PLOT SCALE: 1"=25'  
 PLOT BY: Robert Schmitt


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**ADDENDUM TO MITIGATION NEGATIVE DELCARATION**

**AUGUST 1, 2008**







**ADDENDUM and ERRATA  
DATED AUGUST 1, 2008**

**TO THE MARRIOTT RESIDENCE INN and HOLLISTER CENTER PROJECT  
MITIGATED NEGATIVE DECLARATION (07-MND-003)  
CASE NO. 07-007-OA, -DP, -TPM and 07-167-DP AM;  
6300 HOLLISTER AVENUE; APN 073-050-020**



**ADDENDUM and ERRATA  
DATED AUGUST 1, 2008  
TO THE MARRIOTT RESIDENCE INN and HOLLISTER CENTER PROJECT  
FINAL MITIGATED NEGATIVE DECLARATION (07-MND-003)  
CASE NO. 07-007-OA, -DP, -TPM and 07-167-DP AM;  
6300 HOLLISTER AVENUE; APN 073-050-020**

**A. LOCATION**

The Marriott Residence Inn and Hollister Center Project site is located at 6300 Hollister Avenue (APN 073-050-020). The property includes 10.95 acres (gross) situated on Hollister Avenue, between Robin Hill Road and La Patera Lane.

**B. BACKGROUND**

*Marriott Residence Inn and Hollister Center Project MND*

A Draft Mitigated Negative Declaration (Draft MND) was prepared for the proposed project by the City of Goleta. The Draft MND was circulated for public review between December 14, 2007 and January 13, 2008. A Final MND was prepared and was released on April 18, 2008. The Planning Commission heard the project on April 28, 2008 and May 12, 2008. No final action was taken and the project has been revised to delete requested General Plan Amendments to Land Use Element Table 2-3 and to revise the Marriott Residence Inn building footprint. The revised project is reviewed in this addendum to the Final Mitigated Negative Declaration as per California Environmental Quality Act (CEQA) Guidelines Section 15164. CEQA Section 15164 allows an addendum to be prepared when only minor technical changes or changes that do not create new significant impacts would result.

**C. ADDENDUM**

Based on analysis contained herein, a Mitigated Negative Declaration and Addendum are considered the appropriate environmental review for this project. This conclusion is based on the fact that all previously identified impacts will remain the same. There are no new significant impacts (i.e. no new Class I or Class II impacts) or an increase in severity of previously identified impacts (i.e. a Class III impact has not become a Class II or Class I impact; a Class II impact has not become a Class I impact). State CEQA Guidelines Section 15164 provides that an addendum need not be circulated for public review, but can be included in, or attached to, the Final MND. The Guidelines further provide that the Planning Commission and City Council must consider the addendum together with the Final MND prior to taking action to approve the project.

## D. ERRATA

This document also corrects the following errors in the Marriott Residence Inn and Hollister Center Project Final MND (07-MND-003):

1. Page 52: Hydrology and Water Quality; Item “g” is shown as “Less than Significant with Mitigation Incorporated” in error; this item refers to residential development and is not applicable to the proposed project; therefore, the item is changed to “No Impact”.
2. Page 57: Land Use and Planning; Last paragraph indicates that the Ordinance Amendment is also for purposes of allowing lot coverage in excess of 35%; this paragraph is deleted, as lot coverage would be 23.14% for the proposed hotel.
3. Page 72: Transportation/Traffic; Item “a” is shown as “Less than Significant Impact” in error; the Draft MND and Final MND text indicates a potentially significant but mitigable impact; therefore, this item is changed to be consistent with the text and is changed to “Less than Significant with Mitigation Incorporated”.
4. Page 80: Transportation/Traffic; Table 4 includes an error with regard to the Robin Hill/Hollister Avenue intersection; the data in the Draft MND and Final MND text indicate that the addition of 83 trips to an intersection that operates at LOS E exceeds the adopted traffic threshold; Table 4 is corrected to show “Yes” under Project Impact for this intersection.
5. Page 85: Transportation/Traffic; Table 6 shows a cumulatively significant impact at the Robin Hill/Hollister Avenue intersection; therefore, the Cumulative Impact statement is corrected to be consistent with the data in the Draft MND and Final MND to read as follows:  
  
Cumulatively significant impacts would occur at the Hollister Avenue/Robin Hill Road intersection.
6. Page 90: Utilities and Service Systems; change line 5 reference under Project Specific Impacts: from “GWD” to “GSD”.

## E. REVISED PROJECT

The project has been revised as follows:

1. General Plan Amendment: the proposed General Plan Amendment (07-007-GPA) to Table 2-3 of the Land Use Element, regarding FAR and height limitations, has been deleted as a result of the City’s adoption of these changes in June 2008 (Goleta General Plan/Coastal Land Use Plan Track 2 Amendments).
2. Development Plan: the proposed Development Plan has been revised to change the footprint associated with the new Marriott Residence Inn structure in order to minimize impacts on cultural/archaeological resources. The primary change includes the relocation of 15 rooms from the southeast (front) corner of the building, to the northwest (rear) corner of the building. The revised project results in the following changes to the Marriott Residence Inn Development Plan:

	<u>Original Project</u>	<u>Revised Project</u>
Size	99,298 SF	99,824 SF
FAR	0.60	0.61
Lot Coverage	38,183 SF (23.14%)	38,174 SF (23.14%)
Landscaping	31.3%	32.5%
Stories	3	3
Average Height	35 feet	35 feet
Peak Height	39 – 40.4 feet	39 – 40.4 feet
Parking (Onsite/Offsite)	129/30 spaces	129/30 spaces
Grading	500 cubic yards cut 17,200 cubic yards fill	500 cubic yards cut 17,200 cubic yards fill

The revised Marriott Residence Inn project has also resulted in minor interior floor plan changes that affect room layout, public areas, and related design adjustments.

The revised project continues to include the following applications:

Ordinance Amendment (07-007-OA): A request to amend the Goleta Municipal Code, Chapter 35, Article III (Inland Zoning Ordinance) by adding Section 35-250F. This would provide for a zoning ordinance Hotel Overlay consistent with the Hotel Overlay included on this property in the Goleta General Plan/Coastal Land Use Plan. The proposed text of this Hotel Overlay has been amended to indicate that standards are “recommended” consistent with Goleta General Plan/Coastal Land Use Plan Track 2 General Plan Amendments that were adopted in June 2008.

Tentative Parcel Map (07-007-TPM): A request to divide 10.95 acres into two parcels of 7.16 acres (Parcel 1; existing research park building) and 3.79 acres (Parcel 2; proposed Marriott Residence Inn).

Development Plan (07-007-DP): A request to allow the construction of a 140-room Marriott Residence Inn of 99,824 square feet (SF), patio and pool area in the center courtyard of the hotel, 129 parking spaces around the perimeter of the site, access from Hollister Avenue and Robin Hill Road, frontage improvements along Hollister Avenue and Robin Hill Road, and MTD bus stop upgrade along Hollister Avenue.

The project includes a proposed sewer lateral connection from the property to the north, through the central portion of the site (beneath the hotel), continuing to Hollister Avenue to connect to existing Goleta Sanitary District lines. An existing lift station located along Hollister Avenue is planned to be relocated eastward on Hollister Avenue by the GSD in December 2008. Water service would be provided by the Goleta Water District.

The following modifications are requested:

- A modification from the required offstreet parking area setbacks to allow encroachments into front yard setbacks along Hollister Avenue and Robin Hill Road (Section 35-262.a).
- A modification to allow a reduction in required parking spaces from 144 spaces to 129 spaces (Section 35-258).
- A modification to allow encroachment of the trash enclosure into the front yard setback of Robin Hill Road (Section 35-233.9.1.a).

Development Plan Amendment (07-167-DP AM): The Development Plan Amendment for the existing research park building would document the proposed parcel map that divides the property and results in the existing building on Parcel 1 (7.16 acres), would allow for the proposed reciprocal parking agreement, and would allow the request for modification of the following zoning ordinance standards to account for existing as-built non-conforming conditions:

- A modification from the required offstreet parking area setbacks to allow encroachments into front yard setbacks along Hollister Avenue and La Patera Lane (Section 35-262.a).
- A modification of landscape coverage requirements from 30% coverage to approximately 10% coverage (35-233.13.1).

## **F. IMPACTS AND MITIGATION MEASURES ASSOCIATED WITH THE REVISED PROJECT**

### **1. Aesthetics/Visual Resources**

The following discussion updates the aesthetics/visual description in the MND:

There are no structural changes associated with the existing research park building on proposed Parcel 1.

The proposed Marriott Residence Inn building on proposed Parcel 2 would be a 99,824 SF, 140-room, extended stay hotel. The proposed hotel would be in a U-shape configuration around a patio/pool area, framed by three building wings, each three stories in height. The main entrance would be oriented toward Hollister Avenue with access from both Hollister Avenue and Robin Hill Road. The proposed architecture is characterized as contemporary Mediterranean with emphasis on smooth stucco finish, accent awnings, wood trellis, cornice moldings, and concrete roof tile. Average height would be 35 feet, with peak heights ranging from 39 – 40.4 feet at the top of certain roof ridges.

A total of 129 offstreet, surface parking spaces would be provided onsite and 30 additional spaces would be provided on the adjacent property through a reciprocal parking agreement between existing uses on proposed Parcel 1 and the proposed Marriott Residence Inn on proposed Parcel 2.

Frontage improvements would be provided along Hollister Avenue and Robin Hill Road. The final design of improvements along Hollister Avenue would be under

the jurisdiction of the City of Santa Barbara. Proposed plans show a meandering 6-foot sidewalk and parkway and a landscaped center median. The existing MTD bus stop would be upgraded to include a pocket, shelter, bench, and trash can. Robin Hill Road improvements would include a 6-foot sidewalk and 4-foot parkway that includes street trees.

The landscape plan remains drought tolerant and native, or native in character, Mediterranean landscaping, with low intensity lighting. The plan includes trees along project frontages, at entry ways, in parking lots, and throughout the site. It also includes medium height screen shrubs, smaller shrubs, groundcover, vines, and biofiltration plants.

Earthwork volumes remain at 500 cubic yards of cut and 17,200 cubic yards of fill. Existing elevation on the property ranges from approximately 12 – 14 feet. The finished floor of the hotel structure would be at an elevation of approximately 18 feet (finished grading results in a minimum of 2 feet of fill and an average of 4.5 feet of fill on the property).

The revised project would result in the same aesthetics/visual resources impacts described in the MND.

#### Project-Specific Impacts

The following impacts would remain unchanged:

- a. *The proposed project would result in intermittent interruption of scenic views from Hollister Avenue. (Class II)*
- b. *Substantial damage to scenic resources. (No Impact)*
- c. *The revised project could substantially degrade the existing visual character/quality of the site and its surroundings as a result of proposed structural development. (Class II)*
- d. *The revised project would create a new source of substantial light/glare. (Class II)*

#### Cumulative Impacts

Cumulative impacts would remain as described in the MND. (Class II)

#### Mitigation Measures

The following mitigation measures would still be required:

- |       |                     |
|-------|---------------------|
| MM 1: | DESIGN REVIEW BOARD |
| MM 2: | HEIGHT SURVEY       |
| MM 3: | SIGNS               |
| MM 4: | LANDSCAPE PLAN      |
| MM 5: | LANDSCAPE AGREEMENT |

- MM 6: LIGHTING
- MM 7: CONSTRUCTION TRASH CONTAINMENT
- MM 8: TRASH ENCLOSURE
- MM 9: MECHANICAL EQUIPMENT
- MM 10: UTILITY SERVICE CONNECTIONS/EQUIPMENT
- MM 11: UTILITY UNDERGROUNDING

Residual Impacts

Upon implementation of the above mitigation measures, residual project-specific and cumulative aesthetic/visual resources impacts would be considered less than significant.

2. Agricultural Resources

The revised project would not result in any impacts on agricultural resources. There would be no change to the analysis in the MND.

3. Air Quality

The revised project would result in the same short-term and long-term air quality impacts that are described in the MND.

Project-Specific Impacts

The following impacts would remain unchanged:

- a, b. *Conflict with the applicable air quality plan and violation of air quality standards regarding PM<sub>10</sub>. (Class II)*
- c. *Contribution to an increase in criteria pollutants in the region, including NO<sub>x</sub> and ROC. (Class III)*
- d. *Exposure of sensitive receptors to substantial pollutant concentrations. (No Impact)*
- e. *Creation of objectionable odors as a result of construction of a new parking lot. (Class III)*

Cumulative Impacts

Cumulative impacts would remain as described in the MND with regard to PM<sub>10</sub> (Class II), NO<sub>x</sub> and ROC (Class III), and green house gases (Class III).

Mitigation Measures

The following mitigation measures would still be required:

- MM 1: DUST CONTROL
- MM 2: VEGETATIVE COVER
- MM 3: CONSTRUCTION EMISSIONS



The following mitigation measure is still recommended:

MM 1: ENERGY CONSERVING TECHNIQUES

Residual Impacts

With implementation of the above mitigation measures, residual project-specific as well as project contributions to cumulative air quality impacts would be considered less than significant.

4. Biological Resources

The revised project would result in the same impacts to biological resources that are described in the MND. The project drainage plan and analysis was updated to demonstrate that post-runoff flows would more closely match existing, non-developed conditions of the site.

Project-Specific Impacts

The following impacts would remain unchanged:

- a. *Substantial adverse impact on candidate, sensitive or special status species. (No Impact)*
- b. *Substantial adverse impact on any riparian habitat or other sensitive natural community. (Class II)*
- c. *Substantial adverse impact on federally protected wetlands. (Class II)*
- d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species, wildlife corridors, or use of wildlife nursery sites. (No Impact)*
- e. *Conflict with local policies or ordinances protecting biological resources. (No Impact)*
- f. *Conflict with any habitat conservation plan. (No Impact)*

Cumulative Impacts

Cumulative impacts would remain as described in the MND. (Class II)

Mitigation Measures

The following mitigation measures would still be required:

MM 1: STORMWATER QUALITY  
MM 2: CONSTRUCTION WASH OUT

### Residual Impacts

With implementation of the above mitigation measures, residual project-specific and cumulative impacts on biological resources would be considered less than significant.

## 5. Cultural Resources

*As a result of the revised project, there would continue to be potentially significant impacts on cultural resources. There would however, be no increase in the severity of impacts (i.e., no increase from Class II, significant but subject to mitigation; to Class I, significant and unavoidable). The following discussion updates and replaces the analysis in the Final MND.*

### Existing Setting

The Marriott Residence Inn site is located on the extreme southwest corner of a recorded site area known as CA-SBA-58. This was first documented by David Banks Rogers in the 1920s. Rogers reported substantial concentrations of shell fish, fish bone, and the remains of large land animals associated with a village that was occupied approximately between 5,000 and 300 years ago. The recorded site area was an elevated landform that was adjacent to marshy deposits of the Goleta Slough. Rogers identified and mapped two cemeteries within CA-SBA-58, with the southern cemetery located immediately north and outside of the proposed Marriott project site area, and the northern cemetery located approximately 295 feet north of the proposed project site area. These areas, like the other portions of CA-SBA-58 outside the Marriott Residence Inn project site, have been destroyed during previous urban development.

Modern, systematic investigations at CA-SBA-58 occurred in 1979 and 1980 by the Office of Public Archaeology, Social Process Research Institute, University of California, Santa Barbara (Drs. Mike Glassow and Pandora E. Snethkamp). This assessment was part of the Burroughs Plant Expansion addition project EIR (Earthmetrics), covering the same area as the currently proposed Marriott Residence Inn and Hollister Center Project. These included three backhoe trenches and 21 hand-excavated shovel test pits (STPs) associated with Extended Phase 1 excavations to define the horizontal extent of remaining CA-SBA-58 deposits. Also, five 1 X 1 meter (3.3 X 3.3 foot) unit Phase 2 significance assessment excavations were undertaken. The investigations identified the remaining intact, relatively undisturbed portions of CA-SBA-58 (Locus 1) that were considered significant cultural resources, as they retained their ability to help contribute to understanding past lifestyles. The excavations within the intact Locus 1 midden recovered large amounts of shellfish, animal bone, and a moderate number of artifacts (i.e. flaked stone tools used for hunting and butchering, ground stone tools used for seed and vegetable preparation). The archaeological site soils within the project site have been subject to a series of modifications including grading since 1960 to fill in lower lying marshy areas. Up to six feet of soils were removed on the northern portion of the property and some of this was used to fill between 1 and 2 feet of the western portion of the project site. The eastern portion of the project area had been planted in

vegetables and the soils compacted. Archaeological investigations concluded that imported soils with no cultural materials, or soils with previously disturbed artifactual material, existed from the ground surface to approximately 18 inches below the ground surface. The intact archaeological site deposit is generally 16 inches deep below the disturbed, insignificant soils. No human remains were recovered during any of the Extended Phase 1 or Phase 2 archaeological investigations. All available evidence indicates that no prehistoric cemeteries exist within the Marriott project site area. The findings of these technical reports were summarized in the 1980 Burroughs Plant Expansion EIR prepared by Earth Metrics.

A Supplemental Extended Phase 1 Archaeological Investigation was undertaken by Dudek in June, 2008 to evaluate the presence of any intact archaeological materials (Locus 1) in areas outside of those defined in 1979/1980 by UCSB. The scope of work was reviewed and discussed with several members of the Native American community prior to work proceeding on June 23, 2008. The field work included hand excavation of 20 shovel test pits (12-inches in diameter), 6 backhoe trenches, and 13 mechanical solid core borings (2-inches in diameter). The investigation determined the following:

1. Locus 1 deposits were identified north and west of the original boundary defined by UCSB. The approximate boundaries of Locus 1 deposits are considered as a worst case estimate, as the Extended Phase 1 investigation was limited in scope in order to minimize disturbance to Locus 1 soils (as requested by interested Chumash reviewing the Extended Phase 1 Archaeological Investigation scope of work). The 2008 Extended Phase 1 excavations were capable of identifying the presence of additional Locus 1 soils, but the precise extent of the intact cultural materials is most likely exaggerated. The thickness of the Locus 1 deposit also is apparently highly irregular due to differing degrees of past disturbance.
2. No evidence of human remains was identified in any of the Extended Phase 1 excavations. This is consistent with the findings of the UCSB 1979/1980 archaeological excavations. Therefore, there is no evidence to suggest that burials would be encountered during project construction activities.
3. Cultural materials recovered within Locus 1 deposits are almost exclusively shellfish fragments representing disposal of food remains. Only two formed artifacts, a shellfish bead and stone bowl fragment, were recovered. The analyzed Locus 1 materials are much less diverse than those recovered during the UCSB 1979 excavations, and appear to be very homogenous in representing the deposition of food refuse, rather than any specific prehistoric activity. Their potential significance as defined in CEQA Guidelines Section 15064.5(a)(3)(c) to “have yielded, and are likely to yield, information important in prehistory” is therefore more limited than Locus 1 deposits identified in 1979/1980 by UCSB, that included a wider range of artifacts including stone tool manufacturing waste flakes and animal bone.

4. When compared to project site topography that was mapped in 1960, before the area was leveled by cutting and filling, the thickness of the Locus 1 deposit areas identified by Dudek is generally thinnest at higher elevations of the project site and increases downslope, to the edge of the archaeological site above the former Goleta Slough. The depths are generally consistent with those previously defined for Locus 1 deposits by UCSB 1979 excavations.
5. Potentially deeply buried deposits below 5 feet from the existing ground surface were only found in the proposed detention basin area, in the southwest corner of the project site. These deposits are below the proposed depth of excavation, and would not be impacted.

#### Thresholds of Significance

A significant impact on Cultural Resources would be expected to occur if the proposed project resulted in any of the impacts noted in the environmental document checklist. Additional thresholds are contained in the City's Environmental Thresholds & Guidelines Manual. The City's adopted thresholds indicate that a project would result in a significant impact on a cultural resource if it results in the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of such a resource would be materially impaired.

#### Project Specific Impacts

- a. *Would the project cause a substantial adverse change in the significance of a historical resource as defined in CEQA Section 15064.5? (Class II)*

The intact (those areas not affected by modern landform disturbances) portions of CA-SBA-58 were identified as a significant cultural resource in the 1980 Burroughs Plant Expansion EIR, as they were characterized as containing information that could help scientists and the public better understand prehistoric Native American lifestyles. These characteristics are the same that make remaining intact cultural deposits an "historical resource" and meet the criteria for listing on the California Register of Historical Resources as defined in CEQA Guidelines Section 15064.5(a)(3)(c) as they "have yielded, and are likely to yield, information important in prehistory." Previously disturbed archaeological soils above and outside the intact Locus 1 cultural materials do not retain the potential, as the relationship of artifacts and remains has been lost during their removal from their original context and redeposition elsewhere.

Direct impacts to the significant portions of CA-SBA-58 site area include the following:

1. Removal of the top 1.5 feet of soil, to be replaced with a minimum 2 feet of imported engineered fill (Robert Schmidt, project engineer 2008). The imported soils will then be mechanically compacted to 95 percent (Ben Hushmand, project soils engineer, 2008). Soil compaction would have the potential to damage fragile cultural materials, including shellfish. Additionally, export of the overexcavation archaeological soils offsite has

the potential to essentially create an artificial archaeological deposit elsewhere. Also, if exported soils are placed on an existing archeological site offsite, the integrity of the native cultural materials would be compromised.

2. Driving 207 solid piles, 12-inches square within Locus 1 areas, to depths well in excess of the intact cultural deposit. Grade beams will be supported by the piles and caps, but the beams will not extend below the engineered fill.
3. All utilities including electrical, water, gas, and cable would be placed within the minimum 2 feet of engineered fill soils. Construction of a detention basin in the southwest corner of the project site would require removal of soils up to 4.1 feet deep.
4. A sewer lateral extending approximately 86 feet long and placed up to 9 feet below the site surface will be directionally bored underneath the intact CA-SBA-58 Locus 1 deposit. Bore holes where the drill would enter and exit the ground surface would be located outside of the intact site boundary (Robert Schmidt, project engineer, 2008).
5. Planting of landscaping, including accent and evergreen trees (Preliminary Landscape Plan, Katie O'Reilly Rogers, Inc. 2008).
6. Pool construction, including a worst case excavations estimate of approximately 1,170 square feet of Locus 1 area.

Unavoidable direct impacts resulting from ground disturbances would equal approximately 4,790 square feet of the 39,810 square foot CA-SBA-58 Locus 1 deposit. This would represent impacts to approximately 12 percent of the of intact CA-SBA-58 deposit. This is considered a worst case estimate, because the Locus 1 soils identified are not continuous, and have been subject to varying degrees of previous disturbance during prior grading and leveling of the project site. The 2008 Supplemental Extended Phase 1 excavations were capable of identifying the presence of additional Locus 1 soils, but the precise extent of the intact cultural materials is most likely exaggerated. The thickness of the Locus 1 deposit also is apparently highly irregular due to differing degrees of past disturbance. Therefore, the total volume of site soils and the project's effects on them is not effectively estimated. In any event, it is important to note that this amount of disturbance is substantially less than a conventional continuous slab foundation would require, where scarification and recompaction would likely result in the complete destruction of the remaining site deposit.

These actions are considered potentially significant impacts on cultural resources, as they would result in the physical destruction of portions of CA-SBA-58, and loss of the characteristics that could yield information important in prehistory. The proposed design, would however, preserve approximately 90 percent of the site by capping.

Potential project indirect impacts on CA-SBA-58 include the following:

1. *Short-term Construction.* Typical indirect impacts affecting cultural resources during construction activity can include erosion of cut slopes causing further cultural deposit destruction, unauthorized artifact collecting by construction personnel, and vandalism of site areas during non-work periods.
2. *Long-term Operation.* Indirect impacts to the intact CA-SBA-58 midden would include the loss of access to the remaining portion of the intact cultural deposit for future archaeological research. This is considered an impact when the archaeological site in question has not been characterized completely, such that future researchers are not able to evaluate the way in which the deposits may help explore research topics that may not yet be defined.

These actions are considered potentially significant impacts on cultural resources, as they would result in both the physical removal of CA-SBA-58 artifacts, and loss of access to the remaining site areas that could yield information important in prehistory.

- b. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5? (Class II)*

CEQA Section 15064.5(c) states that if an archaeological site can be determined to be a "historical resource" as defined in Section 15064.5(a)(3)(c), the discussion under Item a) above relates to impacts on archaeological resources.

- c. *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (No Impact)*

Geological formations underlying the project site were evaluated during soils engineering testing to determine appropriate foundation designs (Hushmand Associates, Inc. 2007). Approximately one-third of soils under the project site are associated with the former Goleta Slough. Sands and clays are located below these sediments, as well as within all other areas of the site. These soils are associated with Quaternary age alluvial sediments. Though small marine fossils such as clams or invertebrates (snails, worms, etc.) can be found in these deposits, these are considered common and are not potentially significant paleontological resources. In contrast, potentially significant large vertebrate fossils are not associated with this geological formation. Therefore, there is no potential for the proposed project to impact significant paleontological resources.

- d. *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

The archaeological investigations undertaken by David Banks Rogers in the 1920s concluded that both CA-SBA-58 Native American cemeteries were located outside of the proposed Marriott Residence Inn project area. Rogers excavated

extensively within both cemeteries, and his map of CA-SBA-58 clearly indicated the extent of those cemeteries. No human remains were identified during systematic archaeological excavations in 1979 and 2008 within the proposed project area, including several shovel test pits excavated in the area of the project site closest to the location of the recorded cemeteries offsite, and isolated human burials outside of cemeteries are relatively uncommon within prehistoric sites within the Goleta Valley.

There remains the potential, although extremely limited, for isolated human remains to have been interred outside of the two formal CA-SBA-58 cemeteries, or for isolated human remains to have been redistributed throughout areas of CA-SBA-58 during previous land form modifications, including areas that archaeological investigation has determined to be disturbed within the top approximately 36" of soil on the project site. In the event that these isolated human remains were encountered during construction excavations, their disturbance would be subject to State law (Public Resources Code sections 5097.97 and 5097.98) requiring that local Chumash individuals representing the most likely descendants of these prehistoric inhabitants be provided disposition over the remains, including their appropriate relocation in an area not subject to future disturbance. Driving of 207 piles, 12-inches square, although each relatively small in area, would also have some extremely limited potential to result in disturbing unknown isolated remains. Therefore, the proposed project has a very limited potential to disturb human remains interred outside of formal cemeteries. In the highly unlikely event human remains would be encountered, this would be a potentially significant impact on cultural resources.

### Cumulative Impacts

It has been estimated that more than 80 percent of all prehistoric archaeological sites in Santa Barbara County have been destroyed. City of Goleta and County of Santa Barbara General Plan Conservation Element Policies, and Local Coastal Plan Policies require that project design avoid impacts to significant cultural resources to the extent feasible. In addition to site designs that place cultural deposits in open space where they can be completely preserved, this has resulted in a variety of construction techniques and designs, such as raised construction footings, pilings, use of geotextile fabric and engineered fill, to minimize potential disturbances to cultural deposits. Increased human activity in the vicinity of cultural resources during construction and potential loss of access to sites for their research potential are other indirect cumulative effects. Although avoidance of archaeological site deposits at projects in the project vicinity, to the extent feasible, have resulted in substantial reductions to impacts on cultural resources, cumulative impacts on archaeological resources caused by past, present and future probable projects in the vicinity are considered significant.

The proposed project site design would result in the loss of approximately 12 percent of the remaining CA-SBA-58 intact archaeological site deposit. However, this amount of disturbance is substantially less than a conventional continuous slab foundation would require that would likely result in the complete destruction of the remaining site deposit. Similar to other recent development projects affecting cultural resources, the proposed project would substantially reduce the degree to which impacts on cultural resources would occur (in this

case, preserving approximately 90 percent of the remaining archaeological deposit). The preserved area of the site would be capped and not be subject to any further disturbances. The proposed project's contribution to cumulative impacts on cultural resources would be mitigated by project design and by other standard feasible mitigation measures identified below to less than cumulatively considerable.

### Mitigation Measures

The following mitigation measure are required and have been revised or added, based on the June 2008 Supplemental Extended Phase I field archaeological study and in recognition of the refined building methodology using pilings to support the foundation.

### *Direct Impacts*

The direct impacts to a worst case estimate of approximately 12 percent of the intact CA-SBA-58 midden from cut-and-fill of the top 0.45 meters (1.5 feet) of soil and installation of 207 foundation piles can be mitigated to a less than significant level by implementing the following standard archaeological procedures:

1. **PHASE 3 DATA RECOVERY.** The applicant, at its sole expense, shall retain a City-qualified archaeologist to undertake a Phase 3 data recovery program for the Parcel 2 project encompassing the following components:
  - a. Twenty-five 0.5 X 0.5 meter (1.65 X 1.65 foot) units shall be located between approximately every 10 and 15 meters (35 and 50 feet) within the intact CA-SBA-58 midden, with the higher number of units located in the portion of the site containing the highest diversity of prehistoric remains. A backhoe shall be used to remove the soil that has been determined to be previously disturbed and, therefore, not intact; no analysis of these soils shall occur. Excavation units within the intact midden shall be excavated by hand, in 20-centimeter (8-inch) levels. Excavated soil shall be water-screened in the field through 1/8-inch wire mesh. Excavated soil shall be water-screened in the field through 1/8-inch wire mesh. Within this collected material, however, 25 percent of the excavated soil shall be screened through 1/16-inch mesh to allow for more specific analyses of food remains and recovering very small artifacts.
  - b. An additional 25 percent of piling locations (44 presently estimated) shall be hand-excavated in 20-centimeter (8-inch) levels to recover (if present) a representative sample of larger prehistoric artifacts (besides the shellfish food remains addressed in 1.a., above). The Locus 1 soils shall be screened through 1/8-inch mesh for the presence of finished artifacts, and analyzed as a part of the Phase 3 data recovery program analysis and report. Locus 2 soils overlaying the intact Locus 1 deposits within each



piling location shall be excavated by a mechanical auger and the soils observed but not screened.

- c. The remaining piling locations within Locus 1 shall be excavated by mechanical auger under the supervision of an archaeologist and Chumash observer. Excavated soils shall be inspected to ensure that any unexpected culturally significant materials are noted and characterized. If recovered, these cultural materials shall be integrated in the Phase 3 data recovery program analysis and report.
- d. A Chumash Native American most likely descendant shall be retained as an observer during all excavations. The observer shall satisfy the requirement as a most likely descendant of any human remains identified within CA-SBA-58, as required by the Native American Heritage Commission.
- e. Sewer Lateral Excavation Bore Pits. No impact is associated with the presumed northerly bore pit. A deep core shall be excavated in the proposed southerly bore pit to ensure the absence of deeply buried Locus 1 deposits. If deposits are identified, an expanded excavation unit (i.e., 1 X 1 meter or larger, as appropriate) will be excavated.
- f. In order to confirm the dating of the prehistoric occupation at CA-SBA-58, up to eight radiocarbon dates shall be collected if suitable organic material is recovered from reliable stratigraphic contexts. Additionally, four obsidian hydration dates shall be taken if suitable stone tool flake samples are recovered. Additionally, up to eight obsidian hydration dates shall be taken if suitable stone tool flake samples are recovered.
- g. Following analysis, all of the cultural materials shall be curated at either the Santa Barbara Museum of Natural History or the Repository for Archaeological and Ethnographic Collections at UCSB.
- h. The Phase 3 Data Recovery proposal shall include a research design that guides preparation of laboratory research about coastal Chumash environments and interpret intra-site as well as inter-site patterning of artifacts and activities at CA-SBA-58, including food remains, chipped stone tools, macrobotanical remains, etc. The Phase 3 report shall document the final results of the excavations and laboratory activities. It shall include all necessary artifact photographs, excavation unit profiles, tabulated data, and artifact catalog. The Phase 3 report shall address the research questions identified in the Phase 3 Data Recovery proposal.

**Plan Requirements and Timing:** A detailed work Phase 3 Data Recovery Program proposal, including identification of the City-qualified

archeologist and Chumash Native American most likely descendant monitor, shall be submitted to the City for review and approval prior to issuance of any LUP for the project.

**Monitoring:** City staff shall periodically perform site inspections to verify compliance with the approved Phase 3 work program.

2. **PRE-CONSTRUCTION CONTROLLED PILING EXCAVATIONS.** Subsequent to conclusion of the Phase 3 archaeological data recovery program excavations, the applicant, at its sole expense, shall retain a City-qualified archeologist and Chumash Native American most likely descendant observer to excavate all Locus 1 piling locations by hand or by mechanical auger not evaluated during the Phase 3 data recovery program. The remaining 12-inch square piling locations shall be excavated until the depth of CA-SBA-58 site deposits are exceeded, as determined by the project archeologist. The soils shall be dry-screened in 1/8-inch mesh in the field to identify any unknown, but potential isolated prehistoric human remains. The City-qualified archeologist and Chumash Native American most likely descendant observer shall have the authority to temporarily halt excavation if any potentially significant discovery is identified, to allow for adequate Phase 3 data recovery recordation, evaluation, and mitigation, as described in Mitigation Measure 3.e., below.

**Plan Requirements and Timing:** The Pre-Construction Controlled Piling Excavations work plan shall be submitted as a component of the Phase 3 Data Recovery Program proposal, including identification of the City-qualified archeologist and Chumash Native American most likely descendant observer. It shall be submitted to the City for review and approval prior to issuance of any LUP for the project.

**Monitoring:** City staff shall periodically perform site inspections to verify compliance.

3. **CONSTRUCTION MONITORING PLAN.** The applicant, at its sole expense, shall retain a City-qualified archeologist and Chumash Native American most likely descendant observer to monitor all ground disturbing construction activities until the depth of CA-SBA-58 site deposits are exceeded, as determined by the project archeologist. A Construction Monitoring Treatment Plan shall be developed and implemented to ensure that any new discoveries are adequately recorded, evaluated, and, if significant, mitigated. The Construction Monitoring Treatment Plan shall describe the following:
  - a. specifications that all ground disturbances within the documented CA-SBA-58 site boundary shall be monitored by a City-qualified archeologist and a Chumash Native American most likely descendant observer;
  - b. qualifications and organization of monitoring personnel;

- c. procedures for notifying the City and other involved or interested parties in case of a new discovery;
- d. procedures that would be used to record, evaluate, and mitigate new discoveries with a minimum of delay; and
- e. procedures that would be followed in case of discovery of disturbed as well as intact human burials and burial-associated artifacts. The City-qualified archaeologist and Chumash Native American most likely descendant observer shall have the authority to temporarily halt or redirect construction in the vicinity of any potentially significant discovery to allow for adequate Phase 3 data recovery recordation, evaluation, and mitigation. Evaluation and mitigation could require additional archaeological testing and data recovery. In the highly unlikely event that isolated human remains are encountered, consultation with the most likely Native American descendant, pursuant to Public Resources Code sections 5097.97 and 5097.98, would apply.
- f. Results of the monitoring program shall be documented in a short report after completion of all ground disturbing activities.

**Plan Requirements and Timing:** A contract for the Constructing Monitoring Plan, including identification of the City-qualified archeologist and Chumash Native American most likely descendant observer, shall be submitted to the City for review and approval prior to issuance of any LUP for the project.

**Monitoring:** City staff shall periodically perform site inspections to verify compliance.

- 4. **PRE-CONSTRUCTION WORKSHOP.** A pre-construction workshop shall be conducted by a City-qualified archaeologist and a Chumash Native American most likely descendant observer. Attendees shall include the applicant, City staff, construction supervisors, and equipment operators to ensure that all parties understand the monitoring program and their respective roles and responsibilities. All construction personnel who would work during any phase of ground disturbance within the documented site boundary of CA-SBA-58 shall be required to attend. The names of all personnel who attend the workshop shall be recorded. The workshop shall:
  - a. explain why monitoring is required and identify monitoring procedures;
  - b. describe what would temporarily stop construction and for how long;
  - c. describe a reasonable “worst case” new discovery scenario such as the discovery of intact human remains or a substantial midden deposit;

- d. explain reporting requirements and responsibilities of the construction supervisor;
- e. discuss prohibited activities including unauthorized collecting of artifacts; and
- f. identify the types of archeological materials that may be uncovered and provide examples of common artifacts to examine.

**Plan Requirements and Timing:** The minutes and attendance sheet from the Preconstruction Workshop shall be submitted to the City for review and approval prior to issuance of any LUP for grading for the project.

**Monitoring:** City staff shall ensure completion of the workshop in compliance with the above criteria.

- 5. **FILL PLACEMENT.** The process for placing engineered fill soils after overexcavation shall include the placement of geotextile fabric over the native archaeological ground surface, and then using sand for the first 12 inches of fill placed. The plan shall be prepared by a qualified soils engineer and shall demonstrate that the resulting compression of intact Locus 1 soils shall be substantially reduced.

**Plan Requirements and Timing:** The Engineered Fill Soils Placement Plan shall be submitted to the City for review and approval prior to issuance of any LUP for grading for the project.

**Monitoring:** City staff shall periodically site inspect in order to ensure completion according to plan.

- 6. **SOIL EXPORT.** The construction contractor shall identify the location where any soils excavated and exported are deposited. The location shall be reviewed and approved by a City-qualified archaeologist and Chumash observer to ensure that no native archaeological remains are buried by the export soils. The exported soils shall not be placed within any recorded archaeological site. An archaeologist and Chumash observer shall map the location of the exported soils, and shall document this location on a California Department of Parks and Recreation Redeposited Site Form. The form shall be filed with the Central Coast Information Center, University of California, Santa Barbara.

**Plan Requirements and Timing:** The Archaeological Export Soils Notification Plan shall be submitted to the City for review and approval prior to issuance of any LUP for grading for the project.

**Monitoring:** City staff shall periodically site inspect in order to ensure completion according to plan.

### Residual Impact

Proposed project design would preserve an estimated worst case estimate of approximately 90 percent of the remaining undisturbed CA-SBA-58 materials in the impact area. Although not left in open space, the use of pilings and supported beams would substantially minimize impacts on the CA-SBA-58 archaeological site, compared to a conventional slab. The majority of CA-SBA-58 would be preserved in place and would maintain the relationship between the artifacts and their archaeological context. This would achieve the same level of preservation as incorporating the site in open space, as there would not be any potential for any future development or use of the capped deposits that might otherwise adversely impact these resources. The capping of the preserved cultural resources would be consistent with professional standards maintained by archaeologists and Native American considerations. The proposed Data Recovery plan would provide a substantial sample of materials within Locus 1 for detailed study, while ensuring that all proposed pile locations were evaluated for the presence of finished artifacts. The very unlikely potential for encountering human remains in these areas would also be assessed.

Implementation of cultural resources mitigation measure 1.a. through 1.h. would provide a reasonable level of data recovery to characterize the research values associated with the CA-SBA-58 deposit.

Implementation of cultural resources mitigation measure 2 would ensure that any potential impacts on the archaeological deposit resulting from foundation piling driving would be evaluated and properly assessed by a professional archaeologist and Chumash Native American observer.

Implementation of cultural resources mitigation measure 3 would ensure that any unknown cultural resources of potential importance encountered throughout the entire CA-SBA-58 deposit, even if within previously disturbed contexts, would be properly addressed by a professional archaeologist and Chumash Native American most likely descendant observer.

Implementation of cultural resources mitigation measure 4 and 5 would ensure that the potential effects of compaction on top of undisturbed Locus 1 soils would be substantially minimized, and that export of any archaeological soils offsite would also be properly documented.

Indirect impacts related to unauthorized artifact collecting can be mitigated to a less than significant level with the implementation of mitigation measure 1. Since the Phase 3 Data Recovery Mitigation using standard hand-excavated units of 1 X 1 meter size or larger would collect a sufficient sample to characterize the intact midden and address questions about the past, the indirect impact associated with loss of access would be less than significant.

The implementation of Phase 3 Data Recovery Mitigation, Pre-Construction Controlled Piling Excavations, Construction Monitoring Treatment Plan Mitigation, and Pre-construction Workshop Mitigation would reduce the proposed project's contribution to cumulative impacts resulting from loss of future access to archaeological resources to less than significant.

Though not specifically identified as an environmental impact under CEQA Guidelines Section 15064.5 significance criteria or the City's Environmental Checklist, both intact Locus 1 and disturbed Locus 2 soils are considered sensitive heritage resources to contemporary Chumash. Consultation with interested Chumash regarding proposed project mitigation measures has reflected a concern for impacts resulting from pile driving activities on those cultural materials not otherwise excavated and analyzed during Phase 3 Data Recovery investigations listed in Mitigation Measure 1. Chumash consultation participants have defined the following measure for addressing impacts of pile driving on their heritage values.

All piling locations not previously subject to Extended Phase 1 excavations, and those otherwise evaluated as part of the Phase 3 Data Recovery investigations within Locus 1 and Locus 2 identified in mitigation measure 1.a. and 1.b. (approximately 130 pilings within Locus 1 areas, and 85 pilings outside of Locus 1 areas, totaling 215 pilings) shall be excavated by hand under the supervision of an archaeologist and Chumash observer, and screened through 1/8-inch mesh for the presence of finished artifacts.

Conclusion: With implementation of the above mitigation measures, residual impacts on cultural/archaeological resources would be less than significant.

## 6. Geology and Soils

The revised project would result in the same geology/soils impacts described in the MND.

### Project-Specific Impacts

The following impacts would remain unchanged:

- a. *Rupture of known earthquake fault.* (Class III)
- b. *Strong seismic ground shaking.* (Class III)
- c. *Seismic related ground failure, including liquefaction.* (Class II)
- d. *Landslides.* (No Impact)
- e. *Substantial erosion or loss of topsoil.* (Class II)
- f. *Location on an unstable geologic unit or soil.* (Class II)
- g. *Expansive soils.* (Class III)
- h. *Soils not suitable for a wastewater disposal system.* (No Impact)

Cumulative Impacts

Cumulative impacts would remain as described in the MND regarding erosion (Class II) and all other geologic processes (Class III).

Mitigation Measures

The following mitigation measure would still be required:

MM 1: SITE AND STRUCTURAL DESIGN

Residual Impacts

With implementation of the above mitigation measure, residual project-specific and cumulative impacts on geology and soils would be considered less than significant.

7. Hazards and Hazardous Materials

The revised project would result in the same impacts to hazards and hazardous materials that are described in the MND.

Project-Specific Impacts

The following impacts would remain unchanged:

- a. *Significant hazard to the public or the environment through transport, use, or disposal of hazardous materials.. (No Impact)*
- b. *Significant hazard to the public or the environment through upset and accident conditions. (Class II)*
- c. *Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of a school.. (No Impact)*
- d. *Located on a hazardous materials site pursuant to Government Code Section 65962.5. (No Impact)*
- e. *Airport safety hazard for people residing or working in the area. (Class II)*
- f. *Private airstrip hazard for people residing or working in the area. (No Impact)*
- g. *Impair implementation of or interfere with an emergency plan. (No Impact)*
- h. *Exposure of people or structures to significant risk associated with wildland fires. (No Impact)*

Cumulative Impacts

Cumulative impacts would remain as described in the MND. (Class II)

Mitigation Measures

The following mitigation measures would still be required:

- MM 1: SITE ASSESSMENT
- MM 2: WORKER PROTECTIONS
- MM 3: FAA FORM 7460-1
- MM 4: VEGETATIVE MATERIALS

Residual Impacts

With implementation of the above mitigation measures, residual project-specific and cumulative impacts on hazards and hazardous materials would be considered less than significant.

8. Hydrology and Water Quality

Existing slopes across the property are approximately 2 percent and drainage is presently conveyed in a southerly direction. Drainage conveyance on proposed Parcel 1 (existing research park building) would remain unchanged. The preliminary drainage plan for proposed Parcel 2 (Marriott Residence Inn) includes continued conveyance of drainage in a primarily southerly direction through new onsite storm drains that outlet into a bioswale/detention basin feature along the Hollister Avenue frontage and eventual connection into the existing storm drain system.

The revised project would result in the same impacts to hydrology and water quality that are described in the MND.

Project-Specific Impacts

The following impacts would remain unchanged:

- a. *Violate any water quality standards or waste discharge requirements.,* (No Impact)
- b. *Substantial impact on groundwater supplies.* (No Impact)
- c. *Substantially alter an existing drainage pattern resulting in erosion or siltation.* (Class II)
- d. *Substantially alter an existing drainage pattern resulting in flooding.* (Class II)
- e. *Results in runoff which exceeds the capacity of drainage systems or results in substantial new polluted runoff.* (Class II)
- f. *Substantially degrade water quality.* (Class II)



- g. *Placement of housing within a 100-year flood hazard area. (No Impact)*
- h. *Placement of structures which would impede or redirect 100-year flood flows. (Class II)*
- i. *Expose people or structures to risks associated with failure of a levee or dam. (No Impact)*
- j. *Inundation by seiche, tsunami, or mudflow. (Class III)*

Cumulative Impacts

Cumulative impacts would remain as described in the MND. (Class II)

Mitigation Measures

The following mitigation measures would still be required:

- MM 1: FIRST FLOOR ELEVATION ADJUSTMENT
- MM 2: EROSION CONTROL PLAN

Residual Impacts

With implementation of the above mitigation measures, residual project-specific and cumulative impacts on hydrology and water quality would be considered less than significant.

9. Land Use and Planning

The proposed General Plan Amendment to Table 2-3 of the Land Use Element, regarding FAR and height limitations, has been deleted as a result of the City's adoption of these changes in June 2008 (Goleta General Plan/Coastal Land Use Plan Track 2 Amendments). Table 2-3 now includes recommended building intensity standards (including for FAR and height limitations) and allows these standards to be exceeded based on a "good cause" finding. The revised project includes an FAR of 0.60 (as compared to the recommended FAR of 0.50) and heights of 35 feet average and peaks ranging from 39.25 – 40.4 feet (as compared to the recommended peak height of 35 feet).

The revised project would result in the same land use and planning impacts described in the MND.

Project-Specific Impacts

The following impacts would remain unchanged:

- a. *Physically divide an established community. (No Impact)*
- b. *Conflict with any applicable land use plan, policy, or regulation adopted for purposes of avoiding or mitigating an environmental effect. (Class II)*

- c. *Conflict with any conservation plan. (No Impact)*

Cumulative Impacts

Cumulative impacts would remain as described in the MND. (Class III)

Mitigation Measures

The following mitigation measure would still be required:

MM 1: SITE DESIGN MODIFICATION

Residual Impacts

With implementation of the above mitigation measure, residual project-specific and cumulative impacts on land use and planning would be considered less than significant.

10. Mineral Resources

The revised project would not result in any impacts on mineral resources. There would be no change to the analysis in the MND.

11. Noise

The revised project would result in the same impacts to noise that are described in the MND.

Project-Specific Impacts

The following impacts would remain unchanged:

- a. *Exposure to noise levels in excess of applicable standards. (No Impact)*
- b. *Exposure to excessive groundborne vibrations or noise levels. (No Impact)*
- c. *Substantial permanent increase in ambient noise levels. (No Impact)*
- d. *Substantial temporary or periodic increase in ambient noise levels. (Class II)*
- e. *Exposure to excessive airport-related noise levels. (Class III)*
- f. *Exposure to excessive private airstrip-related noise levels. (No Impact)*

Cumulative Impacts

Cumulative impacts would remain as described in the MND. (Class II)

Mitigation Measures

The following mitigation measures would still be required:

- MM 1: CONSTRUCTION ACTIVITIES (LIMITS ON HOURS)
- MM 2: CONSTRUCTION ACTIVITIES (LIMITS ON EQUIPMENT)

Residual Impacts

With implementation of the above mitigation measures, residual project-specific and cumulative impacts on noise would be considered less than significant.

12. Population and Housing

The revised project would result in the same impacts to noise that are described in the MND.

Project-Specific Impacts

The following impacts would remain unchanged:

- a. *Induce substantial population growth.* (Class III)
- b. *Displace substantial numbers of existing housing..* (No Impact)
- c. *Displace substantial numbers of people.* (No Impact)

Cumulative Impacts

Cumulative impacts would remain as described in the MND. (Class III)

Mitigation Measures

No mitigation measures are required or recommended.

Residual Impacts

Residual impacts on population growth and the area's housing supply, as well as the project's contribution to such cumulative impacts would be less than significant (population) or non-existent (housing).

13. Public Services

The revised project would result in the same impacts to public services that are described in the MND.

Project-Specific Impacts

The following impacts would remain unchanged:

- a. *Fire protection.* (Class II)
- b. *Police protection.* (Class III)
- c. *Schools.* (Class III)
- d. *Parks.* (Class III)
- e. *Other public facilities.* (Class III)

Cumulative Impacts

Cumulative impacts would remain as described in the MND. (Class III)

Mitigation Measures

The following mitigation measures would still be required:

- MM 1: DESIGN MODIFICATIONS
- MM 2: FIRE PROTECTION PLAN
- MM 3: OCCUPANCY LIMITATIONS

Residual Impacts

With implementation of the above mitigation measures, residual project-specific impacts on fire protection services would be less than significant. All other residual project specific and project contributions to cumulative impacts on public services would be less than significant.

14. Recreation

The revised project would result in the same impacts to recreation that are described in the MND.

Project-Specific Impacts

The following impacts would remain unchanged:

- a. *Increase in parks and/or recreational facilities use that would lead to substantial physical deterioration.* (Class III)
- b. *Inclusion of recreational facilities that would have an adverse physical effect on the environment.* (No Impact)

Cumulative Impacts

Cumulative impacts would remain as described in the MND. (Class III)

Mitigation Measures

No mitigation measures are required or recommended.

Residual Impacts

Residual demand for parks and recreational facilities generated by the proposed project would be considered adverse but less than significant.

15. Transportation/Traffic

Parking information is updated as follows: zoning ordinance requirements would be 144 spaces for the Marriott Residence Inn and 213 spaces for the existing research park building (combined total of 357 spaces); actual peak demand is calculated at 144 spaces for the Marriott Residence Inn and 302 spaces for the existing research park building (combined total of 446 spaces); the site plan provides for 129 spaces for the Marriott Residence Inn and 350 spaces for the existing research park building (combined total of 479 spaces). A reciprocal parking agreement between the two properties is still proposed.

The revised project would result in the same impacts to transportation/traffic that are described in the MND.

Project-Specific Impacts

The following impacts would remain unchanged:

- a. *Cause an increase in traffic which is substantial relative to existing traffic load and capacity of the street system. (Class II)*
- b. *Exceed a congestion management agency level of service standard (Class III)*
- c. *Results in a change in air traffic patterns that results in a substantial safety risk. (No Impact)*
- d. *Substantial increase in hazards due to design or incompatible uses. (Class II)*
- e. *Results in inadequate emergency access. (Class II)*
- f. *Results in inadequate parking capacity. (Class II)*
- g. *Conflict with adopted policies, plans, or programs supporting alternative transportation. (Class II)*

Cumulative Impacts

Cumulative impacts would occur at the Hollister Avenue/Robin Hill Road intersection. (Class II)

### Mitigation Measures

The following mitigation measures would still be required:

- MM 1: STREET DESIGN MODIFICATIONS
- MM 2: SITE DESIGN MODIFICATIONS
- MM 3: TRANSIT IMPROVEMENTS
- MM 4: SHARED PARKING

### Residual Impacts

With implementation of the above mitigation measures, residual project-specific and cumulative impacts on transportation/traffic would be considered less than significant. Mitigation to address deficiencies in emergency vehicle access is identified under the discussion of Public Services.

## 16. Utilities and Service Systems

The revised project would result in the same impacts to utilities and service systems that are described in the MND.

### Project-Specific Impacts

The following impacts would remain unchanged:

- a. *Exceed wastewater treatment requirements of the RWQCB. (No Impact)*
- b. *Construction of new water or wastewater facilities that would result in significant environmental effects. (Class II)*
- c. *Require new storm water facilities that would result in significant environmental effects. (No Impact)*
- d. *Sufficient water supplies or new water supplies. (Class II)*
- e. *Sufficient wastewater treatment capacity. (Class II)*
- f. *Sufficient landfill capacity. (Class III)*
- g. *Compliance with federal, state, and local statutes/regulations regarding solid waste. (No Impact)*

### Cumulative Impacts

Cumulative impacts would remain as described in the MND. (Class III)

### Mitigation Measures

The following mitigation measures would still be required:

MM 1:	WASTEWATER CAPACITY
MM 2:	WATER SERVICE COMMITMENT
MM 3:	WATER CONSERVATION
MM 4:	SOLID WASTE MANAGEMENT PROGRAM
MM 5:	CONSTRUCTION WASTE RECYCLING

Residual Impacts

With implementation of the above mitigation measures, residual project-specific and cumulative impacts on transportation/traffic would be considered less than significant. Mitigation to address deficiencies in emergency vehicle access is identified under the discussion of Public Services.

**G. MANDATORY FINDINGS OF SIGNIFICANCE**

The Mandatory Findings of Significance would remain the same as described in the MND.

**H. FINDINGS**

It is the finding of the Planning and Environmental Services Department that the previous environmental document as herein amended may be used to fulfill the environmental review requirements of the current project. The current project meets the conditions for the application of State CEQA Guidelines Section 15164 and preparation of a new EIR or ND is not required. The Marriott Residence Inn and Hollister Center Project MND (07-MND-003) is hereby amended by this 15164 addendum for the revised Marriott Residence Inn and Hollister Center Project.





**FINAL MITIGATED NEGATIVE DECLARATION**

**APRIL, 2008**

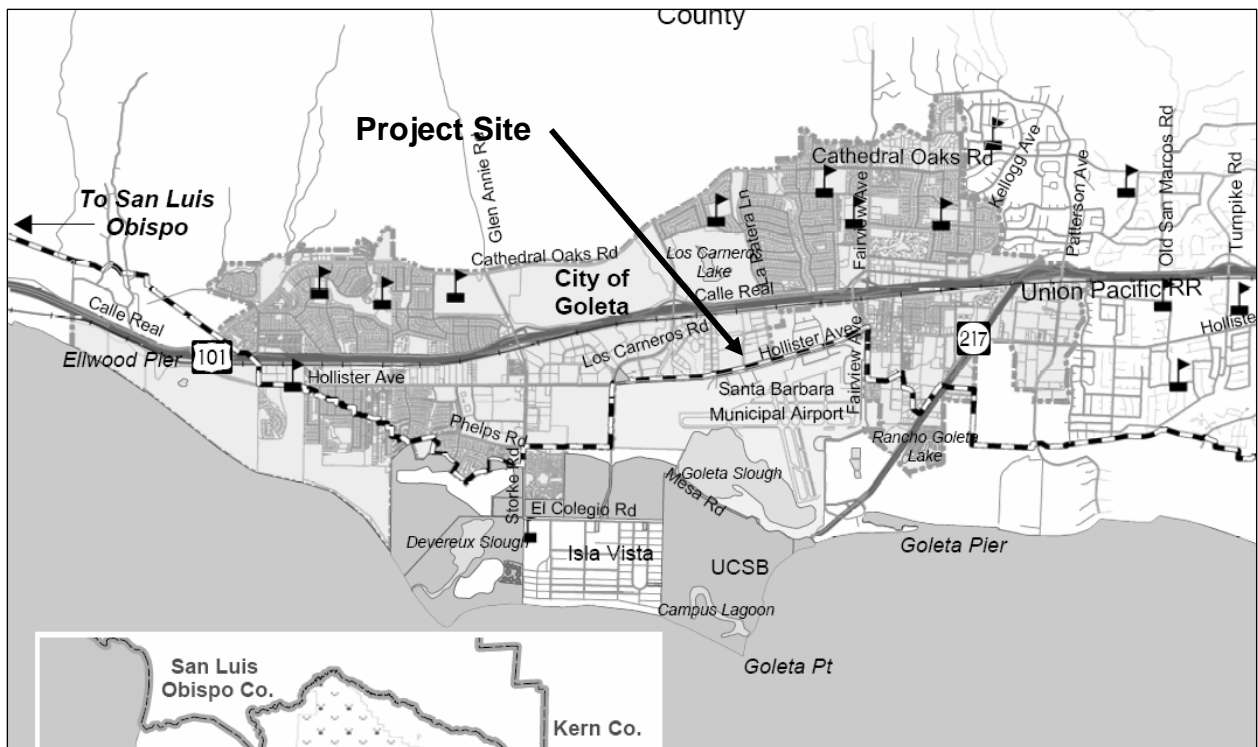






## CITY OF GOLETA FINAL MITIGATED NEGATIVE DECLARATION

- 1. PROJECT TITLE:** Marriott Residence Inn and Hollister Center; Case Nos. 07-007-GPA, -OA, -DP, -TPM; 07-167-DP AM
- 2. LEAD AGENCY NAME & ADDRESS:** City of Goleta, 130 Cremona Drive, Suite B, Goleta, CA 93117
- 3. CONTACT PERSON & PHONE NUMBER:** Laura M. Bridley, 805/966-7260 /Patricia Miller, 805/961-7540
- 4. APPLICANT:**  
  
Robert Olson, R.D. Olson Development, 2955 Main Street, Irvine, CA 92614  
Russ Goodman, Sares Regis Group, 500 Esplanade Drive, Suite 470, Oxnard, CA 93036  
Jane Gray, Dudek, 621 Chapala Street, Santa Barbara, CA 93101 (Agent)
- 5. PROJECT LOCATION:** 6300 Hollister Avenue; APN 073-050-020



**6. PROJECT DESCRIPTION:** The application includes a 140-room extended stay hotel (with Marriott Residence Inn identified as the operator) on a vacant parcel located at the northeast corner of Hollister Avenue and Robin Hill Road. The hotel site occupies the westerly 3.79 acres of a larger 10.95-acre parcel. A lot split is proposed to create a smaller, separate parcel for the hotel development, while providing for reciprocal access and parking with the adjacent research-manufacturing facility. The property has a Business Park land use designation, with Hotel Overlay, and is presently zoned M-RP (Industrial Research Park). Specific elements of proposed project include the following:

**General Plan Amendment (Case No. 07-007-GPA):** The proposal includes a request to amend the current adopted General Plan by: (i) eliminating FAR limits, thereby allowing the project to be developed to an FAR of 0.60 compared to the current policy threshold of 0.50 as specified in Table 2-3 of the Land Use Element; and (ii) eliminating the maximum building height limit of 35 feet, thereby allowing the project to obtain an exception under the Zoning Ordinance for a maximum variance of 5'-1". These modifications parallel concurrent amendments by the City and are being processed in conjunction with the proposed project to ensure continuity of actions.

**Ordinance Amendment (Case No. 07-007-OA):** The proposal includes a request to amend the Zoning Ordinance by creating a Hotel Overlay District consistent with the site-specific land use designation set forth in the recently adopted General Plan. Except as expressly noted, the proposed District regulations default to the underlying base zoning in regard to setbacks, height limits and other development standards. The Hotel Overlay District would only apply to those locations with a corresponding designation in the General Plan. All new development within the Hotel Overlay District would be subject to design review and would require approval of a Development Plan.

**Development Plan (Case No. 07-007-DP):** The proposed hotel includes 140 rooms, each equipped with a small kitchen to facilitate extended stays, contained within approximately 98,735 square feet of total floor area and designed in a U-shape configuration, framed by three building wings, each three stories in height. The main entrance is oriented toward Hollister Avenue with access served from both Hollister Avenue and Robin Hill Road. Surface parking (totaling 139 spaces as compared to 144 that are required) is oriented around the outward perimeter of the buildings. Proposed uses include a pool, pool storage building, fitness center, library, guest laundry, and approximately 2,000-square feet of meeting space. The project, as presently designed, would require modification of various development standards including: hardscape and parking encroachments within the setback area along Hollister Avenue and Robin Hill Road; satisfying on-site parking requirements through conjunctive/shared use with the adjacent parcel;

and allowing height exceptions for vertical elements beyond 35 feet (to approximately 40 feet).

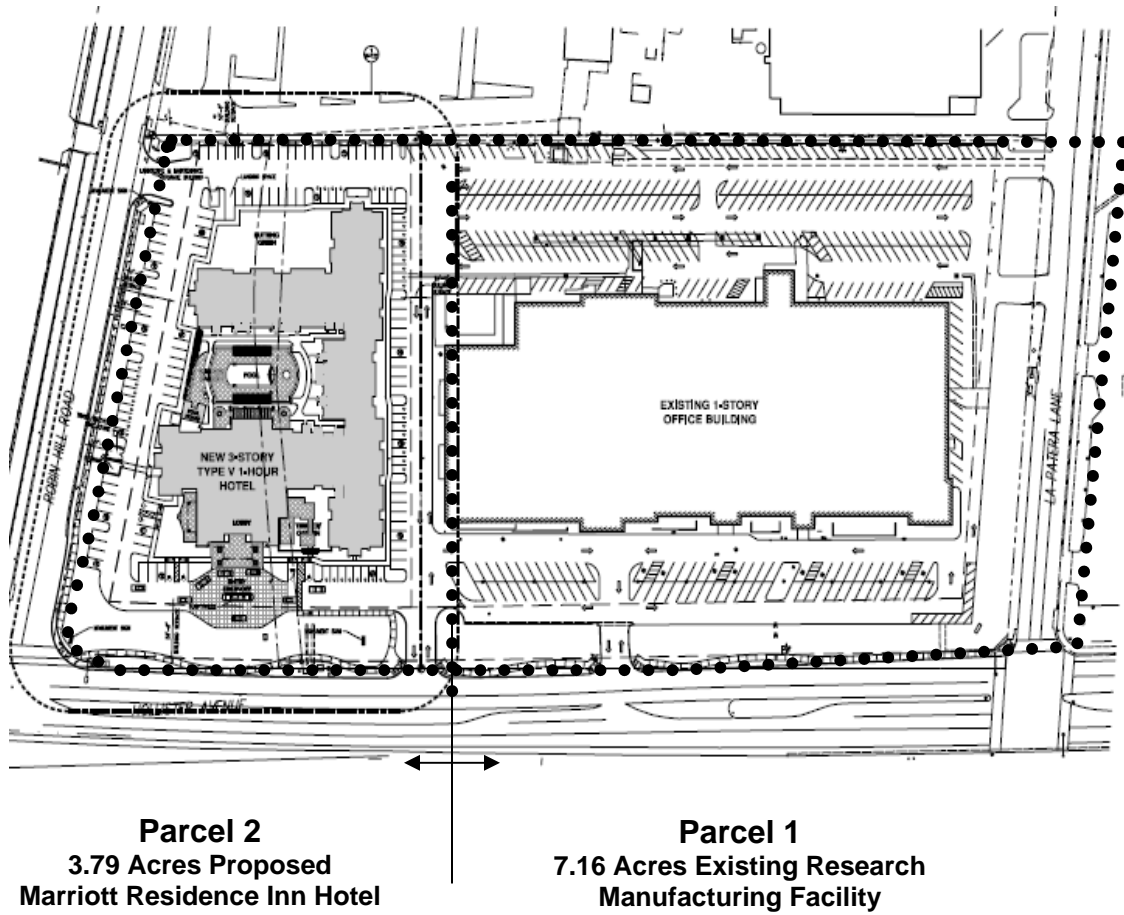
**Development Plan Amendment (Case No. 07-167-DPAM1):** Although a lot split is proposed to separate the hotel from the adjacent business center, the two would be linked by a reciprocal parking and access easements. The results of a conjunctive use parking study show that a combined total of 490 stalls can be provided on both parcels compared to 446 that would be required to serve existing and proposed uses, resulting in a surplus of 44 spaces. An amendment to the Development Plan for the existing research-manufacturing facility will: (i) account for the parcel split that severs the proposed Marriott Residence Inn project (totaling 3.79 acres) from the balance of the 10.95-acre parent parcel; (ii) institute reciprocal access and parking covenants that encumber both parcels; and (iii) allow a modification of development standards to account for as-built conditions (i.e., parking lot layout and drive aisle widths, hardscape and parking encroachments within the setback areas along Hollister Avenue and La Patera, and landscape coverage of less than 30%).

**Design Review Board (Case No. 07-007-DRB):** The proposed architecture is characterized as contemporary Mediterranean with emphasis on smooth stucco finish, accent awnings, wood trellis, cornice mouldings and concrete roof tile. The City's Design Review Board ("DRB") conducted a conceptual review of the project and focused on the following issues: project context and integration with the overall setting and scale of adjacent buildings; drainage, hardscape and landscape features that facilitate bio-filtration and enhance aesthetics; architectural articulation to break rooflines, stair-step elevations and reduce the perceptual profile of the three-story building. On June 19, 2007, the DRB completed its conceptual review and authorized staff to remove the item from the calendar, allowing the item to move forward to the Planning Commission and City Council. Upon action by these bodies, the matter will be returned to DRB for Preliminary/Final Approval.

**Tentative Parcel Map (Case No. 07-007-TPM):** The proposed lot split that severs the proposed Marriott Residence Inn project (totaling 3.79 acres; identified as Parcel 2 on the Site Map below) from the balance of the 10.95-acre parent parcel (identified as Parcel 1) will be accomplished by means of Vesting Tentative Parcel Map. Improvements required by the City in connection with this Map include a 6'-wide sidewalk, 4'-wide parkway with street trees, crack seal from the centerline of Hollister Avenue and Robin Hill Road to a distance of twenty-feet (20') beyond the limits of all trenching, underground service utilities, public drainage improvements, installation of commercial standard street lights, and preservation and/or resetting survey monuments. The public right-of-way for Hollister Avenue is contained within the City of Santa Barbara and frontage improvements are largely governed by this jurisdiction.

**7. APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES:** City of Santa Barbara (Public Improvement Permit) and possibly the California Coastal Commission (Coastal Development Permit for roadway improvements).

**Figure 1: Site Map**



**8. SITE INFORMATION:**

<b>Site Information</b>	
General Plan Land Use Designation	Business Park
Zoning Ordinance, Zone District	Article III (Inland Zoning Ordinance), Zoned M-RP (Industrial Research Park)
Site Size	10.95 acres
Present Use and Development	3.79 acres unimproved; 7.16 acres research-manufacturing facility
Surrounding Uses/Zoning	North: Professional Office and Light Manufacturing South: Santa Barbara Municipal Airport East: La Patera Lane; Commercial Retail West: Robin Hill Road; Light Manufacturing
Access	Existing: One access driveways off of Hollister Avenue and Robin Hill Road, and two access driveways off of La Patera Lane Proposed: Two access driveway off of Hollister Avenue and La Patera Lane and one access driveway off of Robin Hill Road
Utilities & Public Services	Water Supply: Goleta Water District Sewage: Goleta Sanitary District Fire: SB County, Fire Station 14 School Districts: N/A

**9. ENVIRONMENTAL SETTING**

*Slope/Topography*

The project site is gently sloping from the northeast (approximately 15 feet above sea level) to the southwest (approximately 12 feet above sea level) for an overall slope of less than 1% across the property.

*Fauna and Flora*

Parcel 1 is fully developed and occupied by a research-manufacturing facility; Parcel 2 totaling 3.79 acres is partially improved with parking surfaces and balance consists of grass, shrubs and ornamental landscaping. No native plant or tree species exist onsite, and per the City's adopted General Plan (Conservation Element, Figure 4-1), there are no rare, endangered, or special status animal species.

*Archaeological Sites*

The proposed hotel is located partly within and adjacent to a very small portion of archeological site CA-SBA-58, located adjacent to the former northerly boundary

of the Goleta Slough. The site was recorded in the 1920s. A definitive Extended Phase 1 site boundary definition program and Phase 2 archaeological significance investigation of the portion of CA-SBA-58 located within the project site was performed in 1980 and documented by Earth Metrics, Inc., as part of an Environmental Impact Report (“EIR”) prepared for a proposed building addition to the Burroughs research-manufacturing facility (referred to as the Burroughs Plant Expansion) on Parcel 1. The 1980 proposed building addition project was not built; the current Marriott Residence Inn project is now proposed in basically the same area of CA-SBA-58 (with a very similar building footprint). In summary, the Extended Phase 1 site boundary definition program and Phase 2 archaeological significance investigation characterized CA-SBA-58 remains within the proposed project site in terms of two loci: Locus 1 encompasses portions of significant intact cultural deposits, while the surrounding Locus 2 area contains cultural remains that have been disturbed during prior urban development, including site preparation. Because the Locus 2 remains are not intact, they are not considered significant cultural resources.

#### *Surface Water Bodies*

An open drainage swale crosses through Parcel 2, capturing sheet flows from portions of both parcels. The swale drains into a storm drain outlet which then directs flows beneath Robin Hill Road to a concrete channel on the west side of the street.

#### *Surrounding Land Uses*

The project site is bordered to the east, west and north by a mix of professional office, light-manufacturing and commercial retail uses. Hollister Avenue borders the site on the south with the Santa Barbara Municipal Airport beyond.

#### *Existing Structures*

Parcel 1 is developed with an existing research-manufacturing facility containing 106,000 square feet of improved building space.

### **10. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist and analysis on the following pages:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils



- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems
- Mandatory Findings of Significance

## 11. DETERMINATION

On the basis of this environmental checklist/initial study:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier environmental impact report or mitigated negative declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier environmental document, including revisions or mitigation measures that are imposed upon the proposed project and that a subsequent document containing updated and/or site specific information should be prepared pursuant to CEQA Sections 15162/15163/15164.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier environmental impact report or mitigated negative declaration pursuant to applicable standards, and (b) have been

avoided or mitigated pursuant to that earlier environmental document, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

---

Patricia S. Miller, Manager  
Current Planning Division

Date

## **12. EVALUATION OF ENVIRONMENTAL IMPACTS:**

- (a) All answers must take into account the whole action involved, including project specific, cumulative, construction, operational, onsite, offsite, direct, and indirect impacts. The explanation of each issue should identify the existing setting, any applicable threshold of significance, impacts, mitigation measures, and residual impact statement.
- (b) A brief explanation is required for all answers except “No Impact.” The discussion must be supported by appropriate information sources. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to requests such as the proposed project.
- (c) The checklist answers must indicate whether the impact is: Potentially Significant, Less than Significant with Mitigation Incorporated, Less than Significant, or No Impact.
- (d) A “Potentially Significant” response is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant” entries when the determination is made, then an EIR is required.
- (e) A “Less than Significant with Mitigation Incorporated” response is appropriate where such incorporation of mitigation would reduce a potentially significant impact to a less than significant level. If there are one or more “Less than Significant with Mitigation Incorporated” entries when the determination is made, then a Mitigated Negative Declaration may be prepared.
- (f) Supporting Information Sources: References and sources should be attached, including but not limited to, reference documents, special studies, other environmental documents, and/or individuals contacted.

**13. ISSUE AREAS:**

**AESTHETICS**

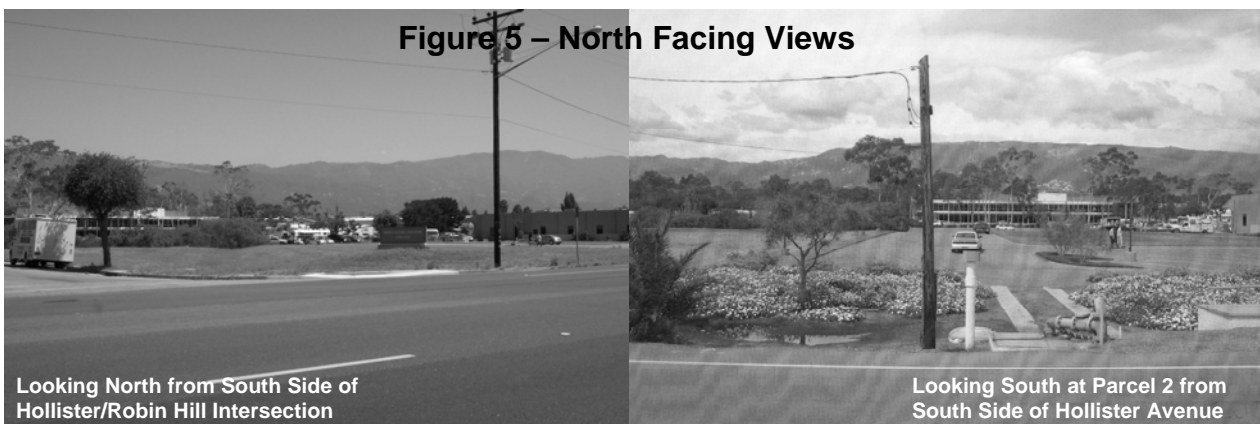
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Have a substantial adverse effect on a scenic vista?		✓			
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓	
c. Substantially degrade the existing visual character or quality of the site and its surroundings?		✓			
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓			



Existing Setting

The project site is surrounded by a mix of professional office, light-manufacturing, commercial retail and the Santa Barbara Municipal Airport. This area of Hollister Avenue is designated as a scenic corridor in the Goleta General Plan (Policy VH 2.1) and the area in the vicinity of La Patera Lane is identified as a vantage point for viewing scenic resources (Policy V H1.2, Figure 6-1). As noted in Figures 2 through 5 above and below, viewing opportunities are principally oriented toward the south with backdrop views of the Santa Ynez mountain range. Existing development along this particular segment of Hollister Avenue is best described as non-descript

with no discernable architectural style. However, these developments do share a common attribute of generous building setbacks and extensive frontage landscaping.



Thresholds of Significance

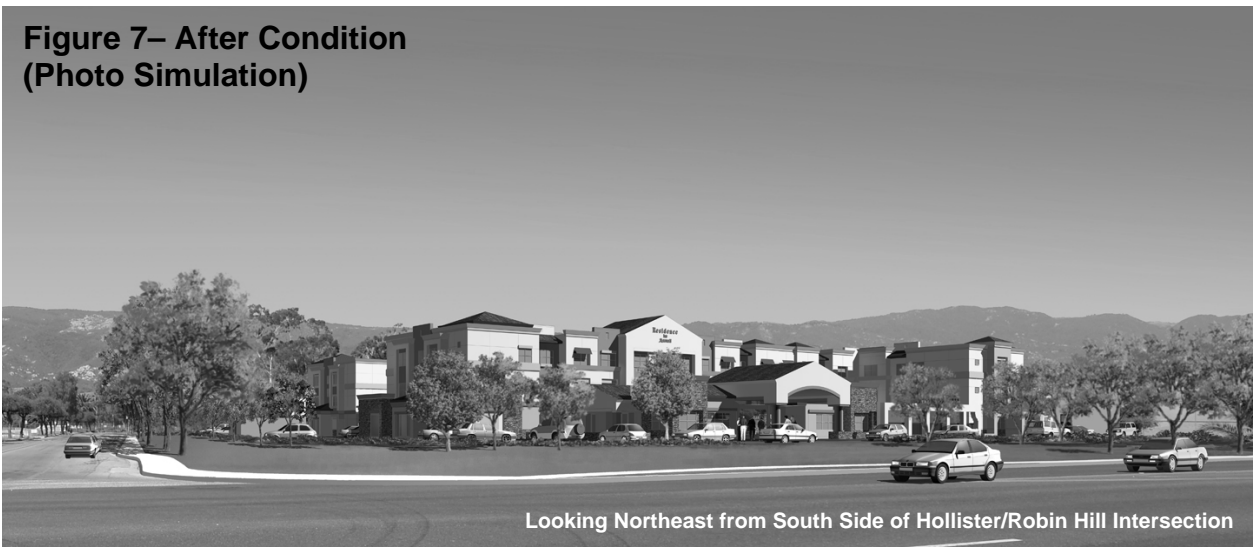
A significant Aesthetic impact would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. Additionally, the City's *Environmental Thresholds & Guidelines Manual* instructs the project evaluator to assess visual/aesthetic impacts through a two step process. First, the visual resources of the project site must be evaluated including the physical attributes of the site, its visual uniqueness, and its relative visibility from public viewing areas. Of particular concern are visibility from coastal and mountain areas, as well as its visibility from the urban fringe and travel corridors. Secondly, the potential impact of the project on visual resources located onsite and on views in the project vicinity which may be partially or wholly obstructed must be determined. This step includes an evaluation of the project's consistency with City and State policies on the protection of visual resources.

**Figure 6 – Existing Condition  
(Actual Photograph)**



Looking Northeast from South Side of Hollister/Robin Hill Intersection

**Figure 7– After Condition  
(Photo Simulation)**



Looking Northeast from South Side of Hollister/Robin Hill Intersection

### Project Specific Impacts

- a) Although more expansive views of the surrounding area from Hollister Avenue are limited due to existing development and landscaping in the vicinity of the project site, views of the Santa Ynez Mountains are available from many vantage points in the area. As shown in Figures 3 and 5, fairly expansive views of the Santa Ynez Mountains are available from the Hollister/Robin Hill intersection. Per Goleta General Plan (Policy VH 4.15), a visual simulation was prepared for the proposed project in 2007. This visual representation provides an approximation of how the project will appear relative to its surrounds and utilizes a computer-generated three-dimensional model of the proposed hotel as shown in a perspective view at human-eye level looking in the northerly direction towards the hotel from the south side of the Hollister Avenue/Robin Hill intersection. This perspective view is superimposed onto an actual photograph of the site taken from the exact viewpoint used to generate the perspective view. The finished floor height of the proposed hotel and the grades of the surrounding site were set by the Civil Engineer's grading plan (2007) such that an accurate relationship between the proposed building and the existing street surfaces in the perspective view. The street surfaces in the perspective view are visually aligned with the street surfaces of the photograph to ensure that the proposed building's location and its relation to the site is depicted as accurately as possible. Please note that plan revisions made in 2008 to increase the graded fill to be imported onto the site are not reflected in the MND simulation. In summary, the photo simulation indicates that the development of Parcel 2 would partially obstruct, but not eliminate background views of the mountains. To ensure that background views are not further obstructed, the DRB instructed the applicant to develop landscape plans that limit the height and massing of perimeter trees, and field verify building heights to assure compliance with preliminary and final plan building heights. With incorporation of these measures, the project impacts attributable to the project would be deemed less than significant.
- b) The proposed project does not lie within, or affect any views from, a Scenic Highway as designated by the State of California. As such, the project would not result in any impacts on scenic resources within a Scenic Highway viewshed.
- c) The City's Design Review Board ("DRB") conducted a conceptual review of the project and focused on the following issues: project context and integration with the overall setting and scale of adjacent buildings; drainage, hardscape and landscape features that facilitate bio-filtration and enhance aesthetics; architectural articulation to break rooflines, stair-step elevations and reduce the perceptual profile of the three-story building. This interactive process resulted in the following design modifications: height reduction and stair-stepped elevation at the southeast corner; introduction of earth tone colors and stone veneer

materials; vertical tower and horizontal banding accents; downplay of “banding” on the building; redesign of entry arches with stronger column bases to achieve more symmetry/proportionality with a stronger pedestrian orientation; provision of passive green space (or possibly a putting green) on the hotel site; inclusion of landscaping and outdoor seating/lunch area for employee use on the adjacent (Sares Regis) property; inclusion (with City of Santa Barbara consent) of a meandering sidewalk on the frontage of both the Marriott and Sares Regis sites. While these modifications serve to protect and enhance the visual character and quality of the site and its surroundings, further refinements were requested by DRB to fully mitigate aesthetic impacts. These recommendations include:

- i. Align the list of trees with the City’s most recent endorsement of approved plant materials. Include a detailed accounting of size and quantities of all landscape materials, along with planting and irrigation specifications. Show landscaping proposed for the frontage of the adjacent Saris-Regis parcel and dovetail with the pallet proposed for the Marriot project.
  - ii. Disperse and integrate compact parking stalls with standard spaces to achieve a better balance throughout the entire site. Incorporate use of permeable paving to enhance storm water pre-treatment goals. Provide more details on functionality of bioswales; locations, quantities and hydrologic functions.
  - iii. Employ “dark sky” lighting principals: fixtures should be shielded and downward facing to prevent “spillage.” Provide an overall lighting plan for buildings, parking lots and landscape areas. Utilize thematic fixtures where possible and seek an acceptable alternative to standard “cobra” street and parking lot lights.
  - iv. Give further study to the graduation in building heights at the southeast corner of the hotel (accentuate through raising window heights and exaggerating roof pitches). Consider introduction of landscape pot shelves to offset blank building walls. Refine the interplay of colors and base materials to reinforce trellis columns and vertical tower elements.
- d) The proposed hotel would require exterior lighting to light the project entry, exterior walkways, parking lots and common areas. If not properly shielded and directed, such light could expose neighboring development to unwanted night lighting and glare. Such night lighting impacts would be considered potentially significant.

### Cumulative Impacts

Due to the project specific visual impacts on scenic views, night lighting, and the visual character of the surrounding area, project contributions to cumulative visual/aesthetic impacts would also be considered to be potentially significant.

### Required Mitigation Measures

1. **DESIGN REVIEW BOARD:** The proposed project shall be resubmitted for Preliminary/Final Review by DRB consisting of: (i) complete site plan, architectural floor plans, and exterior elevations for Parcel 2; (ii) landscape and improvement plans for the Hollister Avenue frontage of Parcel 1; and (iii) an updated visual simulation of the proposed hotel that incorporates all design changes (if they differ from the photo simulation in Figure 7). The preliminary development plans shall be revised to address the issues raised by DRB in its Conceptual Review and shall also incorporate all applicable mitigation measures/conditions of approval. **Plan Requirements & Timing:** The preliminary development plans shall be revised and resubmitted to DRB for review and approval prior to and as a condition precedent to issuance of a Land Use Permit ("LUP") for the project. For purposes of determining consistency with General Plan Policy VH2.2, the updated visual simulation shall be presented to the Planning Commission in conjunction with the discretionary entitlement process.

**MONITORING:** CITY staff shall withhold issuance of an LUP pending: (i) a finding consistency with General Plan Policy VH2.2 by the City Council; and (ii) approval of the final development plans by DRB. City staff shall verify that the project is constructed per the final architectural plans approved by DRB prior to issuance of any certificate of occupancy.

2. **HEIGHT SURVEY:** The height of structural development shown on final plans shall not exceed the mean height and peak height shown on the approved project exhibit maps. Finish grade shall be consistent with the approved final grading plan. Height limitations shown on preliminary plans shall be carried through on final plans and in the field. **Plan Requirements and Timing:** During the framing state of construction and prior to commencement of roofing, the applicant shall submit verification from a licensed surveyor demonstrating that the mean height and peak height conform to those shown on the preliminary and final plans. This survey shall be reviewed and approved by the City of Goleta prior to commencement of roofing.

**Monitoring:** Staff shall verify compliance with this requirement prior to commencement of roofing.



**SIGNS:** An Overall Sign Plan for Parcel 2 shall be prepared and submitted for review and approval by DRB and City staff. **Plan Requirements & Timing:** The Overall Sign Plan shall be reviewed and approved by DRB and City staff prior to and as a condition precedent to installation of any signs for the project. Individual signs shall be reviewed and approved by the DRB and City staff prior to issuance of a Sign Certificate of Conformance.

**Monitoring:** City staff shall verify that project signs are approved and installed according to the Overall Sign Plan.

3. **LANDSCAPE PLAN:** The applicant shall prepare detailed landscape and irrigation plans for the project that identifies the following:
  - a. Type of irrigation proposed;
  - b. All existing and proposed trees, shrubs, and groundcovers by species;
  - c. Size of all planting materials including trees; and
  - d. Location of all planting materials.

The project landscaping shall consist of drought-tolerant native and/or Mediterranean type species which adequately complement the project design and integrate the site with surrounding land uses. Landscaping shall be compatible with the character of the surroundings, the architectural style of the structure and shall be adjusted necessary to: (i) provide adequate vehicle stopping sight distance at all driveway entrances (as determined by the City of Goleta); (ii) comply with the Santa Barbara Airport Hollister Avenue Landscape Master Plan and the City of Santa Barbara Landscape Compliance Requirements (as determined by the City of Santa Barbara); (iii) ensure that plant material does not exceed 35 feet in height (at maturity) within areas of the Runway 15R approach (as determined by the City of Santa Barbara); (iv) visually screen parking areas from street view to the maximum extent reasonable; and (v) screen, through plantings and other features, loading and services areas of the proposed hotel. **Plan Requirements & Timing:** The landscape plans shall be revised and resubmitted for review and approval prior to and as a condition precedent to issuance of any LUP for the project. The plans shall first be submitted for review by staff of the Cities of Goleta and Santa Barbara (right-of-way area), and following their approval, the plans shall be submitted for Preliminary/Final Approval by DRB. All elements of the final landscape plan, including irrigation improvements, shall be installed prior to any occupancy clearance.

**Monitoring:** City staff shall withhold issuance of an LUP pending Final Approval of the landscape plans by DRB. City staff shall also field verify installation of all landscaping and irrigation system improvements per the approved final landscape plan prior to issuance of any certificate of occupancy for the project.

4. **LANDSCAPE AGREEMENT:** To ensure installation and long-term maintenance of the approved landscape plans, the applicant shall enter into an agreement to install required landscaping and water-conserving irrigation systems as well as maintain required landscaping for the life of the project. **Plan Requirements & Timing:** Performance securities for installation and maintenance for at least three (3) years shall be subject to review and approval by City staff. A signed Maintenance Agreement and Performance Securities (in a form and in an amount acceptable to the City) guaranteeing installation of the landscaping and maintenance thereafter for a period of at least three years, shall be furnished by the applicant for review and approval by the City prior to issuance of any LUP for the project.

**Monitoring:** City staff shall photo document installation prior to occupancy clearance and shall check maintenance as needed. Release of any performance security requires City staff signature.

5. **LIGHTING:** All exterior night lighting shall be of low intensity/low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Exterior lighting fixtures shall be kept to the minimum number and intensity needed to ensure the public safety of employees, residents, and visitors to the commercial center. All upward directed exterior lighting shall be prohibited to protect night sky views of the stars. All exterior lighting fixtures shall be appropriate for the architectural style of the proposed structure and the surrounding area. The applicant shall develop a lighting plan for Parcel 2 incorporating these requirements and provisions for dimming lights after 11:00 p.m. to the maximum extent practical without compromising public safety. **Plan Requirements:** The locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on the preliminary/final lighting plan and shall be reviewed and approved by DRB and City staff. **Timing:** The preliminary/final lighting plan shall be reviewed and approved by DRB and City staff prior to and as a condition precedent to issuance of any LUP for the project.

**Monitoring:** City staff shall inspect all exterior lighting to verify that exterior lighting fixtures have been installed consistent with their depiction on the final lighting plan.

6. **CONSTRUCTION TRASH CONTAINMENT:** To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by City staff. **Plan Requirements & Timing:** Prior to and as a condition precedent to issuance of any LUP for the project, the applicant shall designate and provide to City staff the name and

phone number of a contact person(s) to monitor construction trash/waste and organize a clean-up crew. Additional covered receptacles shall be provided as determined necessary by City staff. This requirement shall be noted on all plans. Trash control shall occur throughout all grading and construction activities.

**Monitoring:** City staff shall inspect periodically throughout grading and construction activities to verify compliance.

7. **TRASH ENCLOSURE:** The applicant shall prepare a detailed design of the proposed trash enclosure for Parcel 2 that exhibits good design and is compatible with the architectural style of the project. The storage area shall be enclosed with a solid wall of sufficient height to screen the area and shall include a solid gate and a roof. The trash storage area shall be maintained in good repair. **Plan Requirements & Timing:** Said trash enclosure plans shall be submitted for review and approval by DRB and City staff prior to and as a condition precedent to issuance of any LUP for the project.

**Monitoring:** City staff shall verify compliance prior to approval of any LUP for the project. City staff shall verify installation of the approved trash enclosure prior to the issuance of any certificate of occupancy for the project.

8. **MECHANICAL EQUIPMENT:** The applicant shall submit a composite utility plan for DRB and City staff Preliminary/Final Review. All external/roof mounted mechanical equipment on the proposed hotel located on Parcel 2 (including HVAC condensers, switch boxes, etc.) shall be included on all building plans and shall be designed to be integrated into the structure and/or screened from public view in a manner deemed acceptable to the City. **Plan Requirements & Timing:** Detailed plans showing all external/roof mounted mechanical equipment shall be submitted for review by DRB and City staff prior to and as a condition precedent to issuance of any LUP for the project.

**Monitoring:** City staff shall verify installation of all external/roof mounted mechanical equipment per the approved plans prior to the approval of any certificate of occupancy.

9. **UTILITY SERVICE CONNECTIONS/EQUIPMENT:** All new utility service connections and above-ground mounted equipment such as backflow devices, etc, shall be screened from public view and painted in a soft earth-tone color(s) (red is prohibited) so as to blend in with the project. Screening may include a combination of landscaping and/or masonry or lattice walls. Whenever possible and deemed appropriate by City staff, utility transformers shall be placed in underground vaults. All gas and electrical meters shall be concealed and/or painted to match the building. All gas, electrical, backflow prevention devices and communications equipment shall be completely concealed in an enclosed

portion of the building, on top of the building, or within a screened utility area. All transformers and vaults that must be located within the right-of-way shall be installed below grade unless otherwise approved by the City, and then must be completely screened from view. **Plan Requirements & Timing:** The site and building plans submitted for DRB Preliminary/Final Review shall identify the type, location, size, and number of utility connections and above-ground mounted equipment as well as how such equipment would be screened from public view and the color(s) that it would be painted so as to blend in with the project and surrounding area.

**Monitoring:** City staff shall verify that all above-ground utility connections and equipment is installed, screened, and painted per the approved plans.

10. **UTILITY UNDERGROUNDING:** All utilities that exist on Parcel 2 and along Hollister Avenue on the frontage of both parcels shall be installed underground. **Plan Requirements & Timing:** All composite utility plans for the project shall note this undergrounding requirement and shall be submitted for City staff review and approval prior to and as a condition precedent to issuance of any LUP for the project.

**Monitoring:** City staff shall verify compliance in the field prior to occupancy clearance.

#### Residual Impact

With implementation of these mitigation measures, residual project specific and project contributions to cumulative Aesthetic impacts would be considered less than significant.

**AGRICULTURAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓	
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?				✓	
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓	

Existing Setting

The project site is located within a developed area of the Hollister Corridor and no agricultural uses exist in the immediate vicinity.

Thresholds of Significance

A significant impact to Agricultural Resources would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. Additionally, a project may pose a significant environmental effect on agricultural resources if it conflicts with adopted environmental plans and goals of the City or converts prime agricultural land to non-agricultural use or impairs the agricultural productivity of prime agricultural land.

Project Specific Impacts

- a-c) The proposed project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the California Resources Agency. There are no agriculturally zoned properties or properties under a Williamson contract in the vicinity of the project site. The proposed project would not result in any environmental changes that would involve the conversion of any

farmland to non-agricultural uses and therefore the project would have no impact on agricultural resources in the area.

Cumulative Impacts

The proposed project would not contribute to any cumulative impact on agricultural resources within the City of Goleta.

Required Mitigation Measures

No mitigation measures are required or recommended.

Residual Impact

No residual impacts (either project specific or cumulative) on Agricultural Resources would occur as a result of project implementation.

**AIR QUALITY**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>See Prior Document</b>
a. Conflict with or obstruct implementation of the applicable air quality plan?		✓			
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓			
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in a state of non-attainment under applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓		
d. Expose sensitive receptors to substantial pollutant concentrations?				✓	
e. Create objectionable odors affecting a substantial number of people?			✓		

### Existing Setting

To protect human health, State and Federal air quality standards have been established for 11 pollutants. According to the Air Pollution Control District (APCD), Santa Barbara County is considered in attainment of the federal one-hour ozone standard and the federal eight-hour ozone standard, but does not meet the State one-hour ozone standard, or the standard for particulate matter less than ten microns in diameter (PM<sub>10</sub>)<sup>1</sup>. Ozone air pollution is formed when nitrogen oxides (NO<sub>x</sub>) and reactive organic compounds (ROCs) react in the presence of sunlight. According to the APCD, the major sources of ozone precursor emissions in Santa Barbara County are motor vehicles, the petroleum industry, and solvent usage (paints, consumer products, and certain industrial processes). Sources of PM<sub>10</sub> include grading, demolition, agricultural tilling, road dust, mineral quarries, and vehicle exhaust.

### Thresholds of Significance

A significant Air Quality impact would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. The City's *Environmental Thresholds & Guidelines Manual* has identified a long term quantitative emission threshold of significance of 25 pounds/day (PPD) for ozone precursors nitrogen oxides (NO<sub>x</sub>) and reactive organic compounds (ROCs). In addition, the City's thresholds establish criteria for conducting carbon monoxide (CO) emission modeling. A project will also have a significant long term air quality impact if it causes, by adding to the existing background carbon monoxide levels, a carbon monoxide "hot spot" where the California one-hour standard of 20 parts per million (PPM) carbon monoxide is exceeded. This typically occurs at severely congested intersections.<sup>2</sup> Screening for such an impact is determined by the project's peak hour trip contribution. If a project contributes less than 800 peak hour trips, then carbon monoxide modeling is not required. Short term thresholds for NO<sub>x</sub> and ROC emissions have not been established by the City due to the fact that such emissions generally result from construction activities. Under prior modeling by the County of Santa Barbara, such emissions were determined to account for only 6% of total NO<sub>x</sub> and ROC emissions. However, due to the fact that Santa Barbara County is not in compliance with State standards for airborne particulate matter (PM<sub>10</sub>), construction generated fugitive dust (50% of total dust) is subject to the City's standard dust mitigation requirements.

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<sup>1</sup> Scope & Content of Air Quality Sections in Environmental Documents, Technology & Environmental Assessment Division, Santa Barbara County Air Pollution Control District, Updated June 2004.

<sup>2</sup> Per the City's *Environmental Thresholds & Guidelines Manual*, projects that contribute 800 or more peak hour trips to an intersection operating @ LOS D or worse are generally considered to potentially pose a significant CO effect and therefore should be required to model CO impacts.

## Project Specific Impacts

### *Short Term Construction Impacts*

- a-d) Short term air quality impacts generally occur during project grading. Preliminary earthwork quantities are estimated at 500 yd<sup>3</sup> of cut and 17,200 yd<sup>3</sup> of fill. This amount of grading would result in approximately 100 trucks per day for a three week period. However, the route of these trucks would use Hollister Avenue and Los Carneros Road, and Storke Road, and not pass through residential neighborhoods. As a result of this grading, and the air basin's current non-attainment of State PM<sub>10</sub> standards, any project generated fugitive dust would be considered to pose a potentially significant air quality impact associated with PM<sub>10</sub> emissions. The City has not established short-term quantitative thresholds for NO<sub>x</sub> and ROCs emissions generated by construction activities due to the fact that such emissions have been determined to account for approximately 6% of the County-wide emission inventory for NO<sub>x</sub> (Santa Barbara County 1993 Rate-of-Progress Plan). As such, project specific impacts on air quality standards or existing air quality violations as well as project contributions to the exposure of sensitive receptors to substantial pollutant concentrations in the City would be considered potentially significant.
- e) Construction of a new parking lot would require application of asphalt concrete (AC) that could create objectionable odors. Such odors would be temporary and localized. Because the City has no adopted thresholds of significance for such impacts, odors associated with AC paving would be considered adverse but not significant.

### *Long Term Operational Impacts*

- a-e) As required by APCD, the URBEMIS software program (URBEMIS 2007 for Windows, Version 9.2.2) was used to calculate long term emissions from motor vehicles associated with the proposed project. This particular software program uses the California Air Resources Board's EMFAC2007 model for on-road vehicle emissions and the OFFROAD2007 model for off-road vehicle emissions. It was determined that project generated vehicular emissions (in combination with area source emissions) would be approximately 8.78 PPD of ROCs and 11.63 PPD NO<sub>x</sub>, well below the 25 PPD threshold for either ozone precursor. Furthermore, the increase of 161 PM peak hour trips estimated for the proposed project is well below the threshold of 800 peak hour trips that requires carbon monoxide modeling. As such, the long-term emissions from project generated traffic would not conflict with implementation of the County's Air Quality Attainment Plan, or result in a cumulatively considerable net increase of any criteria pollutant for which the County is in a state of non-attainment. The proposed hotel would not result in objectionable long term smoke, ash, or odors or expose sensitive receptors to substantial levels of pollutants, and does not



include fireplace elements in the rooms. Such potential air quality impacts would therefore be considered adverse but less than significant.

### Cumulative Impacts

Per the City's *Environmental Thresholds & Guidelines Manual*, a project's contribution to cumulative air quality impacts is considered significant if the project's total emissions of either NO<sub>x</sub> or ROC exceed the long term threshold of 25 PPD. The project's contribution to overall emissions associated with construction of the proposed hotel would be less than this threshold, and therefore the project's contribution to cumulative air quality impacts involving NO<sub>x</sub> and ROC would be considered less than significant. However, as noted above, the project's contribution to cumulative PM<sub>10</sub> emissions would be considered potentially significant as a result of the existing violation of the State standard.

### *Project Specific and Cumulative Greenhouse Gas Emissions*

Greenhouse gases (GHGs) are implicated in the acceleration of global warming experienced in the last several decades. These greenhouse gases may contribute to an increase in the temperature of the earth by transparency to short wavelength visible sunlight, but near opacity to outgoing terrestrial long wavelength heat radiation. The principal GHGs are carbon dioxide, methane, nitrous oxide, ozone, and water vapor. Fossil fuel consumption in the transportation sector is the single largest source of GHG emissions. Industrial and commercial sources are the second largest source of GHG emissions.

Increased development, including the proposed project, would cause GHG emissions to be generated. The proposed project would contribute to long-term increases in GHGs as a result of traffic increases and minor secondary fuel combustion emissions from project elements such as space heating and hot water heating. Additional increases in GHG emissions would occur as a result of the generation of electricity necessary to meet project-related increases in energy demand.

At this time, there are no adopted thresholds of significance for GHG emissions and the methodology of analysis is evolving. The project-specific and cumulative contribution to impacts associated with GHG emissions is considered less than significant in the absence of an adopted threshold and given that climatic change is global in scale.

### **Recommended Mitigation Measures**

1. The following energy-conserving techniques, that substantially exceed the minimum Title 24 energy conservation requirements, shall be incorporated

unless the applicant demonstrates their infeasibility to the satisfaction of City of Goleta staff:

- a. Installation of low NOx residential water heaters and space heaters meeting the minimum efficiency requirements of applicable APCD rules;
- b. Installation of Energy Star Labeled Furnaces;
- c. Use of water-based paint on exterior surfaces;
- d. Use of solar-assisted water heating for swimming pools and tankless hot water on demand systems if their energy efficiency is demonstrated to exceed that of a central storage tank water heating system;
- e. Use of passive solar cooling/heating;
- f. Use of energy efficient appliances;
- g. Use of natural lighting;
- h. Installation of energy efficient lighting;
- i. Use of drought-tolerant native or Mediterranean landscaping subject to Planning and Environmental Services staff and Design Review Board (DRB) approval to shade buildings and parking lots;
- j. Encouragement of the use of transit, bicycling, and walking by providing infrastructure to promote their use;
- k. Provision of segregated waste bins for recyclable materials; and
- l. Prohibition against the installation and use of wood burning fireplaces.

**Plan Requirements and Timing:** These requirements shall be shown on applicable building plans prior to issuance of any land use permit.

**Monitoring:** City of Goleta staff shall site inspect for compliance prior to issuance of an occupancy permit.

#### Required Mitigation Measures

1. **DUST CONTROL:** Dust generated by construction activities shall be kept to a minimum with a goal of retaining dust on the site. The following dust control measures listed below shall be implemented by the contractor/builder:
  - a) During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
  - b) During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
  - c) Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. **Plan Requirements & Timing:** All of the aforementioned requirements shall be noted on all construction plans and shall be submitted for approval by City staff prior to and as a condition precedent to issuance of any LUP for the project. The name and telephone number of such persons shall be provided to City staff and the APCD.

**Monitoring:** City staff shall perform periodic site inspections to verify compliance as well as contact the designated monitor as necessary to ensure compliance with dust control measures.

2. **VEGETATIVE COVER:** If the construction site is graded and left undeveloped for over four weeks, the applicant shall employ the following methods immediately to inhibit dust generation:
- Seeding and watering to revegetate graded areas; and/or
  - Spreading of soil binders; and/or
  - Any other methods deemed appropriate by City staff.

**Plan Requirements & Timing:** These requirements shall be noted on all plans and submitted for approval and approval by City staff prior to and as a condition precedent to issuance of any LUP for the project.

**Monitoring:** City staff shall perform periodic site inspections to verify compliance.

3. **CONSTRUCTION EMISSIONS:** ROC and NO<sub>x</sub> emissions generated by construction equipment shall be reduced by implementing the following equipment control measures:
- The engine size of construction equipment shall be the minimum practical size;
  - The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time;
  - Construction equipment shall be maintained in tune per the manufacturer's specifications;
  - Construction equipment operating on-site shall be equipped with two-to-four degree engine timing retard or pre-combustion chamber engines;
  - Catalytic converters shall be installed on gasoline-powered equipment, if feasible;
  - Diesel catalytic converters shall be installed, if available;
  - Diesel-powered equipment shall be replaced by electric equipment whenever feasible; and
  - Construction worker trips shall be minimized by requiring carpooling and by providing for lunch on-site.

**Plan Requirements & Timing:** The project applicant shall include these measures as notes on a separate sheet attached to the grading and building plans. City staff shall review and approve the plans prior to issuance of any LUP for the project. These measures shall be implemented during and after project construction, as appropriate.

**Monitoring:** City staff shall perform periodic site inspections to verify compliance as well as contact the designated monitor as necessary to ensure compliance with equipment control measures.

Residual Impact

With implementation of the above mitigation measures, residual project specific as well as project contributions to cumulative Air Quality impacts would be considered less than significant.

**BIOLOGICAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		✓			

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		✓			
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓	

Existing Setting

As noted above, Parcel 1 is fully developed and occupied by a research-manufacturing facility; Parcel 2 totaling 3.79 acres is partially improved with parking surfaces and balance consists of grass, shrubs and ornamental landscaping. No native plant or tree species exist onsite, and per the City's adopted General Plan (Conservation Element, Figure 4-1), there are no rare, endangered, or special status animal species.

Thresholds of Significance

A significant impact on Biological Resources would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. Additionally, per the City's *Environmental Thresholds & Guidelines Manual* a project

would pose a significant environmental impact(s) on biological resources in any of the following would result from project implementation:

- a) A conflict with adopted environmental plans and goals of the community where it is located;
- b) Substantial effect on a rare or endangered plant or animal species;
- c) Substantial interference with the movement of any migratory or resident fish or wildlife species;
- d) Substantial diminishment of habitat for fish, wildlife, or plants.

#### Project Specific Impacts

- a) The proposed project would not result in any direct effect on any candidate, sensitive, or special status species or modification to any habitat of such species. As such, impacts on any candidate, sensitive, or listed species are not anticipated as a result of project implementation.
- b,c) Currently, all stormwater runoff, as well as tailwater from landscape irrigation onsite, surface flows to one of three existing storm drain outlets. Two of the outlets are located on the west side of the site and drain to a concrete channel on the west side of Robin Hill Road. A third outlet is located on the south side of the site and directs flows beneath Hollister Avenue. Surface flows from all three outlets discharge into a natural channel on the south side of Hollister Avenue and ultimately the Goleta Slough. The proposed development of Parcel 2 would cover virtually the entire project site with impervious surface, including approximately 102,517 ft<sup>2</sup> of paved areas and buildings as compared to approximately 50,000 ft<sup>2</sup> of paved surfaces on Parcel 2 at present. Runoff from large parking areas is often contaminated with a mix of petroleum products and other pollutants resulting from vehicular use. In addition, tailwater from landscape irrigation is often contaminated with fertilizers, pesticides, fungicides, and herbicides resulting from improper application methods and/or over-application. All such contaminants can pose potentially significant, adverse effects on sensitive riparian systems, surface water quality, and wetlands such as Goleta Slough. Although the project does include use of bio-swales to pre-treat surface flows from most of the parking areas, additional Best Management Practices (BMPs) are prescribed in the City's Stormwater Management Program Ordinance and impending permit application under the National Pollutant Discharge Elimination Systems ("NPDES") for reducing contaminant levels in stormwater runoff. In addition, construction activities such as washing of concrete trucks, stucco equipment, painting equipment, etc can result in the introduction of significant levels of pollutants into neighboring surface waterbodies. Such short term impacts would be considered potentially significant.

- d-f) Due to surrounding urban development, the proposed project would not have any significant effect on the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. There are no other sensitive biological resources onsite (e.g. native trees, sensitive habitat types such as wetlands or native grasslands, or sensitive bird species nesting/roosting sites) that would be subject to City protective policies. There are no Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans that either affect the project site or would be in conflict with the proposed commercial center. Therefore, the proposed project poses no potential to generate such impacts.

### Cumulative Impacts

Projects that result in potentially significant project-specific biological impacts are generally considered to also make a potentially significant contribution to corresponding cumulative biological impacts. As such, the proposed project would result in a potentially significant but mitigable contribution to water quality degradation and the resulting effects on riparian systems and wetlands associated with San Pedro and Las Vegas Creeks as well as the Goleta Slough.

### Required Mitigation Measures

1. **STORMWATER WATER QUALITY:** To reduce and filter stormwater runoff leaving the project site (Parcel 2), the preliminary development plans shall be revised to incorporate BMPs in compliance with the City's Stormwater Management Program Ordinance and draft NPDES permit (and component Stormwater Management Plan) including, but not limited to: installation of an on-site fossil filter to pre-treat surface water before entering into the public storm drain system, erosion control and sediment discharge measures during construction, development of bioswales in landscaped areas, and use of permeable paving in parking areas (where feasible). **Plan Requirements & Timing:** Design details of the bioswales, permeable paving and other operational features shall be submitted to DRB and City staff for review and approval prior and as a condition precedent to issuance of any LUP for the project. Erosion control and sediment discharge measures shall be specified on a separate sheet attached to the grading and building plans. These measures shall be implemented during and after project construction, as appropriate. After installation, the applicant shall be responsible for on-going maintenance of all on-site storm water pollution control devices in accordance with the manufacturer's specifications.

**Monitoring:** City staff shall perform periodic site inspections to verify compliance as well as contact the designated monitor as necessary to ensure compliance with maintenance requirements.

2. **CONSTRUCTION WASH OUT:** During construction, washing of concrete, paint, or equipment shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Washing shall not be allowed near sensitive biological resources. An area designated for washing functions shall be identified on the plans submitted for approval of any LUP for the project. The washoff area shall be in place throughout construction. **Plan Requirements & Timing:** The wash off area shall be designated on all plans and shall be reviewed and approved by City staff prior and as a condition precedent to issuance of any LUP for the project.



**Monitoring:** City staff shall site inspect throughout the construction period to ensure compliance and proper use.

Residual Impact

With implementation of these mitigation measures, residual project specific and cumulative impacts on Biological Resources would be considered less than significant.

**CULTURAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?		✓			
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		✓			
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓	
d. Disturb any human remains, including those interred outside of formal cemeteries?		✓			

Existing Setting

The Marriott site is located on the extreme southwest corner of a recorded site area known as CA-SBA-58. This was first documented by David Banks Rogers in the 1920s. Rogers reported substantial concentrations of shell fish, fish bone, and the remains of large land animals associated with a village that was occupied approximately between 5,000 and 300 years ago. The recorded site area was an elevated landform that was adjacent to marshy deposits of the Goleta Slough. Rogers identified and mapped two cemeteries within CA-SBA-58. The southern cemetery was located immediately north and outside of the proposed Marriott Residence Inn project site area, while the northern cemetery appears to have been located approximately 295 feet north of the proposed project site area. These areas, like the other portions of CA-SBA-58 outside the Marriott Residence Inn project site, have been destroyed during previous urban development.

Modern, systematic investigations at CA-SBA-58 occurred in 1979 and 1980 by the Office of Public Archaeology, Social Process Research Institute, University of California, Santa Barbara (Drs. Mike Glassow and Pandora E. Snethkamp). This assessment was part of the Burroughs Plant Expansion addition project EIR (Earthmetrics), covering the same area as the currently proposed Marriott Residence Inn and Hollister Center project. These included three backhoe trenches and 21 hand-excavated shovel test pits (STPs) associated with an Extended Phase 1 excavations to define the horizontal extent of remaining CA-SBA-58 deposits. Also, five 1 X 1 meter (3.3 X 3.3 foot) unit Phase 2 significance assessment excavations were undertaken. The investigations identified the remaining intact, relatively undisturbed portions of CA-SBA-58 (Locus 1) that were considered significant cultural resources, as they retained their ability to help contribute to understanding past lifestyles. The excavations within the intact Locus 1 midden recovered large amounts of shellfish, animal bone, and a moderate number of artifacts (i.e. flaked stone tools used for hunting and butchering, ground stone tools used for seed and vegetable preparation). The archaeological site soils within the project site have been subject to a series of modifications including grading since 1960 to fill in lower lying marshy areas. Up to six feet of soils were removed on the northern portion of the property and some of this was used to fill between 1 and 2 feet of the western portion of the project site. The eastern portion of the project area had been planted in vegetables and the soils compacted. Archaeological investigations concluded that imported soils with no cultural remains, or soils with previously disturbed artifactual material, existed from the ground surface to approximately 18 inches below the ground surface. The intact archaeological site deposit is generally 16 inches deep below the disturbed, insignificant soils. No human remains were recovered during any of the Extended Phase 1 or Phase 2 archaeological investigations. All available evidence indicates that no prehistoric cemeteries exist within the Marriott Residence Inn project site area. The findings of these technical reports were summarized in the 1980 Burroughs Plant Expansion EIR prepared by Earth Metrics.

### Thresholds of Significance

A significant impact on Cultural Resources would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. Additional thresholds are contained in the City's *Environmental Thresholds & Guidelines Manual*. The City's adopted thresholds indicate that a project would result in a significant impact on a cultural resource if it results in the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of such a resource would be materially impaired.

### Project Specific Impacts

- a) The intact (those areas not affected by modern landform disturbances) portions of CA-SBA-58 were identified as a significant cultural resource in the 1980 Burroughs Plant Expansion EIR, as they were characterized as containing information that could help scientists and the public better understand prehistoric Native American lifestyles. These characteristics are the same that make remaining intact cultural deposits an “historical resource” and meet the criteria for listing on the California Register of Historical Resources as defined in CEQA Guidelines Section 15064.5(a)(3)(c) as they “have yielded, and are likely to yield, information important in prehistory.” Previously disturbed archaeological soils above and outside the intact Locus 1 cultural remains do not retain the potential, as the relationship of artifacts and remains has been lost during their removal from their original context and redeposition elsewhere.

Direct impacts to the significant portions of CA-SBA-58 site area include the following:

1. Removal of the top 2 feet of soil, to be replaced with an equal amount of imported engineered fill (Robert Schmidt, project engineer 2008). The imported soils will then be mechanically compacted (Ben Hushmand, project soils engineer, 2008).
2. Driving 73 solid piles, 12-inches in diameter, to depths well in excess of the CA-SBA-58 cultural deposit. Grade beams will be supported by the piles and caps, but the beams will not extend below the engineered fill.
3. All utilities including electrical, water, gas, and cable would be placed within the 2 feet of engineered fill soils.
4. A sewer lateral extending approximately 86 feet long and placed up to 9 feet below the site surface will be directionally bored underneath the intact CA-SBA-58 Locus 1 deposit. Bore holes where the drill would enter and exit the ground surface would be located outside of the intact site boundary (Robert Schmidt, project engineer 2008).
5. Planting of landscaping, including accent and evergreen trees (Preliminary Landscape Plan, Katie O’Reilly Rogers, Inc. 2007).

Unavoidable direct impacts resulting from ground disturbances would equal approximately 371 cubic yards of CA-SBA-58 deposit. This would represent approximately 38 percent of the 1,072 total volume of intact CA-SBA-58 deposit. It is important to note that this amount of disturbance is substantially less than a

conventional continuous slab foundation would require, where scarification and recompaction would likely result in the complete destruction of the remaining site deposit.

These actions are considered potentially significant impacts on cultural resources, as they would result in the physical destruction of portions of CA-SBA-58, and loss of the characteristics that could yield information important in prehistory.

Potential project indirect impacts on CA-SBA-58 include the following:

1. Short-term Construction. Typical indirect impacts affecting cultural resources during construction activity can include erosion of cut slopes causing further cultural deposit destruction, unauthorized artifact collecting by construction personnel, and vandalism of site areas during non-work periods.
2. Long-term Operation. Indirect impacts to the intact CA-SBA-58 midden would include the loss of access to the remaining portion of the intact cultural deposit for future archaeological research. This is considered an impact when the archaeological site in question has not been characterized completely, such that future researchers are not able to evaluate the way in which the deposits may help explore research topics that may not yet be defined.

These actions are considered potentially significant impacts on cultural resources, as they would result in both the physical removal of CA-SBA-58 artifacts, and loss of access to the remaining site areas that could yield information important in prehistory.

- b) CEQA Section 15064.5(c) states that if an archaeological site can be determined to be a "historical resource" as defined in section 15064.5(a)(3)(c), the discussion under Item a) above relates to impacts on archaeological resources.
- c) Geological formations underlying the project site were evaluated during soils engineering testing to determine appropriate foundation designs (Hushmand Associates, Inc. 2007). Approximately one-third of soils under the project site are associated with the former Goleta Slough. Sands and clays are located below these sediments, as well as within all other areas of the site. These soils are associated with Quaternary age alluvial sediments. Though small marine fossils such as clams or invertebrates (snails, worms, etc.) can be found in these deposits, these are considered common and are not potentially significant paleontological resources. In contrast, potentially significant large vertebrate fossils are not associated with this geological formation. Therefore, there is no potential for the proposed project to impact significant paleontological resources.

- d) The archaeological investigations undertaken by David Banks Rogers in the 1920s concluded that both CA-SBA-58 Native American cemeteries were located outside of the proposed Marriott Residence Inn project site area. Rogers excavated extensively within both cemeteries, and his map of CA-SBA-58 clearly indicated the extent of those cemeteries. No human remains were identified during systematic archaeological excavations in 1979 within the proposed project area, and isolated human burials outside of cemeteries are relatively uncommon within prehistoric sites within the Goleta Valley.

There remains the potential, although limited, for isolated human remains to have been interred outside of the two formal CA-SBA-58 cemeteries, or for isolated human remains to have been redistributed throughout areas of CA-SBA-58 during previous land form modifications, including areas that archaeological investigation has determined to be disturbed within the top approximately 36" of soil on the project site. In the event that these isolated human remains were encountered during construction excavations, their disturbance would be subject to State law (Public Resources Code sections 5097.97 and 5097.98) requiring that local Chumash individuals representing the most likely descendants of these prehistoric inhabitants be provided disposition over the remains, including their appropriate relocation in an area not subject to future disturbance. Driving of 73 piles, 12-inches in diameter, although each relatively small in area, would also have some limited potential to result in disturbing unknown isolated remains. Therefore, the proposed project has a limited potential to disturb human remains interred outside of formal cemeteries. This is a potentially significant impact on cultural resources.

### Cumulative Impacts

Archaeological resources are potentially impacted by past, present, and probable future development projects in undeveloped areas in the project vicinity. It has been estimated that more than 80 percent of all prehistoric archaeological sites in Santa Barbara County have been destroyed. City of Goleta and County of Santa Barbara General Plan Conservation Element Policies, and Local Coastal Plan Policies require that project design avoid impacts to significant cultural resources to the extent feasible. In addition to site designs that place cultural deposits in open space where they can be completely preserved, this has resulted in a variety of construction techniques and designs, such as raised construction footings, pilings, use of geotextile fabric and engineered fill, to minimize potential disturbances to cultural deposits. Increased human activity in the vicinity of cultural resources during construction and potential loss of access to sites for their research potential are other indirect cumulative effects. Although avoidance of archaeological site deposits at projects such as the Cabrillo Business Park and Santa Barbara Airport Expansion, to the extent feasible, have resulted in substantial reductions to impacts on cultural

resources, cumulative impacts on archaeological resources caused by past, present and future probable projects in the vicinity are considered significant.

The proposed project site design would result in the loss of approximately 38 percent of the remaining CA-SBA-58 intact archaeological site deposit. However, this amount of disturbance is substantially less than a conventional continuous slab foundation would require that would likely result in the complete destruction of the remaining site deposit. Similar to other recent development projects affecting cultural resources, the proposed project would substantially reduce the degree to which impacts on cultural resources would occur (in this case, preserving over 60 percent of the remaining archaeological deposit). The proposed project's contribution to cumulative impacts on cultural resources would be mitigated by project design and by other standard feasible mitigation measures identified below to less than cumulatively considerable.

### Required Mitigation Measures

#### Direct Impacts

The direct impacts to approximately 38 percent of the intact CA-SBA-58 midden from cut-and-fill of the top 0.6 meters (2 feet) of soil and installation of 73 foundation piles can be mitigated to a less than significant level by implementing the following standard archaeological procedures:

1. **PHASE 3 DATA RECOVERY:** The applicant, at its sole expense, shall retain a City-qualified archaeologist to undertake a Phase 3 data recovery program for the Parcel 2 project encompassing the following components:
  - a. Nine 1 X 1 meter (3.3 X 3.3 foot) units shall be located approximately every 20 meters (66 feet) within the intact CA-SBA-58 midden. A backhoe shall be used to remove the soil that has been determined to be previously disturbed and, therefore, not intact; no analysis of these soils shall occur. Excavation units within the intact midden shall be excavated by hand, in 20-centimeter (8-inch) levels. Excavated soil shall be water-screened in the field through 1/4-inch wire mesh. A 30 to 40 centimeter (12 to 16 inch) square column sample shall also be excavated from within each unit. The column sample shall be screened through 1/16 inch mesh, and used for more specific analyses of food remains and recovering very small artifacts.
  - b. Based on results of initial unit excavations, units shall be expanded to a 1 X 2 meter (3.3 X 6.6 foot) exposure, where appropriate, to further characterize horizontal variability as evidenced by differences in midden constituents. These large exposures will also increase the ability to evaluate the potential for features.

- c. A Chumash Native American most likely descendant shall be retained as an observer during all excavations. The observer shall satisfy the requirement as a most likely descendant of any human remains identified within CA-SBA-58, as required by the Native American Heritage Commission.
- d. In order to confirm the dating of the prehistoric occupation at CA-SBA-58, up to four radiocarbon dates shall be collected if suitable organic material is recovered from reliable stratigraphic contexts. Additionally, four obsidian hydration dates shall be taken if suitable stone tool flake samples are recovered.
- e. Following analysis, all of the cultural materials shall be curated at either the Santa Barbara Museum of Natural History or the Repository for Archaeological and Ethnographic Collections at UCSB.
- f. The Phase 3 Data Recovery proposal shall include a research design that guides preparation of laboratory research about coastal Chumash environments and interpret intra-site as well as inter-site patterning of artifacts and activities at CA-SBA-58, including food remains, chipped stone tools, macrobotanical remains, etc. The Phase 3 report shall document the final results of the excavations and laboratory activities. It shall include all necessary artifact photographs, excavation unit profiles, tabulated data, and artifact catalog. The Phase 3 report shall address the research questions identified in the Phase 3 Data Recovery proposal.

**Plan Requirements & Timing:** A detailed work Phase 3 Data Recovery Program proposal, including identification of the City-qualified archeologist and Chumash Native American most likely descendant monitor, shall be submitted to the City for review and approval prior to and as a condition precedent to issuance of any LUP for the project.

**Monitoring:** City staff shall periodically perform site inspections to verify compliance with the approved Phase 3 work program.

- 2. **PRE-CONSTRUCTION CONTROLLED PILING EXCAVATIONS.** Subsequent to conclusion of the Phase 3 archaeological data recovery program excavations, the applicant, at its sole expense, shall retain a City-qualified archaeologist and Chumash Native American most likely descendant observer to hand-excavate all piling locations not evaluated during the Phase 3 data recovery program. The remaining 12-inch piling locations shall be excavated to 4 feet from ground surface, or until the depth of CA-SBA-58 site deposits are exceeded, as determined by the project archaeologist. The soils shall be dry-screened in the field to identify any unknown, but potential isolated prehistoric human remains.

The City-qualified archaeologist and Chumash Native American most likely descendant observer shall have the authority to temporarily halt excavation if any potentially significant discovery is identified, to allow for adequate Phase 3 data recovery recordation, evaluation, and mitigation, as described in Mitigation Measure 3.e., below.

**Plan Requirements & Timing:** The Pre-Construction Controlled Piling Excavations work plan shall be submitted as a component of the Phase 3 Data Recovery Program proposal, including identification of the City-qualified archeologist and Chumash Native American most likely descendant observer. It shall be submitted to the City for review and approval prior to and as a condition precedent to issuance of any LUP for the project.

**Monitoring:** City staff shall periodically perform site inspections to verify compliance with the approved Pre-Construction Controlled Piling Excavations program.

3. **CONSTRUCTION MONITORING PLAN.** The applicant, at its sole expense, shall retain a City-qualified archaeologist and Chumash Native American most likely descendant observer to monitor all ground disturbing construction activities within the top 4 feet of the ground surface, or until the depth of CA-SBA-58 site deposits are exceeded, as determined by the project archaeologist. A Construction Monitoring Treatment Plan shall be developed and implemented to ensure that any new discoveries are adequately recorded, evaluated, and, if significant, mitigated. The Construction Monitoring Treatment Plan shall describe the following:
  - a. specifications that all ground disturbances within the documented CA-SBA-58 site boundary shall be monitored by a City-qualified archaeologist and a Chumash Native American most likely descendant observer;
  - b. qualifications and organization of monitoring personnel;
  - c. procedures for notifying the City and other involved or interested parties in case of a new discovery;
  - d. procedures that would be used to record, evaluate, and mitigate new discoveries with a minimum of delay; and
  - e. procedures that would be followed in case of discovery of disturbed as well as intact human burials and burial-associated artifacts. The City-qualified archaeologist and Chumash Native American most likely descendant observer shall have the authority to temporarily halt or redirect construction in the vicinity of any potentially significant discovery to allow for adequate Phase



3 data recovery recordation, evaluation, and mitigation. Evaluation and mitigation could require additional archaeological testing and data recovery. In the highly unlikely event that isolated human remains are encountered, consultation with the most likely Native American descendant, pursuant to Public Resources Code sections 5097.97 and 5097.98, would apply.

- f. Results of the monitoring program shall be documented in a short report after completion of all ground disturbing activities.

**Plan Requirements & Timing:** A contract for the Constructing Monitoring Plan, including identification of the City-qualified archeologist and Chumash Native American most likely descendant observer, shall be submitted to the City for review and approval prior to and as a condition precedent to issuance of any LUP for the project.

**Monitoring:** City staff shall periodically perform site inspections to verify compliance with the approved Phase 3 work program.

3. **PRECONSTRUCTION WORKSHOP.** A pre-construction workshop shall be conducted by a City-qualified archaeologist and a Chumash Native American most likely descendant observer. Attendees shall include the applicant, City staff, construction supervisors, and equipment operators to ensure that all parties understand the monitoring program and their respective roles and responsibilities. All construction personnel who would work during any phase of ground disturbance within the documented site boundary of CA-SBA-58 shall be required to attend. The names of all personnel who attend the workshop shall be recorded. The workshop shall:
  - a. explain why monitoring is required and identify monitoring procedures;
  - b. describe what would temporarily stop construction and for how long;
  - c. describe a reasonable “worst case” new discovery scenario such as the discovery of intact human remains or a substantial midden deposit;
  - d. explain reporting requirements and responsibilities of the construction supervisor;
  - e. discuss prohibited activities including unauthorized collecting of artifacts; and
  - f. identify the types of archeological materials that may be uncovered and provide examples of common artifacts to examine.

**Plan Requirements & Timing:** The minutes and attendance sheet from the Preconstruction Workshop shall be submitted to the City for review and approval prior to and as a condition precedent to issuance of any LUP for grading for the project.

### Residual Impact

Proposed project design would preserve over 60 percent of the undisturbed CA-SBA-58 remains in the impact area. Although not left in open space, the use of pilings and supported beams would substantially reduce impacts on the CA-SBA-58 archaeological site, compared to a conventional slab. The majority of CA-SBA-58 would be preserved in place and would maintain the relationship between the artifacts and their archaeological context. This would achieve the same level of preservation as incorporating the site in open space, as there would not be any potential for any future development or use of the capped deposits that might otherwise adversely impact these resources. The capping of the preserved cultural resources would be consistent with professional standards maintained by archaeologists and Native American considerations.

Implementation of cultural resources mitigation measure 1 would provide a reasonable level of data recovery to characterize the research values associated with the CA-SBA-58 deposit.

Implementation of cultural resources mitigation measure 2 would ensure that any potential impacts on the archaeological deposit resulting from foundation piling driving would be evaluated and properly assessed by a professional archaeologist and Chumash Native American observer.

Implementation of cultural resources mitigation measure 3 would ensure that any unknown cultural resources of potential importance encountered throughout the entire CA-SBA-58 deposit, even if within previously disturbed contexts, would be properly addressed by a professional archaeologist and Chumash Native American most likely descendant observer.

Indirect impacts related to unauthorized artifact collecting can be mitigated to a less than significant level with the implementation of mitigation measure 1. Since the Phase 3 Data Recovery Mitigation using standard hand-excavated units of 1 X 1 meter size or larger would collect a sufficient sample to characterize the intact midden and address questions about the past, the indirect impact associated with loss of access would be less than significant.

The implementation of Phase 3 Data Recovery Mitigation, Pre-Construction Controlled Piling Excavations, Construction Monitoring Treatment Plan Mitigation, and Pre-construction Workshop Mitigation would reduce the proposed project's

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contribution to cumulative impacts resulting from loss of future access to archaeological resources to less than significant.

**GEOLOGY & SOILS**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>See Prior Document</b>
Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
a. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			✓		
b. Strong seismic ground shaking?			✓		
c. Seismic-related ground failure, including liquefaction?		✓			
d. Landslides?				✓	
e. Result in substantial soil erosion or the loss of topsoil?		✓			
f. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?		✓			
g. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓		
h. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓	

### Existing Setting

The project site is nearly level with a slope of 0-2% across the property. The site is located over an old slough and was covered with fill material during World War II for the purposes of developing the adjacent Santa Barbara Municipal Airport. A preliminary foundation investigation has been performed for the proposed project which revealed the following: (i) a combination of soft clay, silty sand and peat underlies the site to a depth of approximately 23 feet; (ii) hard soil which will provide foundation support was encountered at depths between 35 and 47 feet; and (iii) groundwater is close to the surface, encountered at depths between four and eight feet. These conditions indicate a high liquefaction potential and near perpetual surface settlement. The closest earthquake fault (the More Ranch Fault) lies approximately one mile to the south of the project site.

### Thresholds of Significance

A significant impact on Geology/Soils would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. The City's *Environmental Thresholds & Guidelines Manual* assumes that a proposed project would result in a potentially significant impact on geological processes if the project, and/or implementation of required mitigation measures, could result in increased erosion, landslides, soil creep, mudslides, and/or unstable slopes. In addition, impacts are considered significant if the project would expose people and/or structures to major geological hazards such as earthquakes, seismic related ground failure, or expansive soils capable of creating a significant risk to life and property.

### Project Specific Impacts

- a,b,d) There are no Alquist-Priolo mapped earthquake faults or zones within the City of Goleta. Due to the distance between the project site and the More Ranch Fault (approximately one mile to the south), potential seismic risks are considered to be adverse but less than significant. Liquefaction is a state of almost complete failure of saturated sandy soil due to seismic shaking. The Seismic Safety & Safety Element of the County of Santa Barbara's Comprehensive Plan identifies the project site as having a moderate potential for liquefaction. However, there is no known historic evidence of prior liquefaction in Santa Barbara County (Seismic Safety & Safety Element of the County of Santa Barbara's Comprehensive Plan; 1980). As such, potential risks to people and structures due to the liquefaction potential are considered less than significant. Finally, due to the flat topography of the project site, the potential for the occurrence of landslides is considered non-existent.
- e) The proposed project does involve some grading and excavation which could result in erosion and sediment loss from stockpiled soils and graded areas

onsite. Mitigation to address such potentially significant geologic impacts is discussed in detail under Hydrology & Water Resources below.

- c,f,g) Soil and geologic conditions onsite pose a risk with respect to lateral spreading, subsidence and liquefaction (Ronald J. Pike, Geotechnical Engineer, Pacific Materials Laboratory, Inc., "Preliminary Foundation Investigation," January 30, 2007). With proper foundation design, the proposed hotel structure can be properly supported and minimize risk to property. The Preliminary Foundation Investigation recommends that all structures which will not tolerate settlement must be supported by piles (14" square piles driven to a minimum depth of 60 feet below existing grade). However, surface improvements may still suffer damage overtime, requiring maintenance, repair and replacement before their normal useful life. Together, these impacts would be considered potentially significant.
- h) The proposed project would be connected to the Goleta Sanitary District's central sewage effluent collection system and would not involve the use of any onsite septic system, therefore no such impacts would occur as a result of the project.

#### Cumulative Impacts

Project contributions to cumulative, adverse erosion and soil loss in the area would be considered potentially significant. All other project contributions to cumulative impacts on geologic processes and soils would be considered less than significant.

#### Required Mitigation Measures

1. **SITE AND STRUCTURAL DESIGN:** The applicant shall demonstrate through a structural soils report, prepared by a certified engineering geologist, that site preparation, structural design criteria, and final footings and foundation design accounts for liquefaction in accordance with the State Building Code and complies with the Preliminary Foundation Investigation previously prepared for the proposed project. The structural soils report shall also prescribe recommendations for design and construction of site improvements to minimize long term damage to paved driveways, parking areas, sidewalks and other similar surface features that may be susceptible to possible settlement and lateral movement. The recommendations prescribed in the structural soils report shall be implemented through construction plans and documents. **Plan Requirements and Timing:** The structural soils report shall be reviewed and approved by the City Building Official prior to and as a condition precedent to issuance of any LUP for the project.

**Monitoring:** City staff shall periodically perform site inspections to verify compliance with the approved construction documents.

Residual Impact

With implementation of the mitigation measures noted above, residual project specific and cumulative impacts on Geology & Soils would be considered less than significant.

**HAZARDS & HAZARDOUS MATERIALS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✓			
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?		✓			
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓	

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>See Prior Document</b>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓	

Existing Setting

Parcel 1, formerly occupied by Applied Magnetics, was previously used for research and manufacturing purposes that entailed the handling, processing and storage of various hazardous materials and wastes. Prior to a transfer of ownership in 2002, the property was remediated and subsequently cleared by the County of Santa Barbara for occupancy. During the same timeframe, site investigations showed that groundwater that underlies the site contained elevated levels of various compounds including perchloroethylene (“PCE”), trichloroethylene (“TCE”), vinyl chloride and dichloroethylene (“DCE”). The California Regional Water Quality Control Board (“RWQCB”) determined that these pollutants originated from off-site sources and approved a transfer of the site while investigations and actions against responsible parties continued.

In February 2008, the County Fire Prevention Division approved a work plan for further soil sampling and testing to be conducted by Hazard Management Consulting (HMC). This work was completed in February 2008, and is reflected in the analysis below.

Thresholds of Significance

A significant impact with regard to Hazards & Hazardous Materials would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. In addition, the City’s *Environmental Thresholds & Guidelines Manual* addresses public safety impacts resulting from involuntary exposure to hazardous materials. These thresholds focus on the activities that include the installation or modification to facilities that handle hazardous materials, transportation of hazardous materials, or non-hazardous land uses in proximity to



hazardous facilities. Since the proposed project is not a hazardous materials facility, the City's risk based thresholds are not particularly applicable. However, for the purposes of this analysis, the proposed project would be considered to pose a significant impact if it results in the exposure of people to a variety of hazards or hazardous materials as listed above.

### Project Specific Impacts

- a-c) The proposed hotel development would not involve the routine transport, use, or disposal of hazardous materials, pose a significant potential for the accidental release of hazardous materials into the environment, or result in hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school since the use of such materials onsite is not proposed nor is there a school within ¼ mile of the project site.
- d) The project site is not identified as being hazardous under Government Code Section 65962.5. However, the project site does have a history of ground water contamination that originates from off-site sources (Neal Feay property to the north and Raytheon to the west). In December 2002, the California Regional Water Quality Control Board ("RWQCB") acknowledged a sale of the property from the former owner (Applied Magnetics/Innovative Micro Technology) to the project owner. This transaction acknowledged that ground water contamination originated from offsite and that efforts were underway to effect clean-up from those parties responsible. Recent sampling indicates in March 2005 that volatile organic compounds ("VOCs") have continued to declined since 2001.

This was confirmed by the February 2008 samples conducted by HMC, and reviewed by the County Fire Department as reflected in its March 19, 20008 letter to the owners. This analysis showed the following:

- Soil gas sampling within the proposed building footprint of the Marriott Residence Inn site detected benzene and/or toluene in trace amounts in two sample locations. The concentration of benzene was less than the commercial screening level but greater than the residential screening level. As an extended stay hotel, the more restrictive screening level is appropriate.
- Groundwater sampling from the eastern edge of the property detected several chlorinated solvents (PCE, TCE and 1,1-DCE) at concentrations exceeding their respective Maximum Contaminant Levels. These findings are consistent with groundwater contaminants encountered on adjacent properties. The dewatering of the site will have to be approved by the Goleta Sanitary District and permitting through that independent district will be in effect.

- Although soil sampling results indicated that contaminants were not detected at concentrations exceeding FPD Investigation Levels, there remains a potential for unknown contaminants to exist in areas not investigated.
- The February 2008 assessment did not indicate the presence of previously unassessed soil, soil gas or groundwater impacts related to prior site activities.

These conditions notwithstanding, site preparation activities (including archeological excavations), as well as the installation of 35- 60' long piles for the building foundation, may expose workers to hazardous vapors or contact with contaminated soils and/or water. Consequently, the resulting exposure would be considered potentially significant.

- e,f) Parcel 1 is located within the Airport Approach and Clear Zone of the Santa Barbara Municipal Airport. Insofar as no new building construction is proposed on Parcel 1, the project would not conflict with the County Airport Land Use Plan. Airport Land Use Commission ("ALUC") staff have been consulted and have no comment on the project. Improvements to any portion of a property within the Airport Clear Zone must conform to the California Public Utilities Code, Section 21659 "Hazards Near Airports Prohibited," which prohibits structural hazards near airports. As a precautionary measure, ALUC staff has recommended that the applicant file a 7460-1 form (Notice of Proposed Construction or Alteration) with the Federal Aviation Administration ("FAA"). On the ground, the Airport Clear Zone does not encroach onto Parcel 1. However, the Airport Clear Zone is three dimensional with a trapezoidal configuration, spreading horizontally relative to vertical elevation. The FAA will analyze the proposed project in response to the filing of Form 7460-1 to determine if the project presents hazards or that regulations will not impact the hotel's designed height.
- g,h) The proposed project would not interfere with any adopted emergency response plan or emergency evacuation plan. Due to its location within the urban core of the City the proposed project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

### Cumulative Impacts

Project specific risks associated with the residual presence of hazardous substances would represent a potentially significant contribution to the cumulative exposure of people to such hazardous wastes.

### Required Mitigation Measures

1. **SITE ASSESSMENTS:** Prior to commencement of ground disturbance activities, the applicant shall incorporate a vapor barrier to inhibit the migration of soil vapor into the building. The applicant shall confirm a work plan for construction with the

Fire Prevention division, based on its March 19, 2008 letter, and potentially including the following tasks, if still deemed necessary by the Fire Prevention division (i) prepare a Remedial Action Plan (“RAP”) incorporating appropriate mitigation measures (e.g., vapor barriers, vents, etc.) or site remediation to reduce contaminants to acceptable concentrations; (ii) devise a soils management plan in the event that contamination is encountered during construction; and (iii) develop a dewatering plan if any groundwater is removed during construction, including required permits to discharge into the City’s sewer or storm drain system. **Plan Requirements & Timing:** The applicant shall comply with directives of the Santa Barbara County Fire Department, Fire Prevention Division, prior to commencing work, concerning any follow up work required pursuant to the March 19, 2008 Fire Prevention division letter, and notify this division in the event contaminated soil is encountered during construction. Thereafter, the various site assessment and remediation actions, if any are required, shall be reviewed and approved by the Fire Department prior to and as a condition precedent to issuance of any LUP for the project. All required remediation shall be completed prior to occupancy.

**Monitoring:** City staff shall verify that the County Fire Department’s submittal requirements are satisfied prior to issuance of any LUP for the project. Thereafter, City staff shall verify that all required mitigation is performed before any certificate of occupancy is granted.

2. **WORKER PROTECTIONS:** Prior to commence of ground disturbance activities, the applicant shall prepare a Worker Awareness Program to acquaint workers (including archeological data recovery personnel) on the hazards and potential exposure to contaminated groundwater and soil. The program shall described measures to minimize such exposure and medical procedures to be employed in the event of exposure. The applicant shall ensure that all workers are properly briefed on the Worker Awareness Program and that proper precautions are being taken throughout the duration of grading and construction. **Plan Requirements & Timing:** The Worker Awareness Program shall be reviewed and approved by the City and prior to and as a condition precedent to issuance of any LUP for the project.

**Monitoring:** City staff shall periodically perform site inspections to verify that workers are properly informed and safety procedures are being followed.

3. **FAA FORM 7460-1:** The applicant shall complete and file Form 7460-1 with the FAA, and verify that the project is either exempt from applicable construction regulations or complies with those regulations that govern the project. **Plan Requirements & Timing:** Form 7460-1, with evidence of FAA approval, shall be filed with the City prior to and as a condition precedent to issuance of any LUP for the project.

**Monitoring:** City staff shall verify compliance with FAA filing requirements prior to any issuance of any LUP for the project.

4. **VEGETATIVE MATERIALS:** The applicant shall modify its landscape plans for the proposed project as may be necessary to comply with height restrictions dictated by the Santa Barbara Municipal Airport. Of specific concern are street trees along the frontage of Hollister Avenue (applicable to both Parcels 1 and 2), as well as accent trees located onsite within the Airport Approach – Clear Zone. **Plan Requirements & Timing:** The landscape plans shall be revised and resubmitted to the Santa Barbara Municipal Airport for review and approval prior to and as a condition precedent to: (i) Preliminary/Final Approval by DRB; and (ii) issuance of an LUP for the project.

**Monitoring:** City staff shall withhold issuance of an LUP pending Final Approval of the landscape plans by DRB and the Santa Barbara Municipal Airport. City staff shall also field verify installation of all landscaping and irrigation system improvements per the approved final landscape plan prior to issuance of any certificate of occupancy for the project.

#### Residual Impact

Upon implementation of the above mitigation measure, residual project specific and cumulative Hazards & Hazardous Materials impacts would be less than significant.

**HYDROLOGY & WATER QUALITY**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Violate any water quality standards or waste discharge requirements?				✓	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or offsite?		✓			
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite?		✓			
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		✓			
f. Otherwise substantially degrade water quality?		✓			

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?		✓			
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?		✓			
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?		✓			
j. Inundation by seiche, tsunami, or mudflow?			✓		

Existing Setting

As described under Biological Resources, the southern portion of the project site marks the edge of the Goleta Slough Ecosystem Management Plan Area, but the Marriott property is not identified as a subprime area in that Plan. All stormwater runoff, as well as tailwater from landscape irrigation onsite, surface flows to one of three existing storm drain outlets that empty into a natural channel on the south side of Hollister Avenue and ultimately the Goleta Slough. The entirety of the project site lies within the 100-year floodplain, with 0.2% to 1% chance of being inundated with average depths of less than one foot in any given year. The base flood elevation (BFE) for the 100-year event as mapped by Federal Emergency Management Agency (FEMA) is at 12 to 14 feet above mean sea level (MSL) across the entirety of the project site.

Thresholds of Significance

A significant impact on Hydrology & Water Quality would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. In addition, the City's *Environmental Thresholds & Guidelines* Manual assume that a significant impact on hydrology and water resources would occur if a project would result in a substantial alteration of existing drainage patterns, alter the course of a stream or river, increase the rate of surface runoff to the extent that flooding, including increased erosion or sedimentation, occurs, create or contribute to runoff

volumes exceed existing or planned stormwater runoff facilities, or substantially degrade water quality.

#### Project Specific Impacts

- a,b) The proposed project would not result in any wastewater discharge violating any State or Federal water quality standards or requiring Wastewater Discharge Requirement Orders (WDRs) from the Regional Water Quality Control Board (RWCQB). All sewage effluent would be handled via connection to the Goleta Sanitary District's central sewer system. While the project site is adjacent to the Goleta Slough Ecosystem Management Plan Area, the Plan does not identify it as a sub area deserving of specific protection or management
- c) The proposed project would involve 500 yd<sup>3</sup> of cut and 17,200 yd<sup>3</sup> of fill with the virtual entirety of Parcel 2 being graded for project construction over a several week period. If construction activities extend into the rainy season, the project site could generate a significant amount of sediment laden stormwater runoff. The discharge of sediment laden runoff from the project site could result in substantial site erosion and siltation of downstream receiving waterbodies such as Goleta Slough. Such impacts would be considered potentially significant.
- d,g-i) The entirety of the project site lies within the 100-year floodplain. The City's Floodplain Management Ordinance (Chapter 15 of the City Code) allows structural development within the 100-year floodplain if the finished floor elevation is raised at least two feet above the Base Flood Elevation (BFE). As noted above, the BFE for the 100-year event varies between 12 to 14 feet MSL across the entirety of the project site. The preliminary development plans for the proposed hotel project, on the other hand, show a finished floor elevation of - 18.06 feet. This may be sufficient if the entire footprint of the proposed hotel is located at a BFE of 13.5 feet or more. This condition needs to be verified; else, the resulting flood exposure risk for both people and property would be considered potentially significant.
- e,f) A large percentage of the total project site (Parcels 1 and 2 combined) would be impervious with 67% (approximately 310,155 ft<sup>2</sup>) consisting of building and paved areas. As discussed under Biological Resources, the project relies upon landscaped bioswales to reduce the level of contaminants picked up by stormwater runoff as it leaves the project site. Additional Best Management Practices ("BMPs") are proposed as mitigation to further reduce impacts. Although the total amount of impervious surfaces will be increased from 55% to 67%, the volume of water to be discharged from the site will actually decrease. During a 25-year storm event, existing peak flows leave the site at a calculated rate of 42.48 cubic feet per second (cfs) as compared to 39.98 cfs upon project completion. This reduction is attributable to the installation of a detention basin

located at the southeast corner of Parcel 2. With these measures, the quality and quantity of stormwater runoff from the site considered less than significant.

- j) As noted in the Goleta General Plan (Figure 5-2), the area around Goleta Slough and the Santa Barbara Municipal Airport is subject to a moderate threat of exposure to tsunamis. However, only one tsunami has ever been well documented (1927) and only one other event (1812) is even noted in any records of the area (although poorly documented). Furthermore, due to topography of the ocean floor in the Santa Barbara Channel, presence of the blocking offshore Channel Islands, and lack of any near-shore oceanic trench that facilitates tsunami wave heights in other regions of the world (abrupt shallowing of coastal waters), tsunami wave heights are not expected to be significant in this area. Based on the very low frequency of previously recorded tsunamis as well as the limited potential for tsunamis of large height in this area, potential risks posed by future tsunamis on property and people in the vicinity of the project site is considered less than significant.

### Cumulative Impacts

The City's *Environmental Thresholds & Guidelines Manual* assumes that projects resulting in significant, project specific, hydrologic and water quality impacts are also considered to result in a significant contribution to cumulative hydrologic and water quality impacts. As such, the proposed project's contribution to cumulative hydrologic and water quality impacts, especially to San Pedro Creek and the Goleta Slough, would be considered potentially significant.

### Required Mitigation Measures

1. **FIRST FLOOR ELEVATION ADJUSTMENT:** The exact location and height of the mapped BFE for the project site in relation to the hotel footprint shall be verified by the applicant. The finished floor elevation and grading plans shall be adjusted (if necessary) to maintain a two-foot height differential in compliance with the City's Floodplain Management Ordinance (Chapter 15 of the City Code). **Plan Requirements & Timing:** The revised site, grading, and building plans shall be submitted for review and approval by DRB and City staff prior to and as a condition precedent to issuance of any LUP for the project.

**Monitoring:** City staff shall verify compliance prior to issuance of any LUP for the project.

2. **EROSION CONTROL PLAN:** The applicant shall limit excavation and grading to the dry season of the year (i.e. April 15<sup>th</sup> to November 1<sup>st</sup>) unless a City approved erosion control plan, incorporating appropriate BMPs identified in the EPA guidelines for construction site runoff control (EPA Fact Sheet 2.6, Construction



Site Runoff Minimum Control Measures, 01/00), is in place and all measures therein are in effect. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion. **Plan Requirements:** This requirement shall be noted on all grading and building plans. **Timing:** Graded surfaces shall be reseeded within four (4) weeks of grading completion, with the exception of surfaces graded for the placement of structures. These surfaces shall be reseeded if construction of structures does not commence within 4 weeks of grading completion.

**Monitoring:** City staff shall site inspect during grading to monitor dust generation and four (4) weeks after grading to verify reseeded and to verify the construction has commenced in areas graded for placement of structures.

### Residual Impact

With implementation of these mitigation measures, residual project specific and cumulative Hydrology & Water Quality impacts would be considered less than significant.

**LAND USE & PLANNING**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Physically divide an established community?				✓	
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for purpose of avoiding or mitigating an environmental effect?		✓			
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓	

Existing Setting

The project site is presently zoned M-RP (Industrial Research Park) and is bordered to the east, west and north by similarly designated property, developed with a mix of professional office, light-manufacturing and commercial retail uses. Hollister Avenue borders the site on the south with the Santa Barbara Municipal Airport beyond, along with other uses subject to the City of Santa Barbara Airport Land Use Plan. Existing development surrounding the project site is comprised primarily of one and two story structures, and none exceed the M-RP zone district maximum height of 35 feet.

Thresholds of Significance

A significant Land Use & Planning impact would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist.

Project Specific Impacts

- a) The proposed project constitutes infill development within an area that is already predominantly urbanized. It would not divide nor introduce an incompatible use within the range of existing office, research-manufacturing and commercial retail uses. The extended stay amenities offered by the hotel are intended, in part, to serve the businesses that exist in the immediate vicinity. No such associated impacts would occur as a result of project implementation.

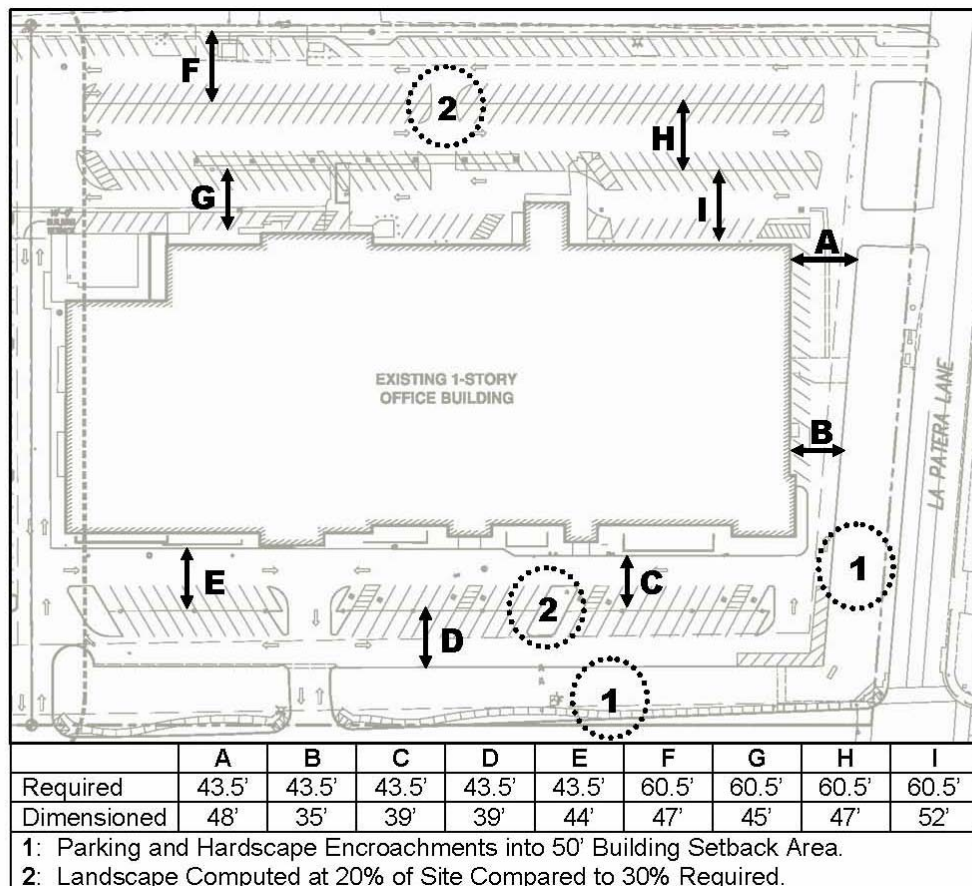
- b) The proposed Marriott Residence Inn would include a three-story building, averaging between 34'-0' to 34'-4" in height as measured from finished grade, with architectural elements protruding 5'-1" at various points above the M-RP height limit of 35 feet (to approximately 40 feet). It is further noted that building heights are calculated from finished floor as opposed to existing or finished grade. This translates to a difference of between one and two feet when calculated from existing grade, and between 6" and one foot when calculated from finished floor (relative to finished grade). As a consequence, the applicant proposes to amend the General Plan by eliminating the current peak height limit of 35 feet. In such event, maximum building heights would default to that which is already codified in the City's Zoning Ordinance. Specifically, Sections 35-317.8.1 and 35-321.2.3.d. of the City's Zoning Ordinance already permit height exceptions for architectural features up to 50' in all zone districts and a general exception of 10% in overall height per Sections 35-276.1 and 35-321.2.3.d., respectively. DRB reviewed the height exception for the proposed project and found the modification to be acceptable. DRB's opinion, in this regard, was influenced by the liberal building setback from Hollister Avenue, stair-stepped frontal elevations and photo simulations which evidenced preservation of background mountain views. With the mitigation measures identified under Aesthetics, the proposed General Plan height amendment is considered less than significant.

In addition to building height, the proposed hotel would exceed the current General Plan Floor Area Ratio ("FAR") of 0.50 compared to 0.60 as proposed. To remedy this inconsistency, the applicant seeks a General Plan amendment that would eliminate the FAR for land uses set forth in Table 2-3 of the Land Use Element. This amendment would only affect two properties with a Hotel Overlay designation: the proposed Marriott Residence Inn and an unrelated proposal at the northeast corner of Storke and Hollister Avenue (commonly known as "Rincon Palms"). Development plans for the Rincon Palms project have been filed with the City and do not exceed the current 0.50 standard. Again, as earlier noted, DRB reviewed the overall project and concluded its Conceptual Review with conditions to be addressed at the Preliminary/Final stage of approval. These technical correction has been initiated by the City; however, the timing of the City's action may not coincide with actions on the proposed project. Consequently, the applicant has incorporated these changes into its application to ensure continuity of impending General Plan amendments.

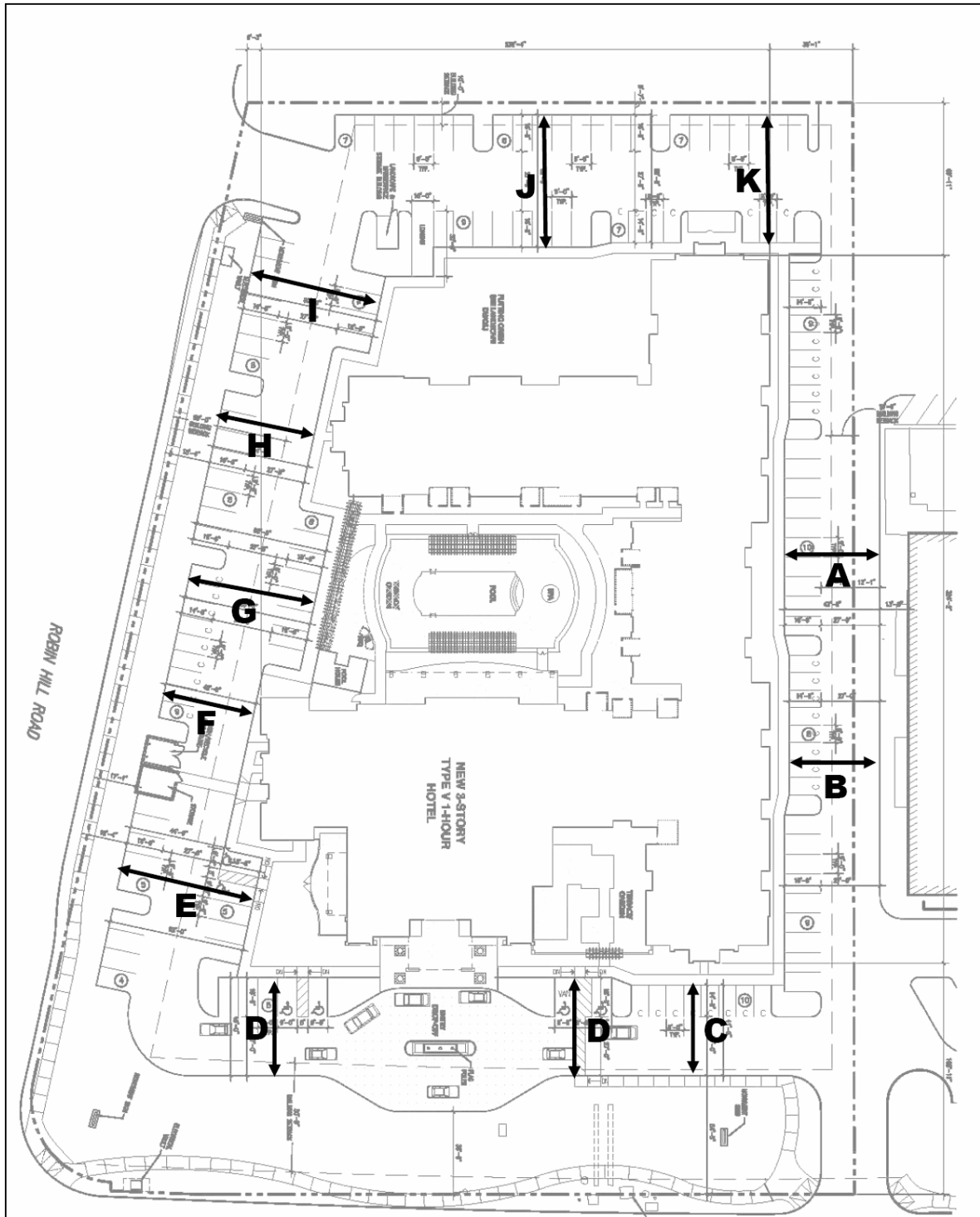
In addition to the General Plan Amendments discussed above, the applicant has also requested an Ordinance Amendment to create a Hotel Overlay District that would allow for an increased lot coverage beyond the 35% allowed in the M-RP zone district.

As previously noted, a lot split is proposed to separate the hotel from the adjacent business center. In order to accomplish this, an amendment to the existing Development Plan for Parcel 1 is needed to: (i) account for the parcel split that severs the proposed Marriott Residence Inn project (totaling 3.79 acres) from the balance of the 10.95-acre parent parcel; (ii) institute reciprocal access and parking covenants that encumber both parcels; and (iii) allow a modification of development standards to account for as-built conditions. In specific regard to existing as-built conditions, Parcel 1 fails to comply with several current development standards; most notably: parking lot layout and drive aisle widths, hardscape and parking encroachments within the setback areas along Hollister Avenue and La Patera, and landscape coverage of less than 30% (see Figure 8 below and Figure 10 under Transportation/Traffic). These conditions exist with or without the lot split.

**Figure 8: Parcel 1 Parking Lot Configuration**



**Figure 9: Parcel 2 Parking Lot Configuration**



	A	B	C	D	E	F	G	H	I	J	K
Required	43.5'	39'	39'	43.5'	60.5'	39'	**	43.5'	60'	60.5'	**
Dimensioned	43.5'	41.5'	41.5'	45'	62'	42'	58.5'	44'	60.5'	60.5'	58.5'

\*\*The City's design standards do not address a situation of two-way 90-degree parking with standard and compact stalls on opposing sides of a drive aisle. The width ranges from 54' for double loaded compact stalls to 60.5' for double load standard stalls. The 58.5' dimensioned width is mid-point between this range.

In regard to Parcel 2, a detailed review of the site plan submittal for purposes of this Mitigated Negative Declaration showed several possible inconsistencies with adopted off-street parking development standards. These discrepancies included parking stall dimensions, drive aisle widths, lack of loading space and compact parking in excess of the maximum allowed. The applicant was advised of these deficiencies and submitted a revised plan dated November 6, 2007. While the revised layout is compliant with design standards (Figure 9), the modifications result in further encroachments into perimeter parkways. Exceptions to development standards are permitted for Development Plans through Goleta Zoning Ordinance Section 35-317.8. Provided that decision makers find the exceptions to be justified, the modification would be less than significant.

- c) There is no habitat or natural community conservation plans covering the subject property, but it is adjacent to the Goleta Slough Ecosystem Management Plan area along the southern site perimeter. The project's use of BMP's and on site containment of water during construction would ensure compliance with this plan as well as polices of the City of Goleta's General Plan/Coastal Land Use Plan. Therefore, the project site would not conflict with any other such plans in the City of Goleta.

#### Cumulative Impacts

The project's contribution to cumulative land use and planning impacts would be less than significant.

#### Required/Recommended Mitigation Measures

1. **SITE DESIGN MODIFICATIONS:** Development plans for the Parcel 2 shall be consistent with the revised parking lot shown in the plans dated November 6, 2007. Landscape coverage and related development features shall be consistent with these revisions. **Plan Requirements & Timing:** The project plans shall be resubmitted for review and approval by DRB and City staff prior to and as a condition precedent to issuance of any LUP for the project.

**MONITORING:** City staff shall verify compliance with the requirement to prepare modified plans and shall verify installation prior to any occupancy clearance.

#### Residual Impact

With implementation of the above mitigation measures, residual project and cumulative impacts on Land Use & Planning would be considered less than significant.

**MINERAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				✓	
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				✓	

Existing Setting

There are no known mineral resources onsite of any significance.

Thresholds of Significance

A significant impact on Mineral Resources would be expected to occur if the proposed project resulted in any of the impacts noted in the checklist above.

Project Specific Impacts

a,b) The proposed project would not result in the loss of availability of any known mineral resource or identified resource recovery site. No such impacts would occur.

Cumulative Impacts

The proposed project would have no impact on any cumulative loss of mineral resources or resource recovery sites.

Required/Recommended Mitigation Measures

No mitigation measures are required or recommended.

Residual Impact

The proposed project would not result in any residual impacts on Mineral Resources.

**NOISE**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>See Prior Document</b>
a. Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓		
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓		
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓		
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓			
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			✓		
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓	

Existing Setting

The frontage of the project site along Hollister Avenue lies within the 65 dB Community Noise Equivalent Level (CNEL) noise exposure contour of the City, while the balance of the site is exposed to noise levels approaching 60 dB (Goleta General Plan, Figures 9-1 through 9-4). The primary sources of noise in the area are vehicular traffic on Hollister Avenue, operations at the Santa Barbara Municipal Airport and manufacturing operations in the vicinity (such as the nearby Raytheon



complex). Noise is defined as unwanted or objectionable sound. The measurement of sound takes into account three variables; 1) magnitude, 2) frequency, and 3) duration. Magnitude is the measure of a sound's "loudness" and is expressed in decibels (dB) on a logarithmic scale. Decibel levels diminish (attenuate) as the distance from the noise source increases. For instance, the attenuation rate for a point noise source is 6dB every time the distance from the source is doubled. For linear sources such as Highway 101 or the railroad tracks, the attenuation is 3 dB for each doubling of distance to the source. The frequency of a sound relates to the number of times per second the sound vibrates. One vibration/second equals one hertz (Hz). Normal human hearing can detect sounds ranging from 20 HZ to 20,000 Hz. Duration is a measure of the time to which the noise receptor is exposed to the noise. Because noise levels in any given location fluctuate during the day, it is necessary to quantify the level of variation to accurately describe the noise environment. One of the best measures to describe the noise environment is the Community Noise Equivalent Level or CNEL. CNEL is a noise index that attempts to take into account differences in the intrusiveness of noise between daytime hours and nighttime hours. Specifically, CNEL weights average noise levels at different times of the day as follows:

Daytime—7 am to 7 pm    Weighting Factor = 1 dB  
Evening—7 pm to 10 pm    Weighting Factor = 5 dB  
Nighttime—10 pm to 7 am    Weighting Factor = 10 dB

### Thresholds of Significance

A significant impact on Noise would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. Additional thresholds are contained in the City's *Environmental Thresholds & Guidelines Manual*. The City's adopted thresholds assume that outdoor CNEL noise levels in excess of 64 dB are considered to pose significant noise impacts on sensitive receptors.

### Project Specific Impacts

- a) As noted above, the project site lies within the 60-65 dB CNEL noise contour of the City. The Goleta General Plan sets a threshold of 65 dB CNEL for transient lodging facilities (i.e., hotels and motels), and as such, noise impacts on the proposed project would be considered less than significant.
  
- b,c,f) The proposed project would not result in a substantial permanent increase in ambient noise levels in the project vicinity, nor expose persons to, or generation of, excessive groundborne vibration or groundborne noise levels. There are no private airports or airstrips in the vicinity of the project site. Such impacts are not anticipated as a result of this project.

- d) Although the project site is not located within close proximity to sensitive noise receptors, noise and vibration associated with heavy equipment operation and construction activities can average as high as 95 dB or more measured 50 feet from the source. In particular, pile driving operations may constitute a source of nuisance noise by virtue of magnitude and frequency of operations. These conditions may be further aggravated by soil geology which may allow vibrations to travel outside of the parcel boundaries. As such, construction activities (pile driving in particular) may pose a potentially significant short-term impact in the immediate vicinity.
- e) Although the project site does lie within the area of influence of the Santa Barbara Municipal Airport as defined by the Santa Barbara County Airport Land Use Plan, it is outside of any airport noise contour of 65 dB or greater. As such, noise impacts from airport operations on the proposed project would be considered less than significant.

#### Cumulative Impacts

Short term project construction noise would result in a potentially significant cumulative noise impacts on sensitive receptors along the Hollister Avenue corridor and in the vicinity of the Santa Barbara Municipal Airport.

#### Required Mitigation Measure

- 1. CONSTRUCTION ACTIVITIES:** Noise generating construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday, and no construction shall occur on State holidays (e.g. Christmas, Thanksgiving, Memorial Day, 4<sup>th</sup> of July, Labor Day). Exceptions to these restrictions may be made in extenuating circumstances (in the event of an emergency, for example) on a case by case basis at the discretion of the Director of Planning and Environmental Services. Non-noise generating construction activities such as interior painting are not subject to these restrictions. Prior to commencement of pile driving operations, businesses within the vicinity of the site shall be notified not less than 72 hours in advance of commencement. Said notice shall provide businesses with the anticipated time and duration of pile driving and shall be reissued if there is a substantial change in scheduling. **Plan Requirements:** Two signs stating these restrictions shall be provided by the applicant and posted on site prior to commencement of construction. **Timing:** The signs shall be in place prior to beginning of and throughout all grading and construction activities. Violations may result in suspension of permits.

**Monitoring:** City staff shall spot check to verify compliance and/or respond to complaints.

2. **CONSTRUCTION ACTIVITIES:** Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded to the City of Goleta’s satisfaction and/or shall be located at a minimum of 1,600 feet from sensitive receptors. **Plan Requirements:** The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.

**Monitoring:** The City of Goleta compliance staff shall perform site inspections to ensure compliance.

Residual Impact

With implementation of the required mitigation measure, the residual project specific and project contribution to cumulative Noise impacts would be less than significant.

**POPULATION & HOUSING**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓		
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓	
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓	

Existing Setting

The project site lies within the commercial/business corridor along Hollister Avenue, is presently zoned M-RP (Industrial Research Park) and is bordered to the east, west and north by similarly designated property, developed with a mix of professional office, light-manufacturing and commercial retail uses. Hollister Avenue borders the site on the south with the Santa Barbara Municipal Airport beyond.

### Thresholds of Significance

A significant impact on Population & Housing would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist.

### Project Specific Impacts

- a) No new housing would be constructed as part of the proposed project and the anticipated increase in employment resulting from the proposed project would be so minimal (approximately 20 individuals on any one shift) that no measurable impact on population growth in the area would occur. No new roads or infrastructure that could support other new development would be required. As such, impacts resulting from potential inducement of population growth in the City would be considered less than significant.
- b,c) The proposed project would not displace any existing housing units or require the displacement of any people thereby necessitating the construction of replacement housing. No such impacts would occur.

### Cumulative Impacts

The project's contribution to cumulative population growth as well as adverse impacts on the area's housing supply would be less than significant (population growth) or non-existent (housing supply).

### Required/ Recommended Mitigation Measures

No mitigation measures are required or recommended.

### Residual Impact

Residual impacts on population growth and the area's housing supply, as well as the project's contribution to such cumulative impacts would be less than significant (Population) or non-existent (Housing).

**PUBLIC SERVICES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of these public services:					
a. fire protection?		✓			
b. police protection?			✓		
c. schools?			✓		
d. parks?			✓		
e. other public facilities?			✓		

Existing Setting

Police and fire protection services would be provided by the City of Goleta Police Department and Santa Barbara County Fire Department. School aged children, if any resulted from the proposed project, would attend the Goleta Union School District for elementary and junior high school and the Santa Barbara School and High School District for high school. Patrons and employees of the proposed hotel could avail themselves of a variety of parks and other public services such as the Goleta Branch of the County Library and a mix of City, County, and privately owned parks in the Goleta Valley.

Thresholds of Significance

A significant impact on Public Services would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. In addition, the City's *Environmental Thresholds & Guidelines Manual* includes thresholds of significance for potential impacts on area schools. Specifically, under these thresholds any project that would generate enough students to generate the need for an additional classroom using current State standards, would be considered to result in a significant impact on area schools.<sup>3</sup>

<sup>3</sup> Current State standards for classroom size are as follows:  
 Grade K-2—20 students/classroom

### Project Specific Impacts

- a) The proposed project has been reviewed by the County Fire Department for impacts to public safety. The primary responding County Fire Station for the proposed project would either be Station 14 on Los Carneros Road, north of U.S. Highway 101, or Station 17 on the University of California, Santa Barbara Campus, at the intersection of Mesa and Stadium Roads in (Public Safety) Building 547. Response times from both stations are within County Fire Department guidelines (five minutes or less). The Fire Department anticipates the need for four new fire hydrants to serve Parcel 2, plus upgrades to one existing hydrant at the northwest corner of the existing building located on Parcel 1 (Jim Michalak, Inspector, Fire Prevention Division, Santa Barbara County Fire Department, February 2007; Glenn Fidler, Inspector, Fire Prevention Division, Santa Barbara County Fire Department, August 6, 2007). Fire Department emergency vehicle access requirements for the project include a minimum width of 30 feet for the two-way entrance driveways and a minimum 20-foot path of travel around the entire building (per updated condition letter October 10, 2007, and confirming email, Martin Johnson, March 10, 2008). The Fire Department also requests that the applicant retain a qualified Fire Protection Specialist to devise a fire protection plan. Minimum project requirements include an alarm system, fire sprinklers, stand pipes, and roof access with signage (through one or more interior stair wells). The inclusion of these measures, impacts attributable to the project would be deemed less than significant.
- b-e) The number of patrons and employees resulting from the proposed project would have a minimal impact on the County Sheriff Department's ability to adequately serve the citizens of the City. Provided the proposed hotel is occupied for limited stays, no school aged children would be expected to impact enrollment in either the Goleta Union or Santa Barbara School & High School Districts. Similarly, any potential demand generated by the project for parks and other public facilities/services would be so minimal as to be immeasurable. On the other hand, extended stays (resulting in usage patterns comparable to a residential use) could change these dynamics and result in greater impacts on these public services. Such impacts would be considered potentially significant.

### Cumulative Impacts

The proposed project would make no measurable contribution to cumulative impacts on fire or police protective services or the demand for parks and other public facilities and services provided that hotel occupancy is limited to short-term stays.

### Required Mitigation Measures

1. **DESIGN MODIFICATIONS:** Utility plans for new development on Parcel 2 shall be modified to include the installation of necessary fire hydrants to comply with applicable Santa Barbara County Fire Department requirements. **Plan Requirements & Timing:** The project plans shall be updated to identify the location and specifications of the required fire hydrants and shall be submitted for review and approval by the Santa Barbara County Fire Department as well as City staff prior to and as a condition precedent to issuance of any LUP for the project. The required fire hydrants shall be installed and approved in the field by Santa Barbara County Fire Department personnel prior to any occupancy clearance.

**MONITORING:** City staff shall verify compliance with the requirement to prepare modified plans prior to DBR Preliminary/Final Review of the project. City staff shall verify Fire Department approval of the installed fire hydrants and driveway widths prior to any occupancy clearance.

2. **FIRE PROTECTION PLAN:** The applicant shall retain a qualified Fire Protection Specialist, approved by the Fire Department, to evaluate the project and devise a fire protection plan. Minimum project requirements include an alarm system, fire sprinklers, stand pipes, and roof access with signage (through one or more interior stair wells). **Plan Requirements & Timing:** The Fire Protection Plan shall be submitted for review and approval by the Fire Department prior to and as a condition precedent to issuance of any LUP for the project.

**Monitoring:** City staff shall verify that a Fire Protection Plan has been prepared and approved by the Fire Department prior to issuance of any LUP for the project.

3. **OCCUPANCY LIMITATION:** Guest stays at the proposed hotel shall be limited to a maximum of 30 consecutive days. Exceptions to this requirement may be granted on a case-by-case basis at the sole discretion of the City. **Plan Requirements & Timing:** An enforceable covenant with the foregoing occupancy stipulation shall be prepared by the applicant and submitted for review and approval by the City. The covenant, following approval, shall be recorded against the property prior to and as a condition precedent to issuance of any LUP for the project.

**Monitoring:** City staff shall verify that the occupancy covenant has been recorded prior to issuance of any LUP for the project.

### Residual Impact

Upon implementation of these mitigation measures, residual project specific impacts on Fire Protection Services would be less than significant. All other residual project specific and project contributions to cumulative impacts on Public Services would be less than significant.

**RECREATION**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓		
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓	

Existing Setting

The City’s 10 public parks, 4 private parks, and 20 public open space areas comprise a total of 523 acres, which equate to approximately 18 acres per thousand residents. The three larger City-owned regional open space preserves, the Sperling Preserve, Santa Barbara Shores Park, and Lake Los Carneros Natural & Historical Preserve collectively account for 363 acres of that total. Approximately 40 percent of the City’s two miles of Pacific shoreline is held in City ownership. Together with the neighborhood open space areas, these preserves provide many opportunities for passive recreation activities and enjoyment of natural areas. Areas specifically developed for active recreational uses however are less abundant with about three acres of land per thousand residents. The City’s single recreation center, the Goleta Valley Community Center, is insufficient to fulfill all the needs of community groups and residents. Although privately owned and managed, Girsh Park provides much-needed facilities for active recreation but there remains a shortage of public facilities for active recreation such as sports fields, tennis courts, swimming pools, and dedicated trails.

Thresholds of Significance

A significant impact on Recreation would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist.

Project Specific Impacts

- a) Provided the proposed hotel is occupied for limited stays, the project would have a minimal effect on recreation facilities. As noted in the project description, the



proposed hotel would have a limited range of recreational amenities (i.e., pool, fitness center, library, and approximately 2,000-square feet of meeting space) to accommodate short-term stays. For reasons similar to those discussed under Public Services, extended stays (resulting in usage patterns comparable to a residential use) could render these onsite amenities inadequate and result in greater impacts on public recreational facilities. Provided that the occupancy restrictions are imposed as provided under Public Services, impacts attributable to the project would be deemed less than significant.

- b) As noted above, the proposed project does include a limited range of on-site recreational amenities. These facilities would be integral to the overall project and would not result in any adverse environmental effects. No other recreational facilities are proposed or required. As such, impacts attributable to the project would be deemed less than significant.

### Cumulative Impacts

Although the project would not result in any project specific, significant effects on recreational facilities or create demand for such new public amenities, the resulting incremental increase in demand would represent an adverse contribution to cumulative impacts on recreational facilities and the demand for such amenities in the area.

### Required/Recommended Mitigation Measures

The proposed project's adverse contribution to cumulative demand for parks and recreational facilities would be addressed through the payment of park and recreation development impact fees. No recreational impact mitigation measures are required or recommended.

### Residual Impact

Residual demand for parks and recreational facilities generated by the proposed project would be considered adverse but less than significant.

**TRANSPORTATION/TRAFFIC**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			✓		
b. Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?			✓		
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓	
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		✓			
e. Result in inadequate emergency access?		✓			
f. Result in inadequate parking capacity?		✓			
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?		✓			

Existing Setting

The project site is located along the northerly side of Hollister Avenue within a developed area comprised principally of professional offices, light manufacturing and commercial retail uses from Storke Road to the west and Fairview Avenue to the east. The street network generally affected by the project consists of the following intersections and street segments.

Street Intersections:

- 1) Los Carneros Road at Hollister Avenue
- 2) Los Carneros Road at Calle Koral
- 3) Los Carneros Road at US 101 Southbound Ramps
- 4) Los Carneros Road at US 101 Northbound Ramps
- 5) Los Carneros Way at Hollister Avenue
- 6) Fairview Avenue at Hollister Avenue
- 7) Fairview Avenue at US 101 Southbound Ramps
- 8) Fairview Avenue at US 101 Northbound Ramps
- 9) Fairview Avenue at Calle Real
- 10) La Patera Lane at Hollister Avenue
- 11) Robin Hill Road at Hollister Avenue

Roadway Segments:

- 1) Los Carneros Road between Mesa Road and Hollister Avenue
- 2) Los Carneros Road between Calle Koral and US 101 SB ramps
- 3) Hollister Avenue between Los Carneros Road and Los Carneros Way
- 4) Hollister Avenue between Los Carneros Way and Fairview Avenue
- 5) Hollister Avenue between Los Carneros Way and Fairview Avenue
- 6) Fairview Avenue between Hollister Avenue and Kellogg Avenue
- 7) Fairview Avenue between Hollister Avenue and US 101 SB ramps

Access to the existing research-manufacturing facility on Parcel 1 is provided by four driveways; one each from Hollister Avenue and Robin Hill Road and two at the northeast portion of the site along La Patera Lane. Access for the hotel on Parcel 2 site is proposed via two driveway approaches, each designed to accommodate ingress and egress, one located along Hollister Avenue between Parcels 1 and 2, and the other located at the northwest corner at Robin Hill Road. The development of Parcel 2 would entail reconfiguration/relocation of the existing Robin Hill driveway that presently serves Parcel 1, resulting in a net increase of only one new driveway to serve both parcels together. Sidewalks along the frontage of Parcels 1 and 2 do not presently exist and would be provided, along with curbs and gutters, as part of the proposed project. A bike lane may be required by the City of Santa Barbara for that portion of Hollister Avenue within its jurisdiction.

Thresholds of Significance

A significant impact on Transportation/Traffic would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. Additional thresholds of significance are set forth in the City's *Environmental Thresholds & Guidelines Manual* and include the following:

- 1) The addition of project traffic to an intersection increases the volume to capacity (V/C) ratio by the value provided below or sends at least 5, 10, or 15 trips to intersections operating at LOS F, E or D.

LEVEL OF SERVICE (including the project)	INCREASE IN V/C (greater than)
A	.20
B	.15
C	.10
<hr/>	
<u>OR THE ADDITION OF</u>	
D	15 trips
E	10 trips
F	5 trips

- 2) Project access to a major road or arterial road would require a driveway that would create an unsafe situation or a new traffic signal or major revisions to an existing traffic signal.
- 3) Project adds traffic to a roadway that has design features (e.g. narrow width, road side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with a substantial increase in traffic (e.g. rural roads with use by farm equipment, livestock, horseback riding, or residential roads with heavy pedestrian or recreational use, etc.) that will become potential safety problems with the addition of project or cumulative traffic.
- 4) Project traffic would utilize a substantial portion of an intersection(s) capacity where the intersection is currently operating at acceptable levels of service (A-C) but with cumulative traffic would degrade to or approach LOS D (V/C 0.81) or lower. Substantial is defined as a minimum change of 0.03 for intersections which would operate from 0.80 to 0.85 and a change of 0.02 for intersections which would operate from 0.86 to 0.90, and 0.01 for intersections operating at anything lower.

Project Specific Impacts

- a,b) To facilitate assessment of potential traffic impacts resulting from project implementation, a traffic study was performed by the City's Traffic Engineer (Jim Biega, AllianceJB, "Marriott Residence Inn Traffic Evaluations," June 18, 2007). Project trip generation was developed based on the Hotel rate (310) contained in Trip Generation (7<sup>th</sup> Edition), prepared by the Institute of Transportation Engineers. The project related traffic generation is summarized below:

### Proposed Project Site Land Use Trip Generation

Site Description	Land Use	Amount	AM Peak Hour			PM Peak Hour			ADT
			In	Out	Total	In	Out	Total	
Hotel	310	140 Rooms	48	31	78	44	39	83	1.144

Project impacts to level of service conditions on roadway segments were evaluated by comparing existing conditions to existing plus project conditions, and by comparing cumulative conditions to cumulative plus project conditions. Roadway segment level of service was determined by relating the estimated roadway segment average daily traffic (ADT) to a specific level of service. Project impacts to study intersections were evaluated by comparing existing conditions to existing plus project conditions, and by comparing cumulative conditions (year 2030 buildout) to cumulative plus project conditions, thus representing a worst case scenario.

Signalized Intersection level of service (LOS) was calculated utilizing the Intersection Capacity Utilization (ICU) methodology in TRAFFIX software. The ICU methodology is consistent with that used by Santa Barbara County and local cities. This methodology generates a volume to capacity (V/C) ratio that is then correlated to a specific level of service. Stop-controlled intersection level of service was calculated using the Highway Capacity Manual (HCM) methodology contained in TRAFFIX software, which relates delay (seconds/vehicle) to a specific level of service. Intersection traffic signal warrant and delay evaluations were conducted for the Robin Hill Road/Hollister Avenue intersection. Principal results and findings of the Traffic Study are tabulated in Tables 1 through 4, while conclusions and impact determinations are summarized below:

**Roadway Segment and Intersection Impacts:** The proposed development of a hotel on Parcel 2 will not cause any project-specific or cumulative roadway segment impacts. However, the proposed project will cause project-specific and cumulative intersection impacts during the PM peak hour at the Robin Hill Road/Hollister Avenue intersection. Consequently, impacts attributable to the proposed project would be considered potentially significant.

<b>TABLE 1 - Roadway ADT Project Specific Impacts</b>								
<b>Roadway</b>	Project Specific Impacts							
	Existing Average Daily Trips (ADT)				Project ADT	Ex + Proj ADT	Percent Change	Project Impact?
	Count Date	NB or EB	SB or WB	Total				
Los Carneros Road between Mesa Road and Hollister Avenue	2/10/2004	10078	10159	20237	110	20347	0.5%	No
Los Carneros Road between Calle Koral and US 101 SB ramps	2/9/2005	13736	12992	26728	110	26838	0.4%	No
Hollister Avenue between Los Carneros Road and Los Carneros Way	5/21/2003	8678	7403	16081	331	16412	2.1%	No
Hollister Avenue between Los Carneros Way and Robin Hill	5/20/2003	10018	11866	21884	469	22353	2.1%	No
Hollister Avenue between Robin Hill and Fairview Avenue	5/21/2003	10091	11907	21998	675	22673	3.1%	No
Fairview Avenue between Hollister Avenue and Kellogg Avenue	5/20/2003	11269	12733	24002	110	24112	0.5%	No
Fairview Avenue between Hollister Avenue and US 101 SB ramps	2/10/2005	13644	12879	26523	441	26964	1.7%	No

<b>TABLE 2 - Roadway ADT Cumulative Impacts</b>					
Roadway	Cumulative ADT	Project ADT	Cumulative + Proj ADT	Percent Change	Cumulative Impact?
Los Carneros Road between Mesa Road and Hollister Avenue	24656	110	24766	0.4%	No
Los Carneros Road between Calle Koral and US 101 SB ramps	31644	110	31754	0.3%	No
Hollister Avenue between Los Carneros Road and Los Carneros Way	20633	331	20964	1.6%	No
Hollister Avenue between Los Carneros Way and Robin Hill	19789	469	20258	2.4%	No
Hollister Avenue between Robin Hill / Fairview Ave	25744	675	26420	2.6%	No
Fairview Avenue between Hollister Avenue and Kellogg Avenue	25867	110	25977	0.4%	No
Fairview Avenue between Hollister Avenue and US 101 SB ramps	26578	441	27019	1.7%	No

**Intersection Traffic Signal Warrant and Delay Evaluations:**

Intersection levels of service are provided in Tables 3 and 4. for Existing and Existing + project scenarios in the AM and PM peak hours. Tables 5 and 6 provide the cumulative scenario based on 2030 buildout + project. This cumulative scenario represents the City's worst case analysis based on the forecasted General Plan buildout. Traffic signal warrants at the Hollister Avenue/Robin Hill Road intersection are satisfied under existing conditions for the one hour warrant, four hour warrant and eight hour warrant. These traffic signal warrants would consequently also be satisfied under existing plus project, cumulative and cumulative plus project conditions. The delay experience by motorists under existing conditions, however, was observed to average less than 10 seconds per vehicle. Field observations also indicated that the nearby traffic signals at La Patera Lane and Aero Camino Road created gaps that allowed the motorists on Robin Hill Road to easily gain access onto Hollister Avenue. Consequently, in consideration of these findings and observations, no traffic control measures are immediately needed. As such, impacts attributable to the project would be deemed less than significant.

<b>TABLE 3 AM Peak Hour LOS Analysis</b>												
<b>Inter-section</b>	2007 AM - Existing				2007 + Project AM - Marriott				Project Specific Impacts			
	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	Crit V/C Change	Total Project Trips	Project Impact ?	Avg Crit Del Change
Storke Road/ Hollister Avenue	B	22.5	0.635	25.8	B	22.5	0.636	25.8	0.001	6	No	0
Los Carneros Road/US-101 NB Ramps	A	16.6	0.548	16.6	A	16.7	0.549	16.7	0.001	3	No	0.1
Los Carneros Road/US-101 SB Ramps	B	40.6	0.665	16.2	B	39.1	0.665	16.2	0	8	No	0
Los Carneros Road/ Calle Koral	A	9.7	0.482	4.5	A	9.8	0.483	4.5	0.001	8	No	0
Los Carneros Road/ Hollister Avenue	A	20.6	0.486	20.8	A	20.7	0.491	20.9	0.005	21	No	0.1
Los Carneros Way/ Hollister Avenue	A	10.3	0.392	12.8	A	10.3	0.397	12.8	0.005	31	No	0
Fairview Avenue/ Calle Real	C	26.7	0.703	26.9	C	26.8	0.705	27	0.002	10	No	0.1



<b>TABLE 3 AM Peak Hour LOS Analysis (Continued)</b>												
<b>Intersecti on</b>	2007 AM – Existing				2007 + Project AM - Marriott				Project Specific Impacts			
	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	Crit V/C Change	Total Project Trips	Project Impact?	Avg Crit Del Change
Fairview Avenue/ Hollister Avenue	A	19.6	0.453	20.3	A	19.7	0.454	20.3	0.001	46	No	0
La Patera Ln/ Hollister Avenue	A	6.7	0.436	8.3	A	6.6	0.445	8.1	0.009	49	No	-0.2
Fairview Ave/ US-101 NB Ramps	C	18.7	0.732	22.8	C	18.9	0.741	27.1	0.009	22	No	4.3
Fairview Ave/ US-101 SB Ramps	A	12.7	0.483	8.8	A	12.7	0.489	8.7	0.006	30	No	-0.1
Robin Hill/ Hollister Avenue	C	1.2	0.264	16.2	C	1.6	0.286	21.6	0.022	77	No	5.4
Robin Hill/ Hollister Ave - - Mitigation (Restriping)	C	1.2	0.264	16.2	C	1.6	0.271	20.4	0.007	77	No	4.2

TABLE 4 PM Peak Hour LOS Analysis												
Intersection	2007 PM – Existing				2007 + Project PM – Marriott				Crit V/C Change	Total Project Trips	Project Impact?	Avg Crit Del Change
	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)				
Storke Road/ Hollister Avenue	C	26.5	0.774	29.6	C	26.5	0.775	29.7	0.001	6	No	0.1
Los Carneros Road/ US101 NB Ramps	A	18.1	0.583	35.4	A	18.1	0.565	35.6	0.002	4	No	.2
Los Carneros Road/ US-101 SB Ramps	C	6.1	0.712	15.7	C	6.1	0.712	15.7	0.000	8	No	0
Los Carneros Road/ Calle Korral	C	12.4	0.786	15.3	C	12.7	0.77	15.6	0.004	8	No	0.1
Los Carneros Road/ Hollister Avenue	B	25.4	0.697	27.6	B	25.5	0.699	27.6	0.002	23	No	0.2
Los Carneros Way/ Hollister Avenue	A	5	0.54	7.1	A	5	0.546	7.2	0.006	32	No	0
Fairview Avenue/ Calle Real	D	29.6	0.809	31.5	D	29.6	0.811	31.3	0.002	11	No	-8
Fairview Avenue/ Hollister Ave	B	24.3	0.69	27.7	B	24.5	0.696	27.9	0.006	48	No	0
La Patera Ln/ Hollister Avenue	A	13.1	0.595	15.3	B	13.1	0.603	15.2	0.008	53	No	-0.1
Fairview Ave/ US-101 NB Ramps	C	22	0.727	20.8	C	22.1	0.729	20.8	0.002	22	No	0
Fairview Ave/ US-101 SB Ramps	A	13.3	0.558	21	A	13.2	0.563	21	0.005	32	No	0
Robin Hill/ Hollister Avenue	E	5.7	0.374	40.4	F	9.9	0.399	68	0.025	83	No	27.6
Robin Hill/ Hollister Ave - - Mitigation (Restripping)	E	5.7	0.374	40.4	D	4.8	0.339	32.4	-0.035	83	No	-8

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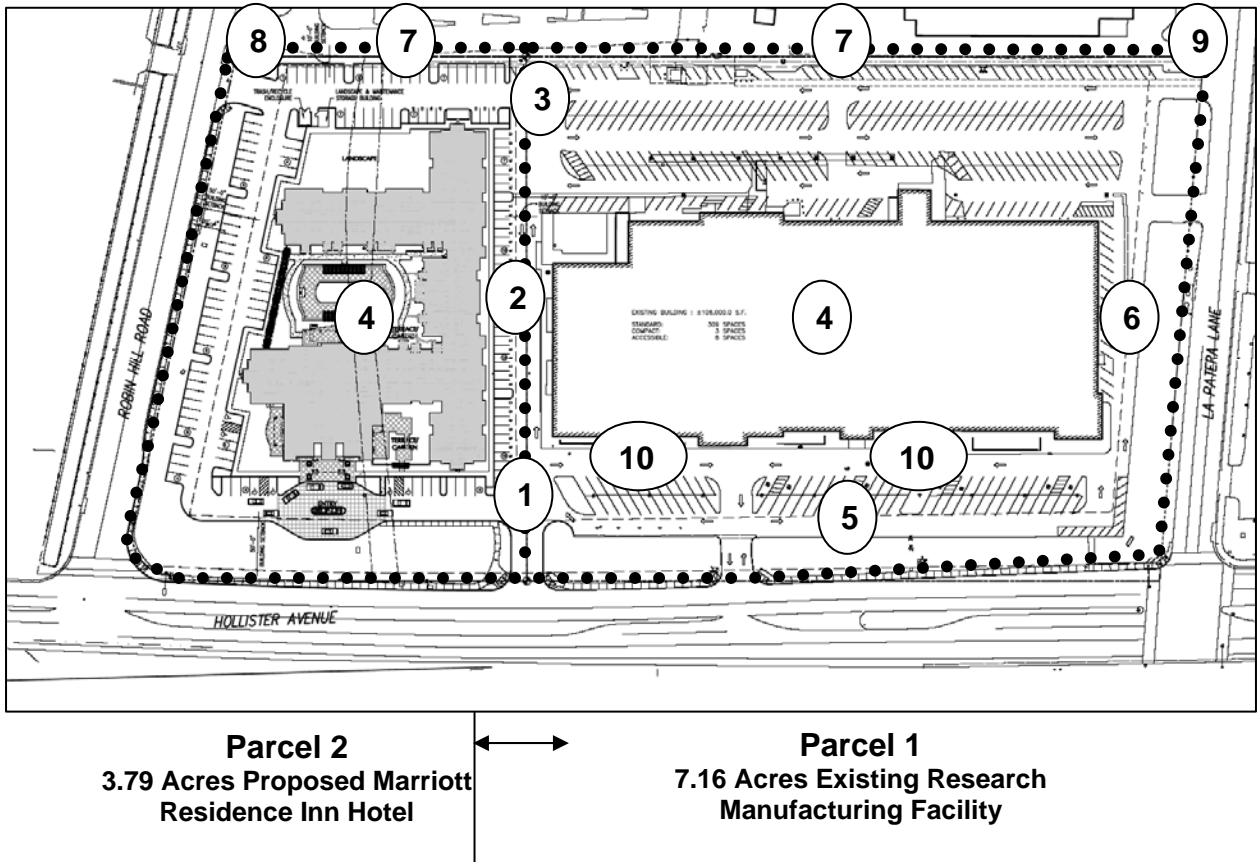
Intersection	TABLE 5: AM Cumulative Scenario 2030											
	2030 AM - Marriott				2030 + Project AM - Marriott				Project Cumulative Impacts			
	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	Crit V/C Change	Total Project Trips	Cum Impact ?	Avg Crit Del Change
Storke Road/Hollister Avenue	C	25.8	0.778	29.7	C	25.9	0.78	29.8	0.002	6	No	0.1
Los Carneros Road/US-101 NB Ramps	C	20.2	0.741	44.4	C	20.3	0.743	44.9	0.002	3	No	0.5
Los Carneros Road/US-101 SB Ramps	D	113.6	0.835	18.7	D	111.5	0.837	19.1	0.002	8	No	0.4
Los Carneros Road/Calle Koral	B	11.2	0.675	6	B	11.3	0.676	6.1	0.001	8	No	0.1
Los Carneros Road/Hollister Avenue	B	23.7	0.649	25.2	B	23.8	0.655	25.4	0.006	21	No	0.2
Los Carneros Way/Hollister Avenue	A	11.1	0.495	14.8	A	11.1	0.5	14.8	0.005	31	No	0
Fairview Avenue/Calle Real	C	27.9	0.737	35.9	C	28	0.74	27.9	0.003	10	No	-8
Fairview Avenue/Hollister Avenue	A	22.2	0.583	23.7	A	22.3	0.584	23.7	0.001	46	No	0
La Patera Ln/Hollister Ave	A	10.6	0.589	13.2	A	10.5	0.598	13.1	0.009	49	No	-0.1
Fairview Ave/US-101 NB Ramps	D	22.5	0.838	26.9	D	23	0.847	34.1	0.009	22	No	7.2
Fairview Ave/US-101 SB Ramps	A	12.9	0.573	9.3	A	12.9	0.579	9.3	0.006	30	No	0
Robin Hill/Hollister Ave	C	1.1	0.317	22.4	D	1.7	0.339	34.3	0.022	77	No	11.9
Robin Hill/Hollister Ave - Mitigation	C	1.1	0.317	22.4	D	1.6	0.324	31.7	0.007	77	No	9.3

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Intersection	TABLE 6: PM Cumulative Scenario 2030											
	2030 PM - Marriott				2030 + Project PM - Marriott				Project Cumulative Impacts			
	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	LOS	Avg Del (sec)	Crit V/C	Avg Crit Del (sec)	Crit V/C Change	Total Proj. Trips	Cum. Impact ?	Avg Crit Del Change
Storke Road/Hollister Avenue	E	35.4	0.941	41.7	E	35.4	0.942	41.8	0.001	6	No	0.1
Los Carneros Road/US-101 NB Ramps	A	18.3	0.59	23.3	A	18.3	0.592	23.3	0.002	4	No	0
Los Carneros Road/US-101 SB Ramps	E	14.8	0.908	21.3	E	14.8	0.908	21.3	0	8	No	0
Los Carneros Road/Calle Koral	D	13.8	0.821	16.8	D	14	0.825	17.1	0.004	8	No	0.3
Los Carneros Road/Hollister Avenue	D	30	0.835	33.7	D	30.2	0.837	33.8	0.002	23	No	0.1
Los Carneros Way/Hollister Avenue	A	4.9	0.576	6.9	A	5	0.582	7	0.006	32	No	0.1
Fairview Avenue/Calle Real	E	52.4	0.99	70.1	E	52.7	0.991	58.6	0.001	11	No	-11.5
Fairview Avenue/Hollister Avenue	D	26.5	0.803	31.6	D	26.6	0.809	31.8	0.006	48	No	0.2
La Patera Ln/Hollister Ave	B	13	0.639	15.4	B	13	0.647	15.3	0.008	53	No	-0.1
Fairview Ave/US-101 NB Ramps	C	23.3	0.757	25.3	C	23.5	0.765	25.7	0.008	22	No	0.4
Fairview Ave/US-101 SB Ramps	A	13.6	0.569	21.4	A	13.5	0.574	21.4	0.005	32	No	0
Robin Hill/Hollister Ave	F	11.8	0.434	90.4	F	22.6	0.458	166.1	0.024	83	Yes	75.7
Robin Hill/Hollister Ave - - Mitigation	F	11.8	0.434	90.4	F	8.3	0.396	60.1	-0.038	83	No	-30.3

- c) The FAA will analyze the proposed project in response to the filing of Form 7460-1 to determine if the project height would be pose a hazard to aviation. As specified under the section on Hazards and Hazardous Materials section of this document will ensure that no hazards exist or that the project will not impact air traffic operations.

**FIGURE 10: ON-SITE TRAFFIC EVALUATION**



- d) The project site internal circulation was evaluated in conjunction with the Traffic Analysis. As keynoted in Figure 10, a review of the site plan identified the following conflicts and associated mitigation: (1) the parking lot aisleway intersection located immediately north of the proposed new driveway on Hollister Avenue should be stop-controlled in the east-west direction; (2) the row of compact parking stalls located along the primary north-south project site aisleway should be disbursed more evenly throughout the site<sup>4</sup>; (3) the interface between the proposed hotel two-way aisleways and the existing building structure's one-way aisleways should be signed or striped appropriately; and (4) reciprocal access should be provided between the existing project site building structure

<sup>4</sup>The redistribution of compact parking stalls has been accomplished in connection with the applicant's site plan submittal dated November 6, 2007.

property and the proposed new Marriott Residence Inn property. With the incorporation of these measures, potential traffic safety impacts resulting from proposed project would be considered adverse but less than significant. The Traffic Study also recommended the following additional actions which the Community Services Department will seek during final plan check review: (5) the existing parallel parking stalls along the southern project site aisleway should be removed; (6) the eastern north-south project site aisleway should be restriped or reconstructed (as appropriate) to provide two-way vehicle access; (7) an offer to dedicate future reciprocal access should be provided between the project site properties and the properties to the north of the project site; (8) the northern project site driveway on Robin Hill Road and the existing driveway on the property to the north should ideally be consolidated into one driveway (via a near term or future reciprocal access agreement); (9) the northern project site driveway on La Patera Lane and the existing driveway on the property to the north should ideally be consolidated into one driveway (via a near term or future reciprocal access agreement); and (10) the existing parking lot circulation system to the north of the existing full-access driveway on Hollister Avenue is unusual, and should be signed and striped more efficiently.

- e) With the incorporation of design modifications and fire protection plan specified as mitigation under the section on Public Services of this document, potential impacts on emergency access would be considered adverse but less than significant.
- f) A shared parking analysis was conducted for the proposed project as part of the overall Traffic Study. Existing Parking Demand data was collected on Thursday, April 14, 2007, at 7 a.m., 9 a.m., 11 a.m., 1 p.m., 4 p.m., 6 p.m., and 8 p.m. as summarized in Table 7, and conservatively estimated for the other hours of the day. Parking demand for the proposed hotel on Parcel 2 is estimated at 1 stall/room (based on a City of Irvine Parking Study), resulting in a projected need for 140 parking stalls (as compared to 144 parking spaces required under the City's Zoning Ordinance). The Urban Land Institute shared parking estimates indicate that the proposed 140 room hotel will require a maximum of 144 spaces (112 for guests and 32 for employees at 8:00 a.m., and 140 for guests and 4 for employees at 11:00 p.m.). The worst case parking scenario for the existing research-manufacturing facility on Parcel 1 totaling 106,500 square feet of building space is the ITE Office Rate of 2.84 spaces per 1,000 square feet, which would require 302 parking spaces. Based on this worst case scenario for the existing facility on Parcel 1 and 144 spaces for the proposed hotel on Parcel 2, a total of 446 spaces would be required. The proposed site plan provides 350 spaces for Parcel 1 and 140 spaces on Parcel 2, for a total of 490 spaces. In conclusion, parking for the existing research-manufacturing facility and the proposed hotel can be accommodated on the two properties during a typical weekday or weekend if a shared parking agreement is provided; absent such an

agreement, impacts attributable to the proposed project would be considered potentially significant.

TABLE 7 Shared Parking Analysis	Current Parking Demand (Surveyed)	Forecasted Parking Demand (From Hotel)			Current Plus Forecasted Demand
		Guests	Employees	Total	
Spaces	538			144	
6:00 AM	62	133	2	135	197
7:00 AM	62	126	11	137	199
8:00 AM	181	112	32	144	325
9:00 AM	181	98	32	130	311
10:00 AM	258	84	36	120	378
11:00 AM	258	84	36	120	378
12:00 PM	258	77	36	113	371
1:00 PM	234	77	36	113	347
2:00 PM	234	84	36	120	354
3:00 PM	234	84	36	120	354
4:00 PM	227	91	32	123	350
5:00 PM	227	98	25	123	350
6:00 PM	104	105	14	119	223
7:00 PM	104	105	7	112	216
8:00 PM	71	112	7	119	190
9:00 PM	71	119	7	126	197
10:00 PM	71	133	7	140	211
11:00 PM	71	140	4	144	215
12:00 AM	71	140	2	142	213

- g) An unknown number of guests and employees of the proposed project would be transit dependent; that is, they would rely upon public transportation as their principal means of access (e.g., business travelers who arrive at the proposed hotel directly from the Santa Barbara Municipal Airport). An existing bus stop exists in the vicinity of the site immediately west of the Robin Hill/Hollister Avenue intersection. However, to make bus service attractive and accessible to patrons and employees of the proposed project, the Metropolitan Transit District (“MTD”) recommends that the existing bus stop either needs to be upgraded and/or relocated to a location more convenient to the hotel.

Cumulative Impacts

The project’s contribution to cumulative traffic impacts in the City would be addressed by payment of the required traffic development impact mitigation fees. As such, under the City’s thresholds, project contributions to cumulative traffic conditions at area intersections would be considered to be less than significant.

### Required Mitigation Measures

1. **STREET DESIGN MODIFICATIONS:** Street improvement plans for the proposed project shall be provided that include: (i) a raised landscaped center median along Hollister Avenue at the new proposed driveway and extending to the Robin Hill intersection, prohibiting left-in and left-out vehicle movements while allowing right-in and, right-out movements; (ii) restriping of the southbound Robin Hill Road approach at the Hollister Avenue intersection to provide one right lane and one left lane; (iii) directional handicap access ramps per City of Santa Barbara construction standard details - dual direction at the intersections of Robin Hill Road and La Patera Lane and single directional at driveway crossings; (iv) a six-foot wide frontage sidewalk along Hollister Avenue in compliance with the City of Santa Barbara Pedestrian Master Plan; and (v) a striped bikelane along the Hollister frontage. **Plan Requirements & Timing:** The project plans shall be updated and resubmitted for review and approval by staff of the Cities of Goleta and Santa Barbara prior to and as a condition precedent to issuance of any LUP for the project. The required street improvements shall be installed by the applicant and approved by staff of the Cities of Santa Barbara and Goleta prior to any occupancy clearance.

**MONITORING:** City staff shall verify compliance with the requirement to prepare modified plans. City staff shall verify approval and acceptance of the completed street improvements by the City of Santa Barbara prior to any occupancy clearance.

2. **SITE DESIGN MODIFICATIONS:** Development plans for the proposed project shall be modified to include: (i) installation of on-site stop signs, controlling traffic in the east-west direction, where parking lots on Parcels 1 and 2 connect immediately north of the new driveway on Hollister Avenue; (ii) installation of on-site traffic control measures (i.e., signage and striping), where new two-way aiseways on Parcel 2 interconnect with existing one-way aiseways on Parcel 1; (iii) the existing parallel parking stalls along the southern project site aiseway should be removed; (iv) the eastern north-south project site aiseway should be restriped or reconstructed (as appropriate) to provide two-way vehicle access; (v) an offer to dedicate future reciprocal access should be provided between the project site properties and the properties to the north of the project site; (vi) the northern project site driveway on Robin Hill Road and the existing driveway on the property to the north should be consolidated via an offer for future reciprocal access in perpetuity; (vii) the northern project site driveway on La Patera Lane and the existing driveway on the property to the north should be consolidated into one driveway via an offer for future reciprocal access in perpetuity; and (viii) the existing parking lot circulation system to the north of the existing full-access driveway on Hollister Avenue should be signed and striped more efficiently.



**Plan Requirements & Timing:** The project plans shall be updated and resubmitted for review and approval by DRB and City staff prior to and as a condition precedent to issuance of any LUP for the project. The on-site traffic control improvements shall be installed and approved in the field by City staff prior to any occupancy clearance.

**MONITORING:** City staff shall verify compliance with the requirement to prepare modified plans and shall verify installation prior to any occupancy clearance.

3. **TRANSIT IMPROVEMENTS:** Public improvement plans for the proposed project shall be modified to include renovation of the existing bus stop located at the Hollister Avenue/La Patera intersection (along the frontage of Parcel 1) to conform with current standards including, but not limited to, a pull out area, concrete pad, sign, bench, trash receptacle and shelter. In addition, new sidewalks along the frontage of Parcels 1 and 2 shall be designed and constructed so as to provide ADA access to the nearest bus stop location. **Plan Requirements & Timing:** The project plans shall be updated and resubmitted for review and approval by City staff and the Metropolitan Transit District prior to and as a condition precedent to issuance of any LUP for the project. The required street improvements shall be installed and approved in the field by City staff and MTD prior to any occupancy clearance.

**MONITORING:** City staff shall verify compliance with the requirement to prepare modified plans. City staff shall verify approval and acceptance of the completed street improvements by MTD prior to any occupancy clearance.

4. **SHARED PARKING:** The applicant shall prepare and record a shared parking and reciprocal access agreement to facilitate conjunctive use of parking on Parcels 1 and 2. The agreement shall be in a form acceptable to the City and shall be recorded as a covenant against both parcels. **Plan Requirements & Timing:** The reciprocal access and shared parking agreement shall be submitted for review and approval by City staff, and thereafter recorded against Parcels 1 and 2, prior to and as a condition precedent to issuance of any LUP for the project.

**MONITORING:** City shall verify recordation of the reciprocal access and shared parking agreement prior to issuance of any LUP for the project.

### Residual Impact

With implementation of these mitigation measures, residual project specific Transportation/Traffic impacts would be considered less than significant. Mitigation to address deficiencies in emergency vehicle access is identified under the discussion of Public Services (Fire Protection Services) of this document.

**UTILITIES & SERVICE SYSTEMS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				✓	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓			
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new and expanded entitlements needed?		✓			
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		✓			
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓		
g. Comply with federal, state, and local statutes and regulations related to solid waste?				✓	

Existing Setting

*Sewage Disposal*

The Goleta Sanitary District (GSD) provides sewer service to the project site and surrounding businesses along the Hollister Avenue corridor. The District's wastewater treatment plant has a current capacity of 9.7 million gallons per day

(MGPD) with a RWQCB permitted treatment capacity of 7.64 MGPD and a current throughput of 5.5 MGPD (Comstock Homes Development & Ellwood Mesa Open Space Plan EIR, 04-EIR-001; 2004). A lift station is located at the southeast corner of Parcel 2 and is presently operating above design capacity with an actual flow of 350,000 GPD compared to 330,000 design throughput (per communication with Kamil S. Azoury, GSD General Manager, July 2007). As a consequence, the GSD proposes to relocate and upgrade the facility in conjunction with facility modernization contemplated by the Santa Barbara Municipal Airport. The parties are presently engaged in cooperative planning and December 2008 is forecast for completion of system upgrades (per communication with Kamil S. Azoury, GSD General Manager, July 2007).

#### *Water Supply*

The Goleta Water District (GWD) provides water for the Hollister Avenue corridor and operates under the Wright Judgment that prohibits overdrafting of the Goleta Groundwater Basin (GGWB) and required the basin to be returned to a hydrologically balanced condition by 1998. The District draws its water supply from Lake Cachuma, the State Water Project, the GWB, and wastewater reclamation for a total yearly supply of between 15,486 to 17,672 acre feet per year ("AFY") depending upon drought conditions. Average current demand for GWD water in the City of Goleta is currently 5,528 AFY, increasing to 6,792 in the year 2030 (General Plan Final EIR, Tables 3.9-1 and 3.9-2).

#### *Stormwater Control Facilities*

Currently, all stormwater runoff, as well as tailwater from landscape irrigation onsite, surface flows to one of three existing storm drain outlets. Two of the outlets are located on the west side of the site and drain to a concrete channel on the west side of Robin Hill Road. A third outlet is located on the south side of the site and directs flows beneath Hollister Avenue. Surface flows from all three outlets discharge into a natural channel on the south side of Hollister Avenue and ultimately the Goleta Slough.

#### *Solid Waste*

Solid waste generated in the City is collected by BFI, Marborg, and Allied Waste and transported to the Tajiguas Landfill 20 miles to the west of Goleta on the Gaviota Coast. The County has received approval from the RWQCB and the State Integrated Waste Management Board to expand the landfill to provide for an additional 13 years of solid waste disposal capacity. The landfill now has sufficient capacity to provide solid waste disposal services to the South Coast until 2020 (General Plan Final EIR, page 3.12-16).

### Thresholds of Significance

A significant impact on Utilities & Service Systems would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. In addition, under the City's *Environmental Thresholds & Guidelines Manual*, a project that would generate 196 tons of solid waste/year, after receiving a 50% credit for source reduction, recycling, and composting would result in a project specific, significant impact on the City's solid waste stream. Any project generating 40 tons/year, after receiving a 50% credit for source reduction, recycling, and composting would be considered to make an adverse contribution to cumulative impacts to the City's solid waste stream.

### Project Specific Impacts

- a,b,e) Based on preliminary calculations performed by GSD, the proposed project is expected to generate approximately 25,000 GPD of wastewater. This represents approximately 1% of the remaining available treatment capacity under the GSD's operating permit from the RWQCB. Although the applicant has obtained a Sewer Service Availability letter from GWD, a firm commitment and reservation of a capacity has not yet been secured. While the projected volume of effluent would not exceed treatment capacity, it would exceed the 11,000 GPD baseline capacity allocated to the project site. This difference amounts to roughly 2% of design flow resulting upgrades to the onsite sewer lift station (i.e.,  $11,000/680,000 \text{ GPD} = 2\%$ ). More significantly, the project would exacerbate pre-existing capacity limitations at the sewer lift station unless upgrades are completed as planned. As a contingency measure in the event system upgrades are not completed at the time of occupancy, the GSD has approved the use of a submerged 13,000 holding tank (designed by the applicant) that would be placed in the parking area immediately south of the proposed hotel (Don E. Donaldson, Principal Engineer, Penfield & Smith, October 16, 2007; Kamil S. Azoury, General Manager/District Engineer, GSD, October 23, 2007). Wastewater flows would enter the temporary tank via a temporary sewer line and be pumped to the existing GSD lift station via a temporary line. The temporary tank and lines would either be abandoned in place or removed after their useful service.
- c) Although the total amount of impervious surfaces for Parcels 1 and 2 combined will be increased from 55% to 67%, the volume of water to be discharged from the site will actually decrease. During a 25-year storm event, existing peak flows leave the site at a calculated rate of 42.48 cubic feet per second (cfs) as compared to 39.98 cfs upon project completion. This reduction is attributable to the installation of a detention basin located at the southeast corner of Parcel 2. With these measures, the quality and quantity of stormwater runoff from the site considered less than significant. As such, the proposed project would not require the construction of any new stormwater facilities and as such, no corresponding

environmental impacts normally associated with such facility construction and/or expansion would not occur.

- d) Based on the Water Duty Factors as noted in the City's *Environmental Thresholds & Guidelines Manual*, the proposed project is expected to need approximately 39.2 AFY, roughly equivalent to 3.3% of the City's total forecasted demand through 2030 and less than 1% of the GWD's total current water entitlement. While this level of estimated demand would not necessitate any new entitlements, resources, or requiring expansion of any existing entitlements, and although the applicant has obtained a Water Classification letter from GWD, a firm commitment and reservation of a capacity has not yet been secured. Until such a commitment is given by the GWD, a final determination as to the availability of central water service by the GWD to serve the proposed project cannot be made. As such, the proposed project poses a potentially significant impact on the availability and adequacy of central water service.
- f,g) As noted above, projects that are estimated to generate 196 tons/year or more of solid waste, after receiving a 50% credit for source reduction, recycling, and composting, are considered to pose a significant, project specific impact. Based on the solid waste generation factors noted in the City's *Environmental Thresholds & Guidelines Manual*, the proposed project is expected to generate approximately 112 tons/year in solid waste. A 50% source reduction allowance would reduce the waste stream to 56 tons/year, well below the 196 tons/day impact threshold. As such, project specific impacts on the solid waste flow into the Tajiguas Landfill would be considered adverse but less than significant. Furthermore, the proposed project would not result in the generation of any solid waste in violation of any Federal, State, or local solid waste regulations or statutes.

### Cumulative Impacts

Project contributions to cumulative impacts on public utilities or service systems such as wastewater collection and treatment, potable water supplies, stormdrain and runoff control infrastructure, or the Tajiguas Landfill would be less than significant.

### Required Mitigation Measures

1. **WASTEWATER CAPACITY:** A Can and Will Serve ("CAWS") letter from the Goleta Sanitary District (GSD) for Parcel 2 shall be provided indicating that adequate water treatment capacity is available to serve the project upon demand and without exception (or equivalent guarantee). In the event that planned upgrades to the existing sewer lift station are not fully operational prior to completion of the proposed hotel: (i) the applicant shall implement the temporary holding tank contingency measure described in the letter and associated design exhibits from

Penfield & Smith dated October 16, 2007; and (ii) abide by the conditions of approval issued by GSD in its letter dated October 23, 2007. Based on the final construction drawings, the applicant shall pay the following fees as determined by GSD: (i) sewer connection fees; and (ii) mitigation fees to offset the difference between allocated capacity to Parcel 2 and projected volumes attributable to the proposed hotel. **Requirements & Timing:** A CAWS shall be forwarded to the City of Goleta prior to and as a condition precedent to issuance of any LUP for the project.

**MONITORING:** A connection permit issued by the GSD, along with evidence that sewer connection and mitigation fees have been paid, shall be submitted to the City prior to and as a condition precedent to approval of any LUP for the project. City staff shall withhold occupancy until all necessary permanent or temporary measures have been taken to accommodate effluent from the hotel to the satisfaction of GSD.

2. **WATER SERVICE COMMITMENT:** A CAWS letter from the Goleta Water District (GWD) for Parcel 2 shall be provided indicating that adequate water supply is available to serve the project upon demand and without exception (or equivalent guarantee). **Plan Requirements & Timing:** A CAWS shall be forwarded to the City of Goleta prior to and as a condition precedent to issuance of any LUP for the project.

**Monitoring:** A CAWS, with firm reservation of water availability for the project from the GWD shall be submitted to the City prior to approval of any LUP for the project.

3. **WATER CONSERVATION:** Outdoor water use shall be limited through the following measures: (i) landscaping shall be primarily with native and/or drought tolerant species; (ii) drip irrigation or other water-conserving irrigation shall be installed; (iii) plant material shall be grouped by water needs; (iii) no turf shall be allowed on slopes of over 4%; (iv) extensive mulching (2" minimum) shall be used in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction; and (v) soil moisture sensing devices shall be installed to prevent unnecessary irrigation. Indoor water use shall be limited through the following measures: (i) all hot water lines shall be insulated; (ii) recirculating, point-of-use, on-demand, or other energy efficient water heaters shall be installed; (iii) water efficient clothes washers and dishwashers shall be installed; and (iv) lavatories and drinking fountains in commercial structures shall be equipped with self-closing valves. **Plan Requirements and Timing:** The outdoor water conserving measures shall be incorporated into the final landscape plan that is submitted for review and approval by DRB pursuant to Mitigation Measure #4 under Aesthetics. The indoor water-conserving measures shall be

graphically depicted on building plans and approved prior to and as a condition precedent to issuance of any LUP for the project.

**Monitoring:** City staff shall inspect and verify installation of all water conserving measures prior to occupancy clearance.

4. **SOLID WASTE MANAGEMENT PROGRAM:** The applicant shall develop and implement a Solid Waste Management Program. The program shall identify the amount of waste generation projected during processing of the project. The program shall include the following measures, but is not limited to those measures:

General

- a) Provision of at least 50 ft<sup>2</sup> of space and/or bins for storage of recyclable materials within the project site.
- b) Implementation of a green waste source reduction program focusing on recycling of all green waste generated onsite.

Commercial Only

- a) Development of a Source Reduction Plan (“SRP”), describing the recommended program(s) and the estimated reduction of the solid waste disposed by the project. For example, the SRP may include a description of how fill will be used on the construction site, instead of sending excess fill material to a landfill, or a detailed set of office procedures such as use of duplex copy machines and purchase of office supplies with recycled content.
- b) Implementation of a program to purchase materials that have recycled content for project construction and/or operation (i.e., plastic lumber, office supplies, etc.). The program could include requesting suppliers to show recycled materials content. To ensure compliance, the applicant shall develop an integrated solid waste management program, including recommended source reduction, recycling, composting programs, and/or a combination of such programs, subject to City staff review and approval prior to issuance of any certificate of occupancy

**Plan Requirement & Timing:** The applicant shall submit the Solid Waste Management Program to City staff for review and approval prior to approval of any LUP for the project. Program components shall be implemented prior to occupancy clearance and throughout the life of the project.

**Monitoring:** City staff shall site inspect during construction and prior to occupancy to ensure solid waste management components are established and implemented.

5. **CONSTRUCTION WASTE RECYCLING:** Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on the grading and construction plans. **Timing:** Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance.

**Monitoring:** City staff shall verify compliance prior to occupancy clearance.

#### Residual Impact

With implementation of the above mitigation measures, residual project specific and cumulative impacts on Utilities & Service Systems, would be considered less than significant.



**MANDATORY FINDINGS OF SIGNIFICANCE**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓			
b. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals?			✓		
c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		✓			
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		✓			
e. Is there disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR ?				✓	

#### **14. PREPARERS OF THE INITIAL STUDY, CONTACTS, AND REFERENCES**

**Preparers of the Initial Study:** This document was prepared under the direction and approval of the City of Goleta.

**Contributors and Contacts:** The following individuals participated in the analysis of the proposed project or otherwise furnished information vital to preparation of this document.

##### City of Goleta

Steve Wagner, Director of Public Works  
Steve Chase, Director Planning and Environmental Services  
Jim Biega, Contract Traffic Engineer  
Patricia Miller, Planning Manager  
Marti Schultz, Senior Engineer  
Diana White, Assistant Engineer  
Laura Bridley, Contract Planner

##### City of Santa Barbara

Andrew Bermond, Airport Assistant Planner  
Mark Wilde, Assistant Engineer  
Steve Foley, Supervising Transportation Planner  
Michael Cloonan, Senior Engineering Technician  
Debra Andaloro, Senior Planner II

##### Public Agencies

Goleta Sanitary District (Kamil Azoury and Luis Astorga)  
Santa Barbara Metropolitan Transportation District (Cynthia Boche)  
Santa Barbara County Association of Governments (Michael Powers & Bill Yim)  
County Fire Department (Martin Johnson, Glenn Fidler & Kate Sulka, Andrea Murphy, Tom Rjeck)  
Santa Barbara Air Pollution Control District (Vijaya Jammalamadaka)

**References:** The following documents were consulted during preparation of this document and form the basis of the relevant findings and conclusions:

AllianceJB , Inc. (Jim Biega), Marriott Residence Inn Traffic Evaluations, June 2007.

California Regional Water Quality Control Goard, Prospective Purchaser Agreement – Applied Magnetics, 6330 Hollister Avenue, Goleta, December 20, 2002.

City of Goleta, Design Review Board (Conceptual Review Proposed Marriott Residence Inn Project), April to June, 2007.

City of Goleta, Environmental Thresholds & Guidelines Manual, 2003.

City of Goleta, General Plan, October 2, 2006.

City of Santa Barbara, Goleta Slough Ecosystem Management Plan, December 1997

County of Santa Barbara, Closure of Hazardous Materials Usage Areas at 6300 Hollister Avenue, Goleta, California, March 8, 2002.

County of Santa Barbara, No Further Action Letter, Applied Magnetic Corporation, 6300 Hollister Avenue, California, September 6, 2001.

Donald R. Warren Company/Engineers, Foundation Investigation Proposed Plant Addition at 6300 Hollister Avenue, Goleta, California, September 29, 1972.

Dudek, Air Quality Impact Analysis for Marriott Residence Inn, July 13, 2007.

Earth Metrics, Incorporated, Final Environmental Impact Report for the Burroughs Corporation Santa Barbara Plan Expansion (79-EIR-18), April 3, 1980.

Federal Emergency Management Agency, Flood Insurance Rate Pam for Santa Barbara County, California (Panel 1362 of 1835; Map Number 06083C1352F), September 30, 2005.

Hazard Management Consulting, Environmental Site Assessment Update and Summary, May 26, 2005 and Soil Gas Groundwater and Soil Sampling Report, February, 2008.

Pacific Materials Laboratory of Santa Barbara, Inc., Preliminary Foundation Investigation for the Proposed Residence Inn by Marriott at 6300 Hollister Avenue, Goleta, California, January 30, 2007.

City of Goleta  
Final Mitigated Negative Declaration  
Marriott Residence Inn and Hollister Business Center  
April 2008

Penfield & Smith, Proposed Preliminary Hydrology Report for Residence Inn at 6300 Hollister Avenue, City of Goleta, California, June 2007 and July 24, 2007.

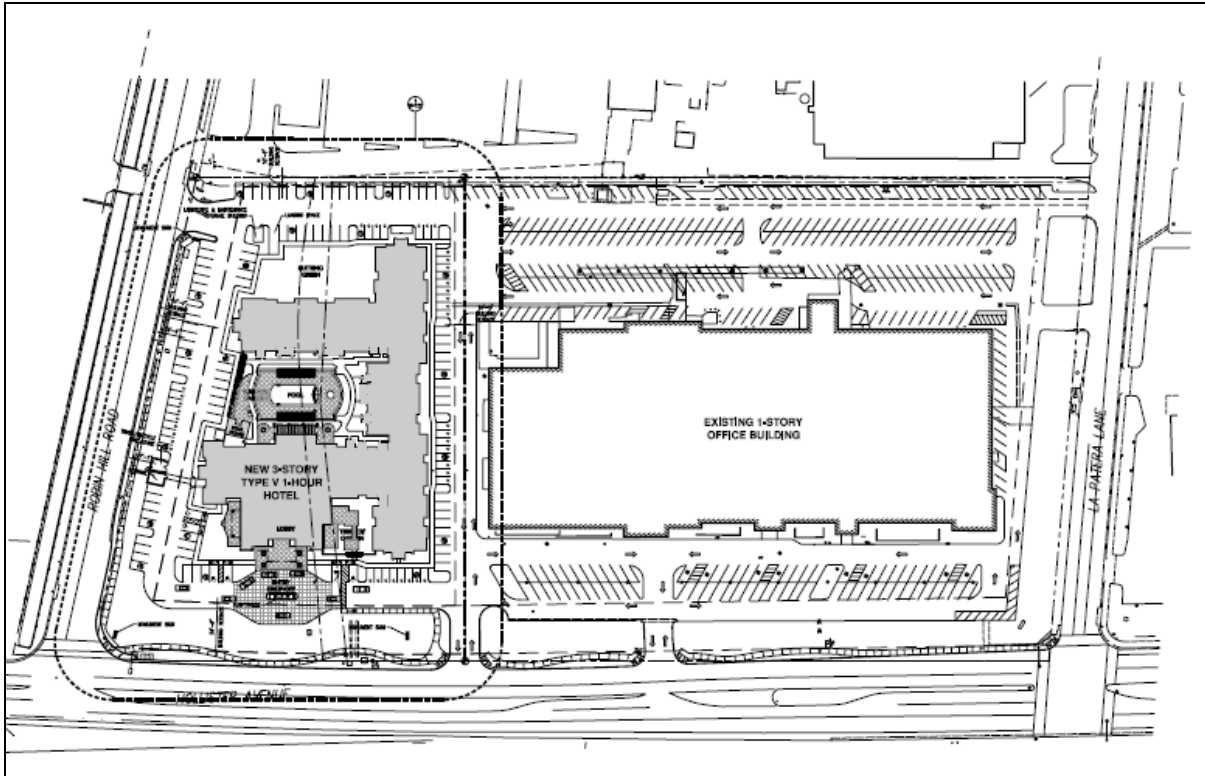
Penfield & Smith, Proposed Joint Goleta Sanitary District and Santa Barbara Airport Sewer Project, June 11, 2007.

Principal Real Estate Investors, LLC, Phase I Environmental Site Assessment of 6300 Hollister, Goleta, California, January 10, 2006.

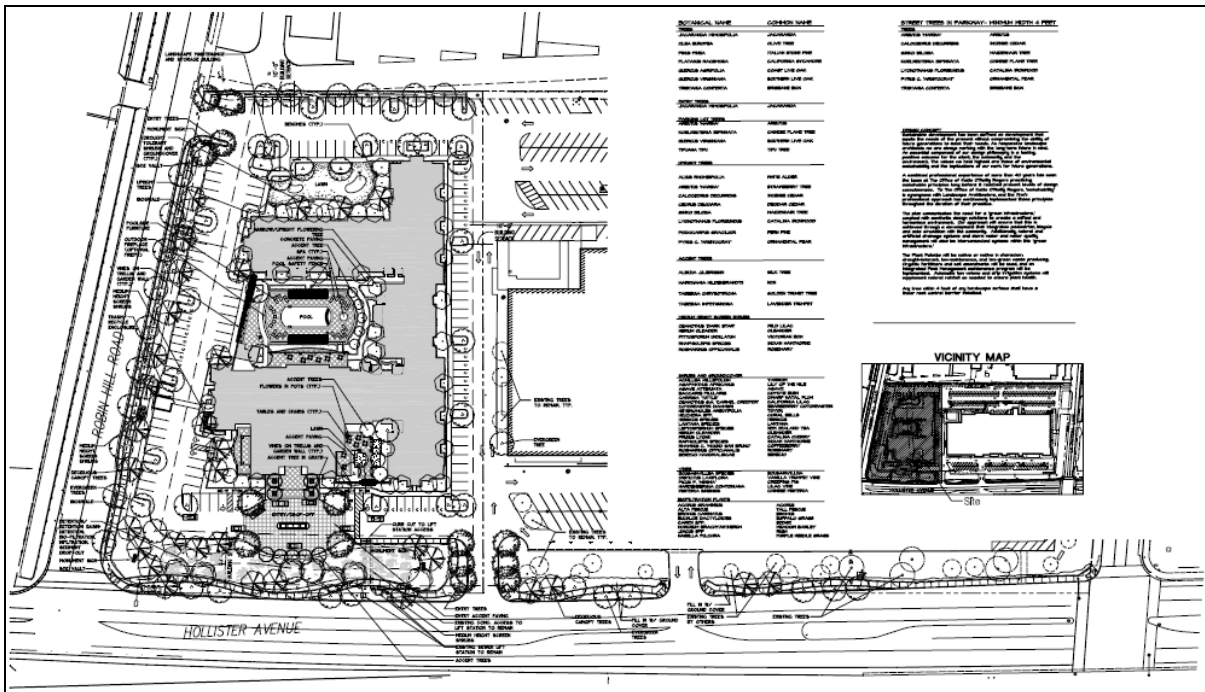
R.D. Olson, Application for Proposed Marriott Residence Inn (Various Forms, Plans and Exhibits), 2007.

## **15. ATTACHMENTS**

- A. Site Plan
- B. Preliminary Landscape Plan
- C. Elevations
- D. Proposed General Plan Amendment
- E. Proposed Zoning Ordinance Amendment



Site Plan – March 2008



Landscape Plan – March 2008

City of Goleta  
 Final Mitigated Negative Declaration  
 Marriott Residence Inn and Hollister Business Center  
 April 2008



Exterior Elevations – March 2008



## GENERAL PLAN AMENDMENT Case Nos. 07-007-GP

*(Note: Underlining denotes words to be added to the General Plan; strike throughs denote words to be stricken from the General Plan. Except as shown below, all existing General Plan language remains unchanged.)*

### LAND USE ELEMENT

**LU 4.2 Business Park (I-BP).** [GP/CP] This use designation is intended to identify lands for attractive, well-designed business parks that provide employment opportunities to the community and surrounding area. The intensity, design, and landscaping of development should be consistent with the character of existing development currently located in these areas. Uses in the Business Park designation may include a wide variety of research and development, light industrial, and office uses, as well as small-scale commercial uses that serve the needs of business park employees. In addition, lands designated with a Hotel Overlay may include transient lodging that emphasizes extended stays. ~~The maximum FAR set forth in Table 2-3 is increased from 0.4 to 0.5 for hotel uses.~~ Activities in business park areas shall be conducted primarily indoors, and outdoor storage, processing, manufacturing, and vehicle repair are prohibited.

**TABLE 2-3  
 ALLOWABLE USES AND STANDARDS FOR OFFICE AND INDUSTRIAL USE  
 CATEGORIES**

Allowed Uses and Standards	Office and Industrial Use Categories			
	I-BP	I-OI	I-S	I-G
<b>Standards for Density and Building Intensity</b>				
<b><i>Standards for Building Intensity</i></b>				
Maximum FAR	0.40	0.40	0.60	0.30
Maximum FAR for Hotels (with Hotel Overlay)	0.60	0.50	N/A	N/A
Maximum Structure Heights	35 Feet	35 Feet	35 Feet	35 Feet
<b>NOTE: ONLY THAT PORTION OF TABLE 2-3 PERTINENT TO THE PROPOSED GENERAL PLAN AMENDMENT IS SHOWN ABOVE.</b>				

## **ZONING ORDINANCE AMENDMENT**

### **Case Nos. 07-007-OA**

**Sec.35-250F      HO - Hotel Overlay**  
*(Amended by Ord. [to be inserted])*

***Sec. 35-250F.1. Purpose and Intent***

This Overlay District is only applicable to property having a land use designation of Business Park (I-BP) or Office and Institutional (I-OI), with a Hotel Overlay as shown on the General Plan Land Use Map. The purpose of this district is to facilitate the co-existence of commerce and hospitality services. By creating diverse and complementary employment opportunities and related economic activities, the intent is to minimize impacts to surrounding neighborhoods, manage traffic patterns and centralize services.

***Sec.35-250F.2. Permit and Processing Requirements***

All new structures and development as well as alterations to existing structures within the HO Overlay District shall be subject to review by the Design Review Board. No permits for development within the Hotel Overlay project shall be issued except in conformance with an approved Development Plan.

***Sec. 35-250F.3. Setbacks, Height Limits, and Other District Restrictions***

Except as stipulated below, all new structures and development as well as alterations to existing structures shall comply with the requirements of the base zone, including exceptions as allowed by Development Plan approval.

1. The maximum FAR for hotel uses within the HO Overlay District shall be 0.6.
2. There may be a percentage of joint use of parking spaces. In this regard, conjunctive use shall be defined as the joint use of parking spaces for two or more land uses where the hours of operation and demand for parking are such that the parking spaces can be used by the individual uses at different times of the day or week and, therefore, can serve more than one use. The intent is to provide for possible reduction in the number of parking spaces ordinarily required for two or more land uses and the sharing of parking spaces under a set of unique circumstances, including the compatibility of the land uses, adjacent properties, and lack of need for separate parking facilities. A reduction in the number of required parking spaces may be granted subject to and contingent upon: (i) site-specific parking studies that account for shared uses conducted on the property; (ii) approval as part of the Development Plan.



## COMMENT LETTERS



**LETTERS OF RESPONSE TO:**

DRAFT MITIGATED NEGATIVE DECLARATION  
for the  
MARIOTT RESIDENCE INN PROJECT  
December 14, 2007

**Patricia Miller**

---

**From:** byim@sbcag.org  
**Sent:** Wednesday, December 19, 2007 3:42 PM  
**To:** Patricia Miller  
**Cc:** mpowers@sbcag.org  
**Subject:** Marriott Residence Inn MND

Hi Pat,  
Season's Greetings.

Staff have reviewed the Mitigated ND for the Marriott Residence Inn Project. We just want to call your attention to the following:

While the hotel is located right outside the Airport Clear Zone, the FAA Form 7460-1 is required to ensure the proposed structure is not in violation of the FAR Part 77 Transitional Surface of 7:1. Secondly, based on the Caltrans ALUP, the project is located within the Inner Turning Zone of Runway 15R. We have indicated at earlier meetings that a proposed hotel and potential residents at this location would inevitably be subject to possible general aviation overflights and potential risk of aircraft mishaps because of its proximity to the general aviation aircraft approach corridor for landing at Runway 15R from the north. In addition, the site is close to the 60 CNEL contour, and therefore some guests and tenants may be annoyed by occasional aircraft noise intrusion. The mitigation measures including notices of airport in vicinity and noise insulation are therefore recommended.

William F. Yim  
Santa Barbara County Association of Governments  
260 San Antonio Rd, Suite B  
Santa Barbara, CA 93110  
Tel: 961-8906, Fax 961-8901  
Email: byim: byim@sbcag.org

**Patricia Miller**

---

**From:** byim@sbcag.org  
**Sent:** Wednesday, December 19, 2007 4:06 PM  
**To:** Patricia Miller  
**Subject:** Rincon Palms Hotel

Hi Pat,

The proposed hotel is located on the northeast corner and Storke and Hollister Ave. This site is considered outside the future Approach Zone and the one-mile marker to Runway 7 of Santa Barbara Airport. We would recommend that notices of "Airport in Vicinity" be required for the project sponsor and potential tenants.

Thank you for the opportunity to comment.

William F. Yim  
Santa Barbara County Association of Governments  
260 San Antonio Rd, Suite B  
Santa Barbara, CA 93110  
Tel: 961-8906, Fax 961-8901  
Email: byim: byim@sbcag.org

**Patricia Miller**

---

**From:** Cecilia Brown [brownknight1@cox.net]  
**Sent:** Tuesday, December 25, 2007 4:00 PM  
**To:** Patricia Miller  
**Subject:** Marriott Residence Inn DMND

Patty: Hope that you have had a nice Christmas holiday.

Are SB 18 consultations needed with the Chumash on this project?

Why no global warming info/mitigations/discussions? County is starting to do it for projects. I think it should be included. Here is the county's take on global warming considerations from the SB Ranch RDEIR, for your info below is the link

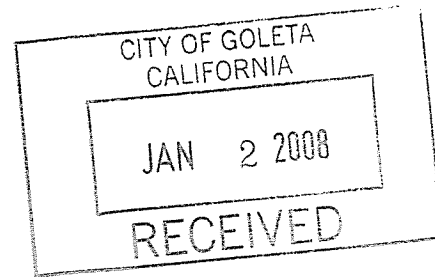
[http://applications.sbcountyplanning.org/PDF/projects/03DVP-00041/November\\_Revised\\_Draft\\_EIR/Recirc/09%2016%20Global%20Climate%20Change%20Alt%201.pdf](http://applications.sbcountyplanning.org/PDF/projects/03DVP-00041/November_Revised_Draft_EIR/Recirc/09%2016%20Global%20Climate%20Change%20Alt%201.pdf)

Thx  
Cecilia Brown

**NATIVE AMERICAN HERITAGE COMMISSION**

915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-4082  
(916) 657-5390 - Fax

December 26, 2007



Patricia Miller  
City of Goleta  
130 Cremona Drive, Suite B  
Goleta, CA 93117

RE: SCH# 2007121058 Mariott Residence Inn; Santa Barbara County.

Dear Ms. Miller:

The Native American Heritage Commission (NAHC) has reviewed the Notice of Completion (NOC) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
  - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check. **USGS 7.5-minute quadrangle name, township, range, and section required.**
  - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. **Native American Contacts List attached.**
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
  - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Katy Sanchez  
Program Analyst

CC: State Clearinghouse

## Native American Contacts

Santa Barbara County

December 26, 2007

Ernestine DeSoto 1027 Cacique Street, #A Santa Barbara , CA 93103 (805) 962-3598	Chumash	John Ruiz 1826 Stanwood Drive Santa Barbara , CA 93103 (805) 965-8983	Chumash
Owl Clan Dr. Kote & Lin A-Lul'Koy Lotah 48825 Sapaque Road Bradley , CA 93426 (805) 472-9536	Chumash	John Sespe P.O. Box 303 Pala , CA 92059 (760) 742-2274	Chumash
Julie Lynn Tumamait 365 North Poli Ave Ojai , CA 93023 jtumamait@sbcglobal.net (805) 646-6214	Chumash	Diane Napoleone and Associates Diane Napoleone 6997 Vista del Rincon La Conchita , CA 93001 dnaassociates@sbcglobal.net 805-643-7492	Chumash
Patrick Tumamait 992 El Camino Corto Ojai , CA 93023 yanahea2@aol.com (805) 640-0481 (805) 216-1253 Cell	Chumash	Stephen William Miller 189 Cartagena Camarillo , CA 93010 (805) 484-2439	Chumash

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2007121058 Marriott Residence Inn Project; Santa Barbara County.



**Native American Contacts**

Santa Barbara County

December 26, 2007

Coastal Band of the Chumash Nation

Roberta Cordero

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Oxnard , CA 93031

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(805) 488-0481 (Home)

Carol A. Pulido

165 Mountainview Street Chumash

Oak View , CA 93022

805-649-2743 (Home)

Melissa M. Para-Hernandez

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Oxnard , CA 93030

805-988-9171

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

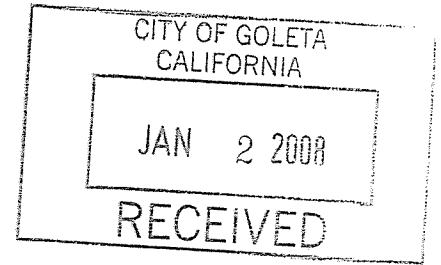
This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2007121058 Marriott Residence Inn Project; Santa Barbara County.



**Santa Barbara County  
Air Pollution Control District**

December 31, 2007

Ms. Patricia Miller, Planning Manager  
City of Goleta Planning & Environmental Services  
130 Cremona Drive, Suite B  
Goleta, CA 93117



**RE: Marriott Residence Inn Project**

Dear Patty,

The Santa Barbara County Air Pollution Control District (APCD) has reviewed the Mitigated Negative Declaration for the above mentioned project. We concur with the City of Goleta that this 140-room extended-stay hotel project is not expected to have significant air quality impacts with the implementation of standard dust control measures and diesel equipment exhaust control measures during construction.

The project must also comply with all APCD Rules and Regulations, including obtaining required permits for any emergency diesel generators or large boilers prior to land use clearance. Prior to handling or treating contaminated soil, APCD permits shall be obtained, if required.

Global climate change is a growing concern and a cumulative impact; a project participates in this potential impact through its incremental contribution combined with the cumulative increase of all other sources of greenhouse gases. Therefore, we strongly recommend that this project reduce emissions of greenhouse gases from existing and new construction by incorporating green building technologies; increasing energy efficiency at least 20% beyond Title 24 requirements; encouraging the use of transit, bicycling and walking by hotel employees and residents and increased recycling.

Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible. State law requires that drivers of diesel-fueled commercial vehicles weighing more than 10,000 pounds:

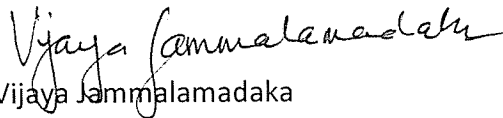
- o shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location
- o shall not idle a diesel-fueled auxiliary power system (APS) for more than 5 minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle if you have a sleeper berth and you're within 100 feet of a restricted area (residential uses and schools).

The SBCAPCD recommends that any type of fireplace be prohibited in the hotel rooms. This is the best alternative for reducing energy usage and greenhouse gas emissions. If fireplaces are part of the project then gas fireplaces (means a fireplace or any other listed gas appliance as defined in the Uniform Mechanical Code designed to burn natural gas in a manner that simulates the appearance of a wood burning fireplace and does not burn anything other than natural gas) are recommended. Wood-burning fireplaces should be prohibited in the hotel rooms to reduce public nuisance and health concerns.

Please ensure that all the above recommended measures are made conditions of approval and enforced by the City of Goleta.

Please contact me by phone at 961-8893, or by e-mail: [VLJ@sbcapcd.org](mailto:VLJ@sbcapcd.org) if you have questions.

Sincerely,



Vijaya Jammalamadaka  
Air Quality Specialist  
Technology and Environmental Assessment Division

cc: TEA Chron File



City of Santa Barbara  
Community Development Department

www.SantaBarbaraCA.gov

January 10, 2008

Directors Office

Tel: 805.564.5502

Fax: 805.564.5506

Housing &

Redevelopment

Tel: 805.564.5461

Fax: 805.564.5477

Planning

Tel: 805.564.5470

Fax: 805.897.1904

Building & Safety

Tel: 805.564.5465

Fax: 805.564.5476

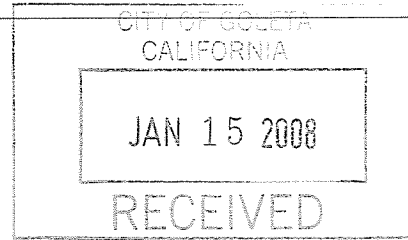
630 Garden St.

PO Box 1990

Santa Barbara, CA

93102-1990

Patricia Miller, Planning Manager  
Planning and Environmental Services  
City of Goleta  
130 Cremona Drive  
Goleta, CA 93117



**SUBJECT: DRAFT MND FOR THE MARRIOTT RESIDENCE INN PROJECT**

Dear Ms. Miller:

The City of Santa Barbara appreciates the opportunity to review the Draft Mitigated Negative Declaration for the Marriott Residence Inn Project. The City is particularly interested in this project due to its proximate location to the Airport and its location within the City's Sphere of Influence.

City staff has reviewed the Draft MND and offer the following comments:

Global: Mitigation Monitoring section should define minimum frequency and duration of all identified monitoring measures.

P. 26: d-f - The analysis does not consider the Goleta Slough Ecosystem Management Plan. Additionally the proposed project site drains into Los Carneros Creek via the Firestone Drainage - an area known to provide habitat to the federally endangered tidewater goby. The second to last line references a "proposed commercial center" which is not discussed in "6. Project Description." Finally, "[d]ue to surrounding urban development" is an incomplete explanation for the determination of no impact to native or migratory fish species.

P. 37, 66: Discussion of Form 7460-1 is confusing. Form 7460 does not "ensure" there is no hazard to aviation nor that "regulations will not impact the hotel's designed height." It should read something like, "The FAA will analyze the proposed project in response to the filing of Form 7460-1 and will determine if the project height would pose a hazard to aviation."

P 44: Existing setting - the project site "borders" the Santa Barbara Airport (no "a").

Pp. 44-48: Both the Santa Barbara County Airport Land Use Plan and the Goleta Slough Ecosystem Management Plan were adopted for the purpose of avoiding and mitigating environmental effects and should be considered under "b". The proposed project site is within the ALUP-defined Airport Influence Area and the southern border of the parcel marks the edge of the Goleta Slough Ecosystem Management Area. Mitigation measures proposed in the ALUP and policies in the Slough Management Plan should be reviewed for incorporation and consistency determination.

P 48: The analysis under "c" is incorrect. The Goleta Slough Management Plan Area abuts the project site. This Plan should be considered for consistency and a determination other than "No Impact" should be reached.

P 52: Cumulative Impact - The proposed project site is within the Santa Barbara Airport 14 CFR Part 150 Noise Compatibility Study defined "Marginal Impact Area". While this itself does not constitute a significant impact, the proposed project site may be cumulatively impacted with noise from Hollister Avenue and the Union Pacific Rail Road. As such, ALUP proposed noise attenuation mitigation measures should be incorporated to reduce risk of exposure to cumulative noise impacts.

P 66: Form 7460-1 will not ensure anything. The Part 77 study will simply conclude whether or not the project would pose a threat to aviation.

Pp. 69-70: Mitigation Measure 1-- Street Design Modifications

The first item needs to change to the following in order to be consistent with the submittal drawings and the City of Santa Barbara requirement (i)...prohibiting left in and left out while allowing right in and right out.

Item iii--Should dual directional ramps be provided at Robin Hill Rd./Hollister Ave. if no crosswalk is proposed across Hollister Ave.?

Last word on page 69 should be "at" not "a"

Plan Requirements & Timing (page 70)--the last sentence is confusing and should read, "...street improvements shall be installed by the applicant and approved by the City of Santa Barbara..."

P 70: Mitigation Measure 3—Transit Improvements

Plan Requirements & Timing: Include the City of Santa Barbara for review and approval for required street improvements.

Again, thank you for providing the City with the opportunity to review the DEIR and considering our comments.

Sincerely,



Debra Andalaro  
Senior Planner II

cc: Bettie Weiss, City Planner  
Karen Ramsdell, Airport Director  
Andrew Bermond, Assistant Planner (Airport)  
Steve Foley, Supervising Transportation Planner  
Planning File

**DEPARTMENT OF TRANSPORTATION**

50 HIGUERA STREET  
SAN LUIS OBISPO, CA 93401-5415  
PHONE (805) 549-3101  
FAX (805) 549-3329  
TDD (805) 549-3259  
<http://www.dot.ca.gov/dist05>



*Flex your power!  
Be energy efficient!*

January 14, 2008

Ms. Patricia Miller  
City of Goleta Planning and Environmental Services  
130 Cremona Dr #B  
Goleta, CA 93117

05-SB-101-various  
SCH 2007121058

Subject: Marriott Residence Inn Draft Mitigated Negative Declaration

Dear Ms. Miller:

Thank you for the opportunity to review the mitigated negative declaration for the proposed Marriott Residence Inn project. Caltrans is not able to provide complete review or comment as the traffic impact study for this project was not available. Caltrans staff offers the following comments:

1. Pages 62 - 64, Project specific impacts. The text indicates the traffic evaluation was accomplished on June 18, 2007. Table 1 indicates that traffic counts were obtained from May 2003 and February 2005. Traffic count data should be no older than two years. Beyond that time, data should be refreshed otherwise "baseline" or existing conditions from which project impacts are analyzed and judged, may not be accurately depicted.

Trip Generation, Distribution, Assignment. On page 62, reference is made to using ITE trip generation estimates, but there is no discussion about those results. There should be discussion (narrative or graphical or both) that describes and justifies the analysis' trip distribution and assignment. There is no indication as to the percentage of trips using interchange ramp intersections in any of the scenarios. According to Table 1, the Fairview segment between Hollister and the US 101 SB ramps will experience a daily increase of 441 project trips. How many of these will use US 101 mainline and which ramps? There should be discussion about this project's impacts on US 101 mainline as well.

2. Methodology: For purposes of analyzing impacts upon State highways such as ramp intersections and mainline, Caltrans requests that the Highway Capacity Manual 2000 methodology be used.
3. Tables 1, 2 and 3; Pages 63-66. In addition to the need for adding clarity about trip distribution and increased quantities at intersections, the Table presentation appears incomplete and /or mislabeled. Table 2 is the critical intersection AM peak analysis. Is the first columnar heading describing existing AM conditions? Table 3 is labeled as the critical intersection PM peak analysis. However, Table 3 on page 65 columnar headings, as well as the data presented, is identical to the AM peak analysis for the 7 intersections that are listed, as in Table 2. Table 3 (PM Peak) on page 66 columnar headings are labeled 2030 AM. Please refine or reformat the Tables to represent the correct time periods being discussed. In

Ms. Patricia Miller  
January 14, 2008  
Page 2

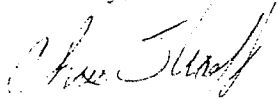
conjunction with that effort, please encourage the applicant to obtain more recent traffic counts. Intersection analysis should include a depiction and discussion of turning movements as well.

4. A Table and narrative discussion should be included that discusses US 101 mainline.
5. Cumulative Impacts: traffic. On page 66 the table appears to indicate that year 2030 is the cumulative condition being analyzed. Cumulative is typically inclusive of other projects, which are approved yet not built; pending or under review; and others, which are reasonably foreseeable. Is year 2030 more likely General Plan build-out? Please have the applicant describe more fully these concepts.
6. Transportation/Traffic analysis generally. The discussion about project or cumulative impacts with respect to build scenarios appears incomplete. The cumulative discussion on page 69 concludes that payment of traffic impact mitigation fees reduces impacts to something less than significant. While that may be accurate, the narrative record should discuss the intersections or road segments relevant to the project in terms of existing, existing plus project, cumulative conditions. Then, if the data indicates impacts within these scenarios, what improvement projects will mitigate those impacts, and how the subject project undergoing analysis fits into that scheme. At this time, the narrative does not capture entirely that discussion.
7. Roadway segment 5 on page 61 should be changed to agree with Table 1.

I hope these comments provide your agency a better understanding of Caltrans' concerns with respect to this proposed project. We are very interested in the updated analysis that will discuss the Los Carneros and Fairview Interchanges. On the basis of the data presented in the subject MND, it does not appear that CEQA disclosure is satisfied.

If you have questions about this letter please contact me at (805) 549.3632.

Sincerely,



Chris Shaeffer  
D5 Development Review

c: D. Murray (D5)

# COUNTY OF SANTA BARBARA

Michael F. Brown  
County Executive Officer



105 East Anapamu Street, Suite 406  
Santa Barbara, California 93101  
805/568-3400 • Fax 805/568-3414  
www.co.santa-barbara.ca.us

January 14, 2008

EXECUTIVE OFFICE

Patricia Miller, Planning Manager  
City of Goleta, Planning and Environmental Services  
130 Cremona Drive, Suite B  
Goleta, CA 93117

VIA FAX to (805) 685-2635

RE: *Notice of Availability Draft Mitigated Negative Declaration-City of Goleta Marriot Residences Inn, Case #07-007-GP,-OA,-DP,-TPM; 07-167-DP AM*

Dear Ms. Miller,

Thank you for the opportunity to comment on the *Notice of Availability Draft Mitigated Negative Declaration-City of Goleta Marriot Residences Inn*. Attached you will find a response to the proposed project from the County Public Works Department (Flood Control Water Agency). The Office of Long Range Planning has the following comments regarding transportation/traffic:

Transportation/Traffic Section

There appears to be a typing error in the heading for Table 3 of the PM peak hour analysis.

Again, thank you for the opportunity to submit comments on the *Draft Mitigated Negative Declaration*. The County looks forward to maintaining a continued active dialogue with the City of Goleta regarding this proposed project. Please contact David Matson, Deputy Director in the Office of Long Range Planning (805) 568-2068 with any questions or comments.

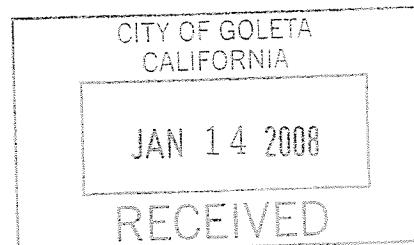
Sincerely,

Ronald S. Cortez, Deputy CEO  
County Executive Office

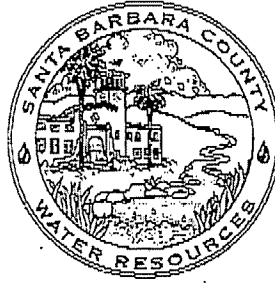
cc: John McInnes, Director of Long Range Planning  
David Matson, Deputy Director, Long Range Planning  
Derek Johnson, Deputy Director, Long Range Planning  
Jonathan Frye, Engineering Manager—Flood Control & Water Conservation District

Attachments

1. Flood Control District letter dated December 26, 2007







Santa Barbara County Public Works Department  
Flood Control & Water Agency

December 26, 2007

Planning and Environmental Services  
130 Cremona Drive, Suite B  
Goleta, CA 93117  
Attn: Patricia Miller, Planning Manager

Project: Marriott Residence Inn  
Case No. 07-007-GP, -OA, -DP, -TPM; 07-167-DP AM; 07-MND-003  
AP No. 073-050-020

Dear Madam or Sir,

Thank you for the opportunity to comment on the subject project.

Floodplain management responsibility at this location rests with the City of Goleta, so Santa Barbara County Flood Control has no comment on the suggested development review conditions of approval.

Santa Barbara County Flood Control further notes that the existing Project location does not interface with existing Santa Barbara County Flood Control District facilities.

Therefore, Santa Barbara County Flood Control has no issues on this project.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION  
DISTRICT

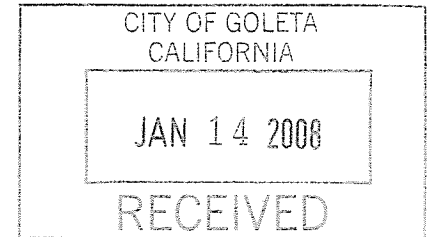
By: Jonathan S. Frye  
Jonathan S. Frye  
Engineering Manager

RARC:CityofGoletaMarriott



January 14, 2008

City of Goleta  
130 Cremona Dr., Ste. B  
Goleta, CA 93117



Attention: Patricia Miller

Subject: Draft Mitigated Negative Declaration for Marriott Residence Inn

Dear Ms. Miller:

I have read and reread several times the subject draft for the Marriott Residence Inn Project, and putting it mildly am not only disappointed but shocked at the procedural machinations proposed. I conclude that someone in city government really believes that this is a worthwhile project; that another hotel is needed in preference to research and development industrial facilities, and that it will be "good" for the city - not just for the developer.

Mrs. Bartlett and I own three properties in the close vicinity to the proposed project. They are approximately one block north of the proposed project. We are opposed to the project, its concept, and the tactics being used by the city to accommodate it. Also as the President and Chief Executive Officer of a company that occupies two of the aforementioned facilities, I have some experience with the need for hotels in the area. The Bardex business activities are worldwide, and we often are requested to obtain reservations for visitors. We have never, ever been unable to locate a hotel room to satisfy such customer requests.

The Draft Mitigated Negative Declaration should document a number of facts that exist around the location of the proposed project. Its location is in approximately the middle of the historical Goleta harbor, and the ground water level is very near to the surface. As a matter of fact, several of the properties adjacent to the project, including one that we own, have recently experienced well and ground water levels that show an artesian effect.

City of Goleta  
Attention: Patricia Miller

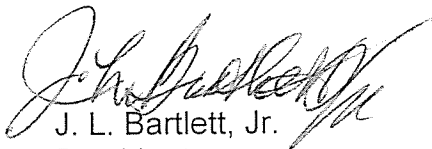
January 14, 2007  
Page 2 of 2

It is clear that the proposed project includes a building that is three stories high, and it is located directly in the approach zone to the Airport 15R. The north/south runways are maintained principally for the use of private aircraft as well as some multi-engine business activities. In contrast, the east/west runways are mostly used by commercial and passenger aircraft. I believe that records will show the number of events on the north/south runway is multiple times greater than the similar events on the east/west runway - possibly five to ten times as many takeoffs and landings.

I believe that your procedure to deal with a proposed general plan change and a zoning ordinance change should not be included as a part of a development plan. The change in zoning and general plan change should logically occur ahead of a detailed consideration of a non-conforming project. If there is going to be a sound basis for a general plan change and a zoning ordinance change, the matter should be increased to cover any and all such presently zoned parcels. We believe that there is nothing unique about the parcel's proposed location that accords its owners the right to special treatment. If this is correct, then it would follow that notice should be given to all owners of similarly zoned properties in the City of Goleta - not just the owners adjacent to the project.

Mrs. Bartlett and I have the opinion that the existing zoning is appropriate for the city's needs, and that the introduction of a commercial motor hotel (motel) in the middle of the well-developed MRP zone is a tragedy that should not be permitted to occur.

Yours very truly,



J. L. Bartlett, Jr.  
President

JLB/jas



STATE OF CALIFORNIA  
GOVERNOR'S OFFICE of PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT

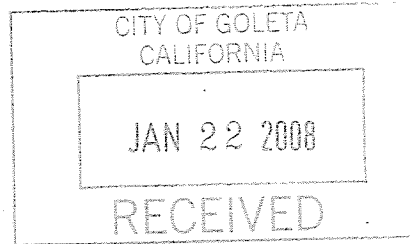


ARNOLD SCHWARZENEGGER  
GOVERNOR

CYNTHIA BRYANT  
DIRECTOR

January 15, 2008

Patricia Miller  
City of Goleta  
130 Cremona Drive, Suite B  
Goleta, CA 93117



Subject: Mariott Residence Inn Project  
SCH#: 2007121058

Dear Patricia Miller:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on January 11, 2008, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts  
Director, State Clearinghouse

Enclosures  
cc: Resources Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2007121058  
**Project Title** Marriott Residence Inn Project  
**Lead Agency** Goleta, City of

**Type** Neg Negative Declaration

**Description** The application includes Development Plan for a 140-room extended stay hotel (with Marriott Residence Inn identified as the operator) on a vacant parcel located at the northeast corner of Hollister Avenue and Robin Hill Road. The hotel site occupies the westerly 3.79 acres of a larger 10.95-acre parcel. A lot split is proposed to create a smaller, separate parcel for the hotel development, while providing for reciprocal access and parking with the adjacent research-manufacturing facility. The project also includes a General Plan Amendment to change Land Use Element Policy LU 4.2, Land Use Element Table 2-3, and Conservation Element Policy CE 10.3; an Ordinance Amendment to create a Hotel Overlay; and a Development Plan Amendment to update the permit for the existing building on the site. The property has a Business Park land use designation with Hotel Overlay and is presently zone M-RP (Industrial Research Park).

**Lead Agency Contact**

**Name** Patricia Miller  
**Agency** City of Goleta  
**Phone** 805-961-7542 **Fax**  
**email**  
**Address** 130 Cremona Drive, Suite B  
**City** Goleta **State** CA **Zip** 93117

**Project Location**

**County** Santa Barbara  
**City** Goleta  
**Region**  
**Cross Streets** Robin Hill Road and La Patera Lane  
**Parcel No.** 073-050-020  
**Township** **Range** **Section** **Base**

**Proximity to:**

**Highways** 101  
**Airports** Santa Barbara Municipal  
**Railways** Southern Pacific Railroad  
**Waterways** Los Carneros Creek and San Pedro Creek  
**Schools**  
**Land Use** Business Park land use designation  
M-RP; Industrial Research Park zoning designation

**Project Issues** Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Coastal Zone; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Noise; Public Services; Sewer Capacity; Soil Erosion/Compaction/Grading; Toxic/Hazardous; Traffic/Circulation; Water Quality; Landuse; Cumulative Effects

**Reviewing Agencies** Resources Agency; California Coastal Commission; Department of Conservation; Department of Fish and Game, Region 5; Office of Historic Preservation; Department of Parks and Recreation; Reclamation Board; Department of Water Resources; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 5; Regional Water Quality Control Board, Region 3; Department of Toxic Substances Control; Native American Heritage Commission; Public Utilities Commission

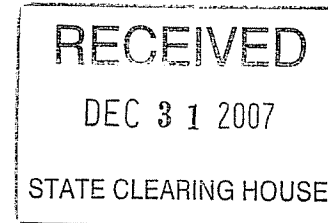
**Date Received** 12/13/2007 **Start of Review** 12/13/2007 **End of Review** 01/11/2008

## NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364  
 SACRAMENTO, CA 95814  
 (916) 653-4082  
 (916) 657-5390 - Fax



December 26, 2007



Clear  
 1-11-08  
 e

Patricia Miller  
 City of Goleta  
 130 Cremona Drive, Suite B  
 Goleta, CA 93117

RE: SCH# 2007121058 Marriott Residence Inn; Santa Barbara County.

Dear Ms. Miller:

The Native American Heritage Commission (NAHC) has reviewed the Notice of Completion (NOC) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
  - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check. USGS 7.5-minute quadrangle name, township, range, and section required.
  - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. Native American Contacts List attached.
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
  - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Katy Sanchez  
 Program Analyst

CC: State Clearinghouse

## Transmittal Via E-Mail

Date: 23 January, 2008

To: Patricia Miller, Planning Manager, City of Goleta  
E-mail: pmiller@cityofgoleta.org

From: Ann Munns, M.A., RPA  
E-mail: aeannie@earthlink.net

RE: Draft MND for the Marriott Residence Inn Project

---

Dear Ms. Miller:

I understand that the comment period for the draft Mitigated Negative Declaration (DMND) for the Marriott Residence Inn project in Goleta closed on 14 January. However, I did not learn of the document's existence until after that date and I request that the City consider the comments and questions provided here regarding the cultural resources section of the document. I am a registered professional archaeologist with 20 years' experience in the Santa Barbara County region. I reside in Lompoc, CA.

**1. The cultural resources checklist (page 28) incorrectly states that no historical resources (as defined in §15064.5) would be substantially adversely affected by the proposed project. Similarly, the discussion on page 29 of Project Specific Impacts (a) incorrectly equates "historic resources" with "historical resources." These errors should be corrected.**

The term "historical resource" is specifically defined by the cited state regulation in reference to the **significance**, or importance of a cultural resource, and not according to the resource's association with historic versus prehistoric time periods.

Title 14 CCR Section 15064.5 defines an "historical resource" as any object, building, structure, site, area, place, record, or manuscript that is considered historically significant—in other words, resources listed or eligible for listing on the California Register of Historical Resources (CRHR). Prehistoric archaeological sites (and other cultural resources) evaluated as "significant" are those that meet one or more of four CRHR criteria [Title 14 CCR Section 4852]. The criterion most commonly applied to archaeological sites is the resource's potential to contain information important to our understanding of prehistory or history. Other CRHR criteria can also apply in specific situations.

In their report of site significance testing at CA-SBA-58 for the proposed Burroughs development (prepared in support of the 1980 Earth Metrics EIR cited by the DMND), Bixler et al. (1979:52-56) concluded that portions of the site are "extremely significant" (ibid.: 53) because of their data potential and noted that they represent the only known remaining intact CA-SBA-58 site deposits. The site's importance is also supported by results of radiocarbon analyses completed after submittal of the Bixler et al. report, which show site occupation during the Early Period of prehistory—an era for which comparatively fewer sites have been identified.

The evaluation of CA-SBA-58 as significant, and therefore eligible for the CRHR, qualifies the site as an "historical resource" under Title 14 CCR Section 15064.5. Project implementation would destroy remaining site deposits, resulting in a substantial adverse change in resource significance. The cultural resources checklist and related text discussion should be corrected to reflect this.

**2. The DMND does not include any discussion or explanation of impacts to human remains, paleontological resources, or geological features.**

The DMND cultural resources checklist indicates that impacts to each of these resource types would be “less than significant with mitigation incorporated.” As noted on page 8, item (b) of the DMND, explanation for each of these items is therefore required in the document. The document should be revised to include these required explanations.

*[Comment to be redacted from any public release of this comment letter: As noted by Bixler et al. (1979:26-30) previous archaeological investigations documented the presence of human remains at CA-SBA-58. The potential exists for human remains to be present within the Marriott Residence Inn project area. The project environmental documents must adequately explain how implementation of mitigation measures would reduce impacts to human remains to a level of less than significance.]*

**3. The DMND does not demonstrate completion of a good faith effort to identify the full range of cultural resources on the project parcel. Specifically, there is no evidence that Native American sacred lands and traditional cultural properties were considered.**

Current professional best practices (good faith efforts) for projects regulated under CEQA include requesting a sacred lands search from the Native American Heritage Commission (NAHC). The NAHC documents the results of this search in a letter and provides a list of groups and individuals who should be contacted to solicit their input regarding sacred or traditional values embodied within or near the project area. These group and individual communications are normally initiated by mail or fax (in writing), with follow-up by telephone and documentation of all comments received. Each step in the good faith effort is documented for the administrative record and summarized in the environmental document. (Although confidentiality restrictions prohibit public disclosure of specific sacred or traditional place information, the environmental document should demonstrate completion of the good faith effort to inventory these resources.)

This is especially important because the site significance testing report for the Burroughs project (Bixler et al. 1979: Appendix 1) includes a statement objecting to the proposed Burroughs project because the site holds special cultural values. After more than 28 years, additional information regarding such concerns for the property may now be available and should be considered in the DMND.

The DMND contains no evidence that a good faith effort was completed to identify sacred or traditional cultural resource values for the project area. This deficiency should be corrected.

**4. The DMND defers preparation of the data recovery plan / program until after the MND has been approved, thus precluding interested parties from commenting on the adequacy of this mitigation measure.**

As the sole means by which destruction of the remainder of intact CA-SBA-58 site deposits would be mitigated, it's especially important that interested parties be provided the opportunity to comment on the data recovery plan that describes the Phase 3 program in detail. Deferral of the Phase 3 plan until after approval of the MND does not appear consistent with CEQA case law. To my knowledge, case law has remained unchanged since the 1988 decision in *Sundstrom v. County of Mendocino* established that deferrals are impermissible to support a Negative Declaration or MND.

The data recovery (Phase 3) plan should be made available for comment and its procedural, substantive, and timing requirements should be explicitly incorporated into the DMND. In addition, the DMND should explicitly identify the timing and reporting requirements for carrying out the data recovery project itself.



**5. The DMND is unclear regarding whether construction-phase archaeological and Native American monitoring is required.**

A local Native American representative should monitor the data recovery (Phase 3) excavations. In addition, all earth-disturbing project construction activities should be monitored by a qualified archaeologist and local Native American representative. Assuming that the required preconstruction data recovery (Phase 3) investigation does not recover 100 percent of the intact site deposit, there is a potential for encountering additional archaeological deposits whose data potential would not have been adequately sampled by the Phase 3 excavations. Construction-phase cultural resources monitors could ensure that these additional deposits (unanticipated discoveries) are recognized and protected until additional data recovery excavations can be completed.

The DMND should be revised to clarify requirements for both Phase 3 data recovery monitoring by a local Native American representative and for construction-phase monitoring by both a qualified archaeologist and a local Native American. The DMND should identify the purpose of monitoring and explain the measures taken by the City to ensure that this monitoring is successfully implemented and reported.

**6. Cumulative impacts to cultural resources are listed as potentially significant, but are not explained.**

The DMND gives no explanation for how the project's potentially significant, considerable cumulative impacts to cultural resources would be mitigated to a level of less than significance. As stated on page 8 of the DMND, such explanation is required in order to evaluate the project's environmental impacts. The document should be revised to include explanation of cumulative impacts to cultural resources.

CA-SBA-58 was described by Rogers (1929:168) as largely intact. By 1961, development had destroyed roughly 75 percent of the site (Miller 1961 site record, as described by Bixler et al. 1979:28-30). By December 1979, the significance testing report concludes that 90 percent of the site had been destroyed by development. The Marriott project would destroy the last remaining known intact site deposit.

The incremental destruction of CA-SBA-58 during the past century parallels the destruction of archaeological sites in the Goleta-Santa Barbara area. For example, the staff report for the Caird project in Santa Barbara County references one estimate that only 20 percent of coastal Santa Barbara archaeological sites remain.

**7. Can a Phase 3 data recovery program succeed in reducing impacts to CA-SBA-58 to a level of less than significance?**

I believe that a fair argument can be made to challenge the assertion that a data recovery program would reduce impacts to CA-SBA-58 to less than significant levels in a situation where the proposed project would destroy the last intact site deposits. Even if data recovery employs the current best practices available, such projects are always heavily constrained by budgetary requirements that require compromises in the intensity of analysis. Further, following project construction, no known intact site deposits would be left. Future improvements in archaeological techniques—including non-destructive methods—could not be used to glean important information from CA-SBA-58 because intact deposits would no longer exist. It is possible that entire categories of research questions would be rendered un-addressable with respect to this site.

Archaeological resources are non-renewable. Elimination of the remaining intact site deposits can be neither rectified (repaired, rehabilitated or restored) nor can impacts to them be compensated (by providing replacement or substitute resources). The remaining types of mitigation defined by CEQA (Title 14 CCR Section 15370) include impact avoidance, minimization, or reduction over time. The DMND does not consider these alternatives.

8. The draft MND states that the project includes proposed amendments to the City General Plan (Case No. 07-007-GP). Under Senate Bill 18 (SB 18, signed in 2004), when adopting or amending general or specific plans, local governments are required to “consult with California Native American tribes to aid in the protection of traditional tribal cultural places...” (GOPR 2005:3).

Will the consultation and noticing requirements of SB 18 be completed? If so, will they be inclusive of all Native American contacts listed by the NAHC response letter for SB 18 consultation for this project area?

Thanks very much for your consideration. If you have questions or require more information, please don't hesitate to contact me at [aeannie@earthlink.net](mailto:aeannie@earthlink.net).

Sincerely,



Ann Munns, M.A., RPA

**References Cited**

Bixler, Albert G., Steven A. Bolton, and Raymond Scupin

1979 *Cultural Resources Technical Report for Proposed Developments at Burroughs Corporation, Goleta, California*. Submitted by Pandora E. Snethkamp, Social Process Research Institute, Office of Public Archaeology, UC Santa Barbara. Submitted to Earth Metrics, Inc., Burlingame, California. December.

Governor's Office of Planning and Research (GOPR)

2005 *State of California Tribal Consultation Guidelines: Supplement to General Plan Guidelines*. Governor's Office of Planning and Research, Sacramento, CA. 14 November.

## Patricia Miller

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**From:** Michael Glassow [glassow@anth.ucsb.edu]  
**Sent:** Thursday, January 24, 2008 4:25 PM  
**To:** Patricia Miller  
**Subject:** Marriott Residence Inn Project

Dear Ms. Miller,

A colleague brought to my attention a draft mitigated negative declaration for the Marriott Residence Inn project. As you undoubtedly know by now, this project has the potential to impact one of the most significant sites within the City of Goleta, known by its state designation as CA-SBA-58. Indeed, this site is one very few with intact deposits among the many that bordered the ancient estuary that is now the Goleta slough. Consequently, the site has the potential to yield important information about Goleta prehistory--information that cannot be obtained from any other extant site in the locality.

I know that the City of Goleta is concerned with appropriate treatment of prehistoric cultural resources in light of the recent arrangement your planners have established with the Central Coast Information Center, which my department hosts under my supervision for the California Office of Historic Preservation. I am mystified, therefore, that such a negative declaration could be drafted that neglects the importance of this important archaeological site.

It is actions like this that could get the City of Goleta into serious legal trouble, particularly since CA-SBA-58 stands a good chance of containing prehistoric human remains. The Chumash people surely will be very upset if construction affected prehistoric burials. As well, they are as concerned as archaeologists are about preserving vestiges of our prehistoric heritage.

In considering the proposed Marriott Residence Inn project, I advise you and your staff to rethink your approach to conforming with both the spirit and letter of CEQA. I'm sure that the City of Goleta does not want to acquire a reputation for running roughshod over the valuable prehistoric cultural resources within its jurisdiction.

Michael A. Glassow  
Professor  
Department of Anthropology  
University of California  
Santa Barbara, CA 93106-3210  
(805) 893-2054  
Fax (805) 893-8707  
Webpage: <http://www.anth.ucsb.edu/faculty/glassow/>

## Patricia Miller

---

**From:** Jon M. Erlandson [jerland@uoregon.edu]  
**Sent:** Friday, January 25, 2008 9:37 AM  
**To:** Patricia Miller  
**Subject:** CA-SBA-58 and Marriott in Goleta

Dear Patricia:

I am an archaeologist born and raised in the Santa Barbara area. I've been involved with Santa Barbara archaeology for more than 30 years and worked closely with the Chumash people since 1977. While at a memorial for Chumash elder John Sespe last weekend I hear a lot of angry talk among Chumash descendants about plans to develop CA-SBA-58, one of the few remnants of the many large villages that once ringed the northern edge of the Goleta Slough. Part of the outrage revolved around the fact that the City of Goleta would deal with such an important site through the issuance of a Negative Declaration. This is going to be a very controversial project and I strongly recommend that a full EIR be prepared to more completely evaluate the impacts of the Marriott project on the remnants of a large and important archaeological site that is clearly eligible for the National Register of Historic Places.

I did some small-scale excavations at SBA-58 in 1977, as a leader of the Center for Archaeological Preservation, Research, and Education. There was no doubt at the time that this was an extremely important and complex village site. Such villages normally include one or more cemeteries, sweat lodges, dance floors, and other features of great scientific, historical, and cultural value. Given the very limited nature of the UCSB testing of the parcel in question in the 1970s, I believe it is not in Marriott's best interest to proceed until they know more about what archaeological constraints they might encounter during mitigation efforts or grading. In the case of the Bacara Resort, for which I directed the cultural resource studies, there were numerous discoveries made during mitigation that required expensive redesign efforts on the part of the developer.

For a variety of reasons, I strongly recommend that the City of Goleta require a thorough study of the archaeological resources within the project area so that the effects of the proposed development on cultural resources can be fully understood prior to final design and approval. If you have any questions, don't hesitate to contact me. Thanks very much for your consideration,

--

Jon M. Erlandson  
Director, Museum of Natural and Cultural History Professor of Anthropology Knight  
Professor of Arts and Sciences Editor, Journal of Island and Coastal Archaeology  
University of Oregon Eugene, OR 97403-1224  
(541) 346-5115

# Development Review Committee Response Form

## Comments by Form Recipient

(Please indicate case number, project name, and case planner, check all that apply, and mail or fax to (805) 961-7551 back to the City of Goleta.

Development Review Committee Case No.: 09-075-TPM, -DP -DRB 2  
Project Name: Marriott Residence Inn/Hollister Ctr 09-079-DP-AM  
Case Planner: Natasha Campbell

No Comment. Please refer to APCD letter dated 12/31/07 from V. Jammalamadaka to Patricia Miller@City of Goleta. No changes to these comments.

Not Applicable / No regulatory authority.

Will attend meeting.

Unable to attend meeting.

Comments are attached.

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Signature: Molly Pearson Date: 8/10/09  
Dept/Agency/District: SBC APCD Position: Air Quality Specialist

STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

## NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-4082  
Fax (916) 657-5390



August 10, 2009

Ms. Patricia Miller  
City of Goleta  
130 Cremona Drive, Suite B  
Goleta, CA 93117

Post-it® Fax Note	7671	Date	8/10/09	# of pages	4
To	Patty Miller	From	Katy Sanchez		
Co./Dept.		Co.	NAHC		
Phone #	2035	Phone #	(916) 653-4040		
Fax #	(805) 685-2835	Fax #			

Dear Ms. Miller:

Thank you for the requesting the preparation of an Environmental Impact Report be completed for the Marriott Residence Inn and Hollister Center project, Notice of Preparation SCH# 2007121058 in Santa Barbara county. The Native American Heritage Commission (NAHC) is concerned about the impact of the project in a highly sensitive Chumash Indian site located in the Goleta Slough area. This area is the last remaining portion of a recorded archaeological site (CA-SBA-58), where two Native American burials have been previously discovered and destroyed, with a great likelihood of more burials being found.

To adequately comply with the California Environmental Quality Act (CEQA) and it's provisions, the Commission recommends consultation with the individuals or tribes listed on the attached Native American Contact list concerning the project and consultation regarding possible mitigation measures.

The NAHC makes no recommendation or preference of a single individual or group over another. This list should provide a starting place in locating areas of potential adverse impact with the proposed project area. I suggest you contact all those indicated, if they cannot supply information, they might recommend others with specific knowledge. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

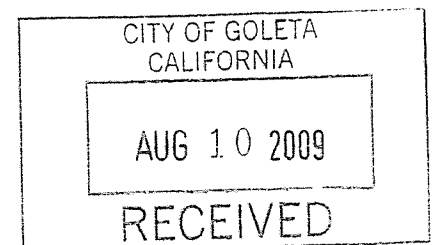
The Commission's preference of mitigation measures concerning archaeological resources is total avoidance with preservation in place. Serious consideration should be given to preserving the site in place. A Native American cultural site is not like a historic structure that can be reconstructed based on detailed documentation. Native American cultural sites are finite and if subjected to data recovery, the site is destroyed. This is the last undisturbed site in the area and needs to be preserved, not destroyed.

If you have any questions, please call (916) 653-4040.

Sincerely,

Katy Sanchez  
Program Analyst

Attachment



**Native American Contact**  
**Santa Barbara County**  
**August 10, 2009**

<p>Ernestine DeSoto            1027 Cacique Street, #A            Santa Barbara , CA 93103            (805) 962-3598</p>	Chumash	<p>Julie Lynn Tumamait            365 North Poli Ave            Ojai , CA 93023            jtumamait@sbcglobal.net            (805) 646-6214</p>	Chumash
<p>Beverly Salazar Folkes            1931 Shadybrook Drive            Thousand Oaks , CA 91362            805 492-7255            (805) 558-1154 - cell            folkes9@msn.com</p>	<p>Chumash            Tataviam            Fernandeño</p>	<p>Patrick Tumamait            992 El Camino Corto            Ojai , CA 93023            (805) 640-0481            (805) 216-1253 Cell</p>	Chumash
<p>Owl Clan            Dr. Kote &amp; Lin A-Lul'Koy Lotah            48825 Sapaque Road            Bradley , CA 93426            (805) 472-9536</p>	Chumash	<p>San Luis Obispo County Chumash Council            Chief Mark Steven Vigil            1030 Ritchie Road            Grover Beach , CA 93433            cheifmrvigil@fix.net            (805) 481-2461            (805) 474-4729 - Fax</p>	Chumash
<p>Santa Ynez Band of Mission Indians            Vincent Armenta, Chairperson            P.O. Box 517            Santa Ynez , CA 93460            varmenta@santaynezchumash.org            (805) 688-7997            (805) 686-9578 Fax</p>	Chumash	<p>John Ruiz            1826 Stanwood Drive            Santa Barbara , CA 93103            (805) 965-8983</p>	Chumash

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH# 2007121058 Marriott Residence Inn and Hollister Center Project; Santa Barbara County.

**Native American Contact**  
**Santa Barbara County**  
**August 10, 2009**

Gilbert M. Unzueta Jr.  
 571 Citation Way  
 Thousand Oaks , CA 91320  
 (805) 375-7229

Chumash

Randy Guzman - Folkes  
 4577 Alamo Street, Unit C  
 Simi Valley , CA 93063  
 ndnRandy@gmail.com  
 (805) 905-1675 - cell

Chumash  
 Fernandefio  
 Tataviam  
 Shoshone Paiute  
 Yaqui

Diane Napoleone and Associates  
 Diane Napoleone  
 1433 Camino Trillado  
 Carpinteria , CA 93013  
 805-684-4213

Chumash

Coastal Band of the Chumash Nation  
 Janet Garcia, Chairperson  
 P.O. Box 4464  
 Santa Barbara , CA 93140  
 805-964-3447

Chumash

Stephen William Miller  
 189 Cartagena  
 Camarillo , CA 93010  
 (805) 484-2439

Chumash

Charles S. Parra  
 P.O. Box 6612  
 Oxnard , CA 93031  
 (805) 340-3134 (Cell)  
 (805) 488-0481 (Home)

Chumash

Santa Ynez Tribal Elders Council  
 Adelina Alva-Padilla, Chair Woman  
 P.O. Box 365  
 Santa Ynez , CA 93460  
 elders@santaynezchumash.org  
 (805) 688-8446  
 (805) 693-1768 FAX

Chumash

Richard Angulo  
 P.O. Box 182  
 Salome , AZ 85348

Chumash

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH# 2007121058 Marriott Residence Inn and Hollister Center Project; Santa Barbara County.



**Native American Contact**  
Santa Barbara County  
August 10, 2009

Santa Ynez Band of Mission Indians  
Sam Cohen, Tribal Administrator  
P.O. Box 517 Chumash  
Santa Ynez , CA 93460  
(805) 688-7997  
(805) 686-9578 Fax

Carol A. Pulido  
165 Mountainview Street Chumash  
Oak View , CA 93022  
805-649-2743 (Home)

Melissa M. Para-Hernandez  
119 North Balsam Street Chumash  
Oxnard , CA 93030  
805-988-9171

Frank Arredondo  
PO Box 161 Chumash  
Santa Barbara , Ca 93102  
805-617-6884  
ksen\_sku\_mu@yahoo.com

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH# 2007121053 Marriott Residence Inn and Hollister Center Project; Santa Barbara County.

December 31, 2007

Ms. Patricia Miller, Planning Manager  
City of Goleta Planning & Environmental Services  
130 Cremona Drive, Suite B  
Goleta, CA 93117

**RE: Marriott Residence Inn Project**

Dear Patty,

The Santa Barbara County Air Pollution Control District (APCD) has reviewed the Mitigated Negative Declaration for the above mentioned project. We concur with the City of Goleta that this 140-room extended-stay hotel project is not expected to have significant air quality impacts with the implementation of standard dust control measures and diesel equipment exhaust control measures during construction.

The project must also comply with all APCD Rules and Regulations, including obtaining required permits for any emergency diesel generators or large boilers prior to land use clearance. Prior to handling or treating contaminated soil, APCD permits shall be obtained, if required.

Global climate change is a growing concern and a cumulative impact; a project participates in this potential impact through its incremental contribution combined with the cumulative increase of all other sources of greenhouse gases. Therefore, we strongly recommend that this project reduce emissions of greenhouse gases from existing and new construction by incorporating green building technologies; increasing energy efficiency at least 20% beyond Title 24 requirements; encouraging the use of transit, bicycling and walking by hotel employees and residents and increased recycling.

Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible. State law requires that drivers of diesel-fueled commercial vehicles weighing more than 10,000 pounds:

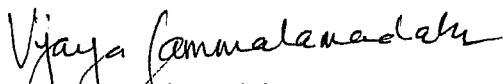
- shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location
- shall not idle a diesel-fueled auxiliary power system (APS) for more than 5 minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle if you have a sleeper berth and you're within 100 feet of a restricted area (residential uses and schools).

The SBCAPCD recommends that any type of fireplace be prohibited in the hotel rooms. This is the best alternative for reducing energy usage and greenhouse gas emissions. If fireplaces are part of the project then gas fireplaces (means a fireplace or any other listed gas appliance as defined in the Uniform Mechanical Code designed to burn natural gas in a manner that simulates the appearance of a wood burning fireplace and does not burn anything other than natural gas) are recommended. Wood-burning fireplaces should be prohibited in the hotel rooms to reduce public nuisance and health concerns.

Please ensure that all the above recommended measures are made conditions of approval and enforced by the City of Goleta.

Please contact me by phone at 961-8893, or by e-mail: [VLJ@sbcapcd.org](mailto:VLJ@sbcapcd.org) if you have questions.

Sincerely,



Vijaya Jammalamadaka  
Air Quality Specialist  
Technology and Environmental Assessment Division

cc: TEA Chron File

**DEPARTMENT OF TRANSPORTATION**

50 HIGUERA STREET  
SAN LUIS OBISPO, CA 93401-5415  
PHONE (805) 549-3101  
FAX (805) 549-3329  
TDD (805) 549-3259  
<http://www.dot.ca.gov/dist05>



*Flex your power!  
Be energy efficient!*

January 14, 2008

Ms. Patricia Miller  
City of Goleta Planning and Environmental Services  
130 Cremona Dr #B  
Goleta, CA 93117

05-SB-101-various  
SCH 2007121058

Subject: Marriott Residence Inn Draft Mitigated Negative Declaration

Dear Ms. Miller:

Thank you for the opportunity to review the mitigated negative declaration for the proposed Marriott Residence Inn project. Caltrans is not able to provide complete review or comment as the traffic impact study for this project was not available. Caltrans staff offers the following comments:

1. Pages 62 - 64, Project specific impacts. The text indicates the traffic evaluation was accomplished on June 18, 2007. Table 1 indicates that traffic counts were obtained from May 2003 and February 2005. Traffic count data should be no older than two years. Beyond that time, data should be refreshed otherwise "baseline" or existing conditions from which project impacts are analyzed and judged, may not be accurately depicted.

Trip Generation, Distribution, Assignment. On page 62, reference is made to using ITE trip generation estimates, but there is no discussion about those results. There should be discussion (narrative or graphical or both) that describes and justifies the analysis' trip distribution and assignment. There is no indication as to the percentage of trips using interchange ramp intersections in any of the scenarios. According to Table 1, the Fairview segment between Hollister and the US 101 SB ramps will experience a daily increase of 441 project trips. How many of these will use US 101 mainline and which ramps? There should be discussion about this project's impacts on US 101 mainline as well.

2. Methodology: For purposes of analyzing impacts upon State highways such as ramp intersections and mainline, Caltrans requests that the Highway Capacity Manual 2000 methodology be used.
3. Tables 1, 2 and 3; Pages 63-66. In addition to the need for adding clarity about trip distribution and increased quantities at intersections, the Table presentation appears incomplete and /or mislabeled. Table 2 is the critical intersection AM peak analysis. Is the first columnar heading describing existing AM conditions? Table 3 is labeled as the critical intersection PM peak analysis. However, Table 3 on page 65 columnar headings, as well as the data presented, is identical to the AM peak analysis for the 7 intersections that are listed, as in Table 2. Table 3 (PM Peak) on page 66 columnar headings are labeled 2030 AM. Please refine or reformat the Tables to represent the correct time periods being discussed. In

Ms. Patricia Miller

January 14, 2008

Page 2

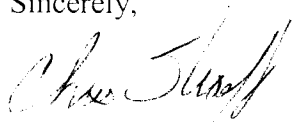
conjunction with that effort, please encourage the applicant to obtain more recent traffic counts. Intersection analysis should include a depiction and discussion of turning movements as well.

4. A Table and narrative discussion should be included that discusses US 101 mainline.
5. Cumulative Impacts: traffic. On page 66 the table appears to indicate that year 2030 is the cumulative condition being analyzed. Cumulative is typically inclusive of other projects, which are approved yet not built; pending or under review; and others, which are reasonably foreseeable. Is year 2030 more likely General Plan build-out? Please have the applicant describe more fully these concepts.
6. Transportation/Traffic analysis generally. The discussion about project or cumulative impacts with respect to build scenarios appears incomplete. The cumulative discussion on page 69 concludes that payment of traffic impact mitigation fees reduces impacts to something less than significant. While that may be accurate, the narrative record should discuss the intersections or road segments relevant to the project in terms of existing, existing plus project, cumulative conditions. Then, if the data indicates impacts within these scenarios, what improvement projects will mitigate those impacts, and how the subject project undergoing analysis fits into that scheme. At this time, the narrative does not capture entirely that discussion.
7. Roadway segment 5 on page 61 should be changed to agree with Table 1.

I hope these comments provide your agency a better understanding of Caltrans' concerns with respect to this proposed project. We are very interested in the updated analysis that will discuss the Los Carneros and Fairview Interchanges. On the basis of the data presented in the subject MND, it does not appear that CEQA disclosure is satisfied.

If you have questions about this letter please contact me at (805) 549.3632.

Sincerely,



Chris Shaeffer  
D5 Development Review

c: D. Murray (D5)

**DEPARTMENT OF TRANSPORTATION**

50 HIGUERA STREET  
SAN LUIS OBISPO, CA 93401-5415  
PHONE (805) 549-3101  
FAX (805) 549-3329  
TDD (805) 549-3259  
<http://www.dot.ca.gov/dist05/>



*Flex your power!  
Be energy efficient!*

July 29, 2009

Ms. Patricia Miller  
City of Goleta Planning and Environmental Services  
130 Cremona Dr #B  
Goleta, CA 93117

05-SB-101-various  
SCH 2007121058

Subject: Marriott Residence Inn Notice of Preparation

Dear Ms. Miller:

Thank you for the opportunity to provide input upon the proposed Marriott Residence Inn project Notice of Preparation. Attached are comments from Caltrans dated January 2008 regarding this project. The issues discussed in the attachment should receive thorough treatment within the Draft Environmental Impact Report.

In addition, the transportation component should discuss the project's specific responsibilities for mitigating impacts at ramp nodes and U.S. 101. Mitigation strategies should include a discussion of Transportation System Management (TSM) opportunities such as Intelligent Transportation Systems (ITS). For instance, integrating adaptive ramp metering and its ancillary components into the City network and State Highway System.

If you have questions about this letter please contact me at (805) 549.3632.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Shaeffer".

Chris Shaeffer  
Planning Group South - Development Review  
Caltrans District 5

Attachment

c: Larry Newland  
Frank Boyle



# City of Santa Barbara

## Santa Barbara Airport

[www.flysba.com](http://www.flysba.com)

August 18, 2009

Natasha Heifetz Campbell  
City of Goleta  
130 Cremona Dr.  
Goleta, CA 93117

Administration  
805.967.7111

Marketing  
805.692.6004

Engineering  
805.692.6018

Maintenance  
805.692.6060

Operations/Noise  
805.692.6005

Patrol  
805.681.4803

Planning  
805.692.6023

Property Mgmt.  
805.692.6022

Visitors' Center  
805.964.7622

Fax  
805.964.1380

601 Firestone Rd.  
Santa Barbara, CA  
93117

### RE: MARRIOTT RESIDENCE INN AND HOLLISTER CENTER PROJECT NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

Dear Ms. Campbell:

The City of Santa Barbara (City) appreciates the opportunity to review the Marriott Residence Inn and Hollister Center Project Notice of Preparation (NOP) of an Environmental Impact Report (EIR). Under the California Environmental Quality Act (CEQA), the City of Santa Barbara is a Responsible Agency for this proposed project because a thin portion of the project site is on Santa Barbara Airport (Airport) property and the project would require a Coastal Development Permit from the City. We offer the following comments on the document.

**Cultural Resources:** As a Responsible Agency, the City of Santa Barbara would have to use this EIR for our environmental review for any discretionary decisions the City of Santa Barbara may need to make for the project. The City therefore requests that any archaeological resources report prepared for this EIR meet the requirements of the City of Santa Barbara Master Environmental Assessment Guidelines for Archaeological Resources and historic Structures and Sites.

**Traffic and Circulation:** The EIR should address impacts to the Hollister Avenue and Robin Hill Road intersection. The previously adopted Mitigated Negative Declaration (MND) identified this intersection as being potentially significantly impacted by the proposed project. The MND determined it was less than significant with mitigation incorporated, however no mitigation was proposed. Please correct this oversight and include relevant mitigation to address any traffic impacts at this intersection. The Final MND Transportation/Traffic section indicates that the Project Trip Generation was developed based on the 7th Edition Trip Generation report. The EIR should update the figures and findings using the 8th Edition released in 2008.

**Regulatory Setting:** Construction in the Hollister Avenue right of way would require a permit from the City of Santa Barbara. Staff has reviewed the revised lot line proposal and believes such action would require a Coastal Development Permit because the subject parcel is partially within the Coastal Zone. City Staff recommend that the lot split include a dedication of the portion of the parcel in the right of way to the City of Santa Barbara to clear up jurisdictional issues. Please analyze this recommendation as part of the project or an alternative.

Additionally, the Santa Barbara County Association of Government's Airport Land Use Plan (ALUP), the Airport and Goleta Slough Local Coastal Plan, and the California Coastal Act are all applicable to this project. Please include each where appropriate and address their relevant policies.

Natasha Heifetz Campbell  
Marriott NOP  
August 18, 2009  
Page 2 of 2

Water Resources: The proposed project site is partially within the City of Santa Barbara. Moreover it entirely drains into the City of Santa Barbara. Please analyze the project for compliance with the City of Santa Barbara's National Pollution Discharge Elimination System (NPDES) Permit and the City's Storm Water Management Program. Where possible, incorporate physical storm water treatments (e.g. bioswales, retention basins, semi-permeable pavers) in the project description and site plans. Also, please provide the calculations that the Initial Study uses to conclude that the project increase in impervious surface would not increase runoff to the City of Santa Barbara airport area.

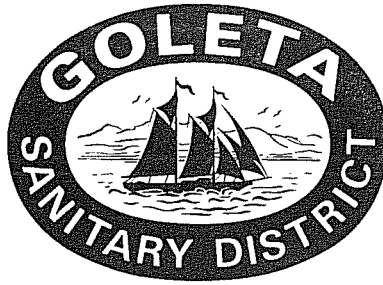
Thank you for the opportunity to comment. The City requests that it continue to receive future drafts of this document and all public notices regarding this project. Please contact me at (805) 692-6032 as needed regarding this matter.

Sincerely,

Andrew Bermond  
Associate Planner

cc: File  
Michael Berman, City of Santa Barbara – Environmental Analyst





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City of Goleta  
Planning & Environmental Svcs.

August 14, 2009

Natasha Heifetz Campbell  
Contract Planner, Planning & Environmental Services  
City of Goleta  
130 Cremona Drive, Suite B  
Goleta, CA 93117

**ATTN: Comments Regarding Notice of Preparation of Draft Environment Impact Report  
and Notice of Scoping Meeting, August 12, 2009  
Case No. 09-075-DP, -TMP; 09-079-DP, -AM  
6300 Hollister Avenue; APN 073-050-020**

Dear Ms. Campbell:

This letter is in regards to the above-mentioned document.

The Goleta Sanitary District (the District) under permit from the Regional Water Quality Control Board operates a regional wastewater treatment plant that provides wastewater treatment to the Goleta Valley. The District currently provides wastewater service to this property and would provide wastewater service for this proposed project.

Previous District letters were referenced in the Final Mitigated Negative Declaration (07-MND-003). As such, the District would like to make the following remarks:

- On page 88 and 89 of Addendum 3, (07-MND-003) Existing Setting, Sewage Disposal. The last sentence of this paragraph states that the system upgrades are forecast for completion in December of 2008. Please note that because of project review and permit procurement, construction of this facility is tentatively scheduled to begin in December of 2009.
- On page 90, same section, Project Specific Impacts, Paragraph a, b, e. Please note that the applicant has obtained a Sewer Service Availability letter from **GSD** (Goleta Sanitary District), not GWD (Goleta Water District) as stated.
- On page 91 and 92, same section, Required Mitigation Measures, 1. Wastewater Capacity. The aforementioned mitigation measures to include the temporary onsite sewage holding tank shall continue to apply.

Natasha Heifetz Campbell  
Contract Planner, Planning & Environmental Services  
City of Goleta  
August 14, 2009  
Page Two

The District appreciates the opportunity to comment on this issue. Please do not hesitate to call me at 967-4519 if you have any questions.

Very truly yours,

GOLETA SANITARY DISTRICT

A handwritten signature in black ink, appearing to read "Joe Azoury".

for Kamil S. Azoury, P.E.  
General Manager/District Engineer

KSA:LA:asm