

APPENDIX T
NOTICES

NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL SCH# 2007121058

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 Saley
Street Address: 130 Cremona Drive, Suite B Phone: 805.961.7571
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 Draft EIS Other _____
 Draft EIR 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.* 81K 118 room hotel 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 118-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 10.71-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 - SB Airport - Corrections
- California Highway Patrol
- CALTRANS District# 5
- CALTRANS Planning (headquarters)
- CALTRANS, Dir. of Aeronautics
- Housing & Community Development
- Food & Agriculture

Youth & Adult 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

Health & Welfare

Health Services _____

State & Consumer Services

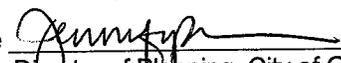
- General Services
- OLA (Schools)
- Office of Public School Construction (DOE)

Other _____

PUBLIC REVIEW PERIOD

Starting Date January 3, 2013

Ending Date February 18, 2013

Signature 
Director of Planning, City of Goleta

Date 1/2/2013

LEAD AGENCY (Complete if applicable):

For SCH Use Only:

Consulting Firm: ICF International

Date Received at SCH _____

Address: 1 Ada, Suite 100

Date Review Starts _____

City/State/Zip: Irvine, CA 92618

Date to Agencies _____

Contact: Charles Smith/Tanya Jones

Date to SCH _____

Phone: (949) 333-6610

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
996 S. Seaward Avenue
Ventura, CA 93001

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Project Title: Marriott Residence Inn and Hollister Center Project

Lead Agency: City of Goleta

Contact Person: Patricia Saley

REVISED DRAFT EIR

Street Address: 130 Cremona Drive, Suite B

Phone: 805.961.7571

City: Goleta Zip: 93117

County: Santa Barbara

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 Transportation: Type ___
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The City of Goleta is withdrawing the Draft EIR sent to SCH in January 2013 and submitting a REVISED DRAFT EIR for the same project at this time.

PROJECT DESCRIPTION

The application includes a Development Plan for a 118-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 10.71-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).

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- Tahoe Regional Planning Agency
- Office of Emergency Services
- Dept. of Pesticide Regulation
- Dept. of Toxic Substances Control

Health & Welfare

- Health Services _____

State & Consumer Services

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

Other _____

PUBLIC REVIEW PERIOD

Starting Date February 15, 2013

Ending Date April 4, 2013

Signature 
Jennifer Carman
Director of Planning, City of Goleta

Date 2-14-13

LEAD AGENCY (Complete if applicable):

Consulting Firm: ICF International

Address: 1 Ada, Suite 100

City/State/Zip: Irvine, CA 92618

Contact: Charles Smith/Tanya Jones

Phone: (949) 333-6610

For SCH Use Only:

Date Received at SCH _____

Date Review Starts _____

Date to Agencies _____

Date to SCH _____

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
996 S. Seaward Avenue
Ventura, CA 93001



February 14, 2013

Scott Morgan, Director
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

CITY COUNCIL
Roger S. Aceves
Mayor

Michael T. Bennett
Mayor Pro Tempore

Edward Easton
Councilmember

Jim Farr
Councilmember

Paula Perotte
Councilmember

CITY MANAGER
Daniel Singer

RE: Revised Draft EIR, February 2013 – SCH# 2007121058
Marriott Residence Inn/Hollister Center Project

Mr. Morgan,

The City of Goleta is hereby withdrawing the Draft EIR dated January 2013, for the Marriott Residence Inn/Hollister Center Project, from State Clearinghouse Review.

At this time, the City of Goleta is also submitting a Revised Draft EIR for the same project and requesting State Clearinghouse review of this Revised Draft EIR dated February 2013. In addition to the date of the environmental document, corrections have been made to the Executive Summary, Cultural Resources and Alternatives sections of the Revised Draft EIR (Sections 1, 4.4, and 6, respectively). Aside from the date in the page footers, none of the other sections has changed.

The public review period for the Revised Draft EIR begins on February 15, 2013 and ends on April 4, 2013 to ensure a minimum 45-day review period.

The City of Goleta requests that any agencies' letters commenting on the January 2103 Draft EIR be revised to reflect the current February 2013 Revised Draft EIR.

Any questions regarding the Revised Draft EIR can be referred to the project planner, Natasha Campbell at 805-962-0030, ncampbell@cityofgoleta.org.

Sincerely,



Jennifer Carman,
Director Planning and Environmental Review

cc: Case File 09-075
Natasha Campbell (via mail)
Pat Saley (via email)



Date of Notice: February 15, 2013
NOTICE OF AVAILABILITY OF
REVISED DRAFT ENVIRONMENTAL IMPACT REPORT
AND NOTICE OF PUBLIC HEARING on March 21, 2013

Marriott Residence Inn and Hollister Center Project
Case Nos. 09-075-TPM-DP, 09-075-DPAM
6300 Hollister Avenue; APN 073-050-020
12-EIR-001

NOTICE IS HEREBY GIVEN that the Planning and Environmental Review Department of the City of Goleta has completed a Revised Draft Environmental Impact Report (Revised Draft EIR) for the project described below and invites comments on the adequacy and completeness of the environmental analysis and mitigation measures described in the Revised Draft EIR. This Revised Draft EIR replaces the Draft EIR released on January 8, 2013.

PROJECT LOCATION: 6300-6370 Hollister Avenue; APN 073-050-020; An existing office/research and development building, Hollister Center, is located on the eastern portion of the subject property (Parcel 1 of the Vesting Tentative Parcel Map). The proposed Marriott Residence Inn would be located on the western portion of the property (Parcel 2 of the Vesting Tentative Parcel Map). The project site is located between La Patera Lane on the east and Robin Hill Road on the west, City of Goleta, California.

BACKGROUND: In 2008, the City of Goleta approved a project (07-007-OA, -DP, -TPM; 07-167-DP AM; 07-MND-003/SCH #2007121058) which was a larger version of the current project request. In 2009 the applicant submitted a new project and requested the City rescind the 2008 approval and related entitlements. Since 2009, the applicant has incorporated a number of changes to the project size and design. The Revised Draft EIR has been prepared to fulfill the California Environmental Quality Act (CEQA) requirements for the current project request.

PROJECT DESCRIPTION: Tony Wrzosek of R.D. Olson Development is representing the applicants, Robert (Bob) Olson of R.D. Olson Development and Russ Goodman of Sares Regis Group, General Partner of 6300 Hollister Associates, L.P. (property owner). The following discretionary City actions are requested by the applicant as part of the approval process for the project:

A Vesting Tentative Parcel Map to subdivide the existing 10.71 acre parcel, APN 073-050-020, into two separate, legal parcels of 6.90 acres (Parcel 1) and 3.81 acres (Parcel 2). The subdivision includes frontage improvements, including sidewalks along Hollister Avenue, Robin Hill Road, and La Patera Lane and landscaping on both sides of the new sidewalk on Hollister Avenue and Robin Hill Road, upgrades to the existing bus stop/bus pull out on Hollister Avenue, three new landscaped traffic medians in Hollister Avenue, new and relocated utilities, a new driveway on Hollister Avenue, a relocated driveway on Robin Hill Road, and new street lights.

A Development Plan for Parcel 2 for a 118-room Marriott Residence Inn extended stay hotel. The hotel would include 80,945 square feet (SF), 122 parking spaces and a Floor Area Ratio (FAR) of 0.49. Additional improvements associated with the Development Plan include a swimming pool, a new Hollister Avenue driveway to the west and relocation of the Robin Hill Road driveway to the north, landscaping, and extension and relocation of utilities. Modifications are requested to the Inland Zoning Ordinance standards for off-street parking area setbacks to allow encroachments into front yard setbacks along Hollister Avenue and Robin Hill Road (§35-262.a) and to allow encroachment of the trash enclosure into the front yard setback of Robin Hill Road (§35-233.33.9.1.a).

A Development Plan Amendment for the existing Hollister Center on Parcel 1. This Development Plan Amendment would replace the existing entitlements granted under 79-DP-22 for the 106,500 SF office/research and development building. This also includes approving modifications to the Inland Zoning Ordinance to allow (existing and previously approved) off-street parking to encroach within the front yard setbacks along Hollister Avenue and La Patera Lane (§35-262.a) and modification of landscape coverage requirements from 30% coverage to approximately 10% coverage (§35-233.13.1). The Development Plan Amendment also addresses related revisions to the property boundaries, parking areas, the relocated Hollister Avenue driveway and the circulation system that result from the subdivision, public improvements along Hollister Avenue and La Patera Lane, and enhanced landscaping along Hollister Avenue and within the existing the parking lot.

Water service would be provided by the Goleta Water District. Wastewater collection and treatment would be provided by the Goleta Sanitary District. Reciprocal access would be provided to both sites from Hollister Avenue, Robin Hill Road and La Patera Lane.

ENVIRONMENTAL REVIEW FINDINGS: The Revised Draft EIR has been prepared pursuant to the requirements of the State and local Guidelines for the Implementation of the California Environmental Quality Act (CEQA). The City of Goleta is acting as the Lead Agency and will prepare the EIR for this project. The City of Santa Barbara is acting as Responsible Agency. The Draft EIR identifies and discusses potential impacts, mitigation measures, monitoring requirements, and residual impacts for identified subject areas. Significant and unavoidable cumulative impacts are identified to cultural resources, primarily from past development and agricultural activities. Potentially significant but mitigable effects on the environment are anticipated in the following areas: aesthetics, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, public services and utilities and service systems.

The City of Goleta will conduct an environmental hearing to receive testimony from all interested parties on the Draft EIR at the time and place listed below:

HEARING DATE AND TIME: **March 21, 2013 at 6:00 P.M.**

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

DOCUMENT AVAILABILITY: The Revised Draft EIR may be reviewed/obtained on and after February 15, 2013 at the City of Goleta Planning and Environmental Review Department, 130 Cremona Drive, Suite B, Goleta, CA 93117. Hard copies of the document are available for review in the office and at the Goleta Library. The document will also be posted to the City's web site at www.cityofgoleta.org and copies of the document or the Executive Summary are also available for purchase, in electronic format (CD) for \$7.00/CD and in hard copy (\$0.21/page black/wht, \$0.26/page color). Documents referenced in the EIR are also available upon request, with the exception of mandated restrictions for sensitive archaeological information.

PUBLIC COMMENT PERIOD: The public review period begins on February 15, 2013 and ends on April 4, 2013 at 5:00 P.M. All letters should be addressed and mailed to Ms. Natasha Heifetz Campbell, Contract Planner, City of Goleta, 130 Cremona Drive, Suite B, Goleta, CA 93117 or emailed to ncampbell@cityofgoleta.org. **All comments must be received no later than April 4th at 5:00 P.M.** Please limit comments to environmental issues.

If you have any questions or would like a copy of this notice, the Executive Summary or the Revised Draft EIR, please contact Natasha Heifetz Campbell at the above address, by phone at (805) 962-0030, by fax at (805) 685-2635 or email at ncampbell@cityofgoleta.org.

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

Publish: Santa Barbara News-Press, February 15, 2013

