

**CHAPTER 1**  
**EXECUTIVE SUMMARY**



## CHAPTER 1 EXECUTIVE SUMMARY

### 1.1 INTRODUCTION

The California Environmental Quality Act (CEQA), Public Resources Code §21000, *et seq.*, and its implementing guidelines (CEQA Guidelines), 14 Cal. Code Regs. § 15000, *et seq.*, require that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority prior to taking action on those projects. An Environmental Impact Report (EIR) is a public informational document designed to provide decision makers and the public with an analysis of the environmental effects of a proposed project, to indicate possible ways to reduce or avoid significant effects, and to describe reasonable alternatives to a project that may reduce or avoid significant effects. An EIR must also disclose significant environmental impacts that cannot be avoided; growth-inducing impacts; effects not found to be significant; and significant cumulative impacts of all past, present, and reasonably foreseeable future projects.

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, the property owner). The applicants have requested City discretionary approvals to subdivide a 10.71-acre parcel into two parcels. The 10.71-acre parcel is located between La Patera Lane and Robin Hill Road on the north side of Hollister Avenue, at 6300 Hollister Avenue (Figure 2-1, Project Location Map). If approved, the discretionary actions would result in the creation of (1) a 6.90-acre parcel known as Parcel 1, which would be designated for the existing Hollister Center development, and (2) a 3.81-acre parcel known as Parcel 2, which would be designated for development of a Marriott Residence Inn. Once subdivided, the applicant also intends to amend the existing Development Plan for Parcel 1 and implement a new Development Plan for Parcel 2. This EIR was prepared by the City of Goleta (City) in accordance with CEQA and the CEQA Guidelines to evaluate potential environmental impacts resulting from the development and operation of Parcel 1 and Parcel 2 pursuant to those subdivision and development plan approvals.

In 2008, the City of Goleta approved a larger hotel and a related subdivision on the project site. In 2009, the applicant submitted a new application and requested the City rescind the 2008 approval and proceed with preparation of an EIR to address the CEQA requirements for the new application request.

Under CEQA Guideline Section 15367, the City of Goleta is the Lead Agency for this EIR. The property and proposed infrastructure improvements along Hollister Avenue about the City of Santa Barbara along the southern property line, and portions of those improvements will be located within the City of Santa Barbara. The City of Santa Barbara is acting as a Responsible Agency. The City of Goleta and the City of Santa Barbara will use this EIR in their consideration of the requests that would allow implementation of the project, including public improvements along Hollister Avenue.

A Notice of Preparation (NOP), including an EIR Scoping document, was circulated for review and comment by the public, agencies, and organizations as required under CEQA. The NOP and comments received on the NOP are provided in Appendix Q. The NOP was sent to the State Clearinghouse at the Governor's Office of Planning and Research to officially solicit statewide agency input on the project. A public notice for the NOP was published in the *Santa*

*Barbara News Press* on July 17, 2009, to solicit comments. The 30-day public review period for the NOP began on July 17, 2009, and ended on August 17, 2009. A total of four agencies/interested parties responded to the NOP. This Revised Draft EIR 12-EIR-001, SCH# 2007121058 has taken into consideration all of the comments received in response to the NOP, as well as comments received during a public scoping meeting for the proposed EIR, which occurred on August 12, 2009.

A Draft EIR was released for public review on January 3, 2013. On February 14, 2013, the City withdrew the January 2013 Draft EIR from State Clearinghouse review and submitted a Revised Draft EIR for the same project dated February 2013. The Revised Draft EIR, which was released for public review on February 15, 2013, included corrections to the Executive Summary, Cultural Resources section, and Alternatives chapter. An environmental hearing to receive testimony from all interested parties was held on March 21, 2013 at 6:00 p.m. The comment period for the Revised Draft EIR ended on April 4, 2013, consistent with the minimum 45-day public review period required by CEQA and the CEQA Guidelines. Pursuant to CEQA and the CEQA Guidelines, this Revised Draft EIR is being circulated for public review for a period of at least 45 days. The Revised Draft EIR is was available for general public review at the Goleta Public Library and at the City of Goleta Planning and Environmental Services office. The Revised Draft EIR will was also be posted online at the City of Goleta's website, [www.cityofgoleta.org/](http://www.cityofgoleta.org/). The public notice regarding availability of the Revised Draft EIR invited interested agencies and members of the public ~~are invited~~ to provide written comments on the Revised Draft EIR during the minimum 45-day comment period to the City at the following address:

Natasha Campbell  
City of Goleta  
Planning and Environmental Services  
130 Cremona Drive, Suite B  
Goleta, CA 93117  
[ncampbell@cityofgoleta.org](mailto:ncampbell@cityofgoleta.org)

All comment letters are included in Chapter 8 of this Final EIR. Upon completion of the 45-day review period, the City will review and prepare written responses to each comment as required by CEQA and the CEQA Guidelines. A The City has prepared this proposed Final EIR will then be prepared, incorporating all of the comments received, responses to the comments, and the Revised Draft EIR, along with any changes to the Revised Draft EIR that result from the comments received. All responses to comments submitted on the Revised Draft EIR by public agencies will be provided to those agencies at least 10 days prior to final action on the proposed project. In addition, all persons who commented on the Revised Draft EIR will be notified of the availability of the Final EIR and of the date of the City Council public hearing concerning certification of the Final EIR. The Final EIR will then be presented to the City for certification as the environmental document for the project. If the City Council decides to certify the Final EIR, the City Council will make the necessary findings required by CEQA and the CEQA Guidelines regarding the extent and nature of the impacts as presented in the Final EIR.

Public input is encouraged at all public hearings before the City concerning the proposed project.

## 1.2 STRUCTURE OF ENVIRONMENTAL IMPACT REPORT

This Executive Summary summarizes the project description and conclusions of the impact analyses provided in the EIR. Chapter 2, Project Description, provides a detailed description of the project evaluated in the EIR. Chapter 3, Related Projects, includes a list of pending and approved projects in the project vicinity, which is used, where applicable, in the environmental issue area evaluations of cumulative impacts. Chapter 4, Environmental Impact Analysis, addresses each of the issues that were identified in the Initial Study. The impact analysis for each issue area examined in this EIR is presented in six subsections as described below:

- **Existing Conditions**—This subsection provides information describing the relevant environmental setting as well as the applicable regulatory setting.
- **Thresholds of Significance**—This subsection identifies the thresholds used to assess the significance of project impacts. These are based primarily on applicable CEQA criteria and the City's *Environmental Thresholds and Guidelines Manual*.
- **Project Impacts**—This subsection describes the nature and extent to which the project would change the existing environment and makes a determination of whether or not these changes would exceed the thresholds of significance.
- **Cumulative Impacts**—This subsection identifies the potential for significant effects to occur as a result of the project in combination with other development anticipated in the vicinity of the project site. Where this potential exists, a determination is made as to whether or not the project's contribution to this impact is cumulatively considerable and therefore significant.
- **Mitigation Measures**—Mitigation measures are identified for each significant project and cumulative impact that would occur as a result of the project. Although not required under CEQA, in some cases mitigation measures are also recommended for impacts that are considered less than significant in order to further reduce such impacts.
- **Residual Impacts**—This subsection identifies the levels of significance for project impacts following the implementation of mitigation measures, specifically identifying significant unavoidable adverse impacts, i.e., impacts that cannot be mitigated to less than significant levels.

Evaluation of project consistency with all applicable policies of the City's General Plan is included in Chapter 4, Section 4.9, "Land Use and Planning." Chapter 5 identifies growth-inducing impacts and significant irreversible environmental changes resulting from project implementation. Chapter 6 describes alternatives to the project and the extent to which each alternative would reduce and/or avoid the environmental impacts associated with implementation of the project. Chapter 7 lists the EIR preparers, contacts, and references used in preparation of the EIR. Chapter 8 includes comments letters received and written responses to these comments.

## 1.3 PROJECT OBJECTIVES

The objectives of the project are to:

1. Subdivide the existing property into two separate legal lots with Parcel 1 to accommodate the existing Hollister Center development and Parcel 2 to accommodate future development. Each parcel would have independent access as well as a shared access driveway on Hollister Avenue, along the common property line.

2. Develop an extended stay hotel on Parcel 2 to meet existing needs generated by nearby businesses.
3. Update/amend the existing Development Plan for the Hollister Center to reflect the change in parcel boundaries, access, landscaping, and Hollister Avenue infrastructure improvements.
4. Create an economically viable use for remaining undeveloped property along Hollister Avenue that complements existing nearby development and amenities such as the Santa Barbara Airport.
5. Create additional transient occupancy tax revenues associated with extended stay hotel development.
6. Facilitate and accelerate undergrounding of utility infrastructure in important view corridors.

#### **1.4 REQUESTED APPROVALS**

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 divide the existing 10.71 acre parcel, Assessor's Parcel Number (APN) 073-050-020, into two separate, legal parcels of 6.90 acres (Parcel 1) and 3.81 acres (Parcel 2). As part of the City's subdivision requirements, frontage improvements are included along La Patera Lane, Hollister Avenue, and Robin Hill Road.
- A Development Plan for an 80,945 square foot, 118-room, extended stay hotel. Additional improvements associated with the Development Plan include a swimming pool, 122 parking spaces, landscaping, extension and relocation of utilities and infrastructure improvements along Hollister Avenue and Robin Hill Road, the addition of a new shared driveway on Hollister Avenue, and relocation of the existing Robin Hill Road driveway. 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).
- An Amendment to the Development Plan for the existing Hollister Center development to replace the existing entitlements granted under 79-DP-22. The Development Plan Amendment would maintain the 106,500 square foot research/development building on Parcel 1. It would also re-approve modifications to the Inland Zoning Ordinance required for (1) existing (previously approved) off-street parking area setbacks, (2) encroachments into front yard setbacks along Hollister Avenue and La Patera Lane (§35-262.a), and (3) modifications to 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, driveways, and the circulation system that result from the subdivision, from public improvements along Hollister Avenue and La Patera Lane, and from enhanced landscaping along Hollister Avenue as well as 17 new trees in the rear (northern) parking lot.

## 1.5 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Table 1-1 summarizes the project's environmental impacts and the measures identified to mitigate these impacts. Impacts are classified as follows:

- Class I: Significant impact that cannot be reduced to a less-than-significant level with implementation of mitigation measures.
- Class II: Significant impacts that can be reduced to a less-than-significant level with implementation of mitigation measures.
- Class III: Less than significant impacts. Mitigation measures are not required but may be recommended for incorporation into project conditions of approval by the decision-maker to minimize adverse but less-than-significant effects that are tied to policy or other regulatory standards or required permit findings.

Impacts in Table 1-1 are identified by their impact classification (Class I, II, III). Therefore, the same general environmental issue area (e.g., Aesthetics/Visual Resources) may be discussed under more than one impact classification.

The project would result in **significant unavoidable (Class I)** impacts associated with cumulative impacts to cultural resources.

The project would result in one or more **potentially significant but mitigable (Class II)** impacts in each of the following environmental issue areas:

- Aesthetics and Visual Resources
- Biological Resources
- Cultural Resources
- Geology
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Public Services (Fire Protection Services)
- Transportation and Traffic
- Utilities and Service Systems (Water and Sewer)

The project would result in one or more **adverse but less than significant (Class III)** impacts in each of the following impact classifications:

- Air Quality (Short-term Construction Period, Long-term Operational, Cumulative)
- Air Quality (Odors from Paving, Exposure to Toxic Emissions)
- Greenhouse Gases
- Noise
- Public Services (Libraries Services, Parks, Schools, Police Services)
- Utilities and Service Systems (Solid Waste Disposal)

The project would result in the following **less than significant (Class III)** impacts, which did not require further discussion in the EIR:

- Agricultural Resources
- Mineral Resources
- Population and Housing

Please refer to the NOP Scoping document and its attachments in Appendix Q for additional information regarding the Class III impacts identified immediately above.

Table 1-1 summarizes the project's potential environmental impacts as well as EIR mitigation measures, which have been identified to reduce these impacts. For a more detailed discussion of project impacts and mitigation measures, please refer to the individual issue area sections of this EIR. As stated above, Table 1-1 categorizes project impacts by impact classification (Class I, II, III) and then by environmental issue.

**TABLE 1-1  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Proposed Mitigation
<b>CLASS I IMPACTS: Impacts that would be potentially significant and unavoidable</b>	
<b>Cultural Resources (Section 4.4)</b>	
<p><b>CUL-4. Cumulative impact.</b> The impacts to cultural resources from past, current, and anticipated future developments on archaeological site CA-SBA-58 and other cultural resources in the region (i.e., the Goleta Slough area) are considered significant and adverse. Agriculture and development have impacted the integrity of CA-SBA-58, such that only approximately 17% of the original site area (located within the project site) is considered intact and previously undisturbed. Other archaeological sites in the project area, particularly those near the current Goleta Slough, have been similarly impacted by new development. These historic development activities represent a significant cumulative impact on CA-SBA-58 archaeological resources, to which the current project contributes. The proposed project design would limit direct disturbances to a small percentage of this remaining intact CA-SBA-58 area, primarily limited to installation of caissons. Use of the caissons to support the slab foundation greatly reduces direct disturbance to intact archaeological soils when compared to a standard foundation design involving over-excavation and re-compaction soil disturbances. As a result of the proposed foundation design, the potential disturbance of intact archaeological site soils is greatly reduced. See Table 4.4-1 for various ways to quantify disturbance. While there are various assumptions that can be used to quantify the percentage of the archaeological site that would be subject to disturbance (as identified in Table 4.4-1), it is clear that the great majority of CA-SBA-58 within the project boundaries will be capped with fill material and preserved in place. Taking into account the required redesign of the swimming pool to avoid intact soils, disturbance to remaining intact soils areas of the project site would impact less than 2% of intact</p>	<p><b>Partial Mitigation:</b> See mitigation measures for Cultural Resources under Class II Impacts. In particular, the Phase 3 mitigation requirements are designed to obtain a reasonable and representative amount of information from the site. This information can be used to provide information based on today's research methodologies, and those curated materials from the Phase 3 Program will be available for future analysis, based on possible new methodologies and technologies in archaeological research in the future. The proposed mitigation, including the Phase 3 Program, will reduce the project specific impact to less-than-significant levels. However, the impacts of numerous past grading and development activities, within the larger archaeological site and other archaeological sites in the project vicinity, along with this project site's distinction as the last undeveloped portion of the larger CA-SBA-58 archaeological site, would result in a residual significant cumulative impact.</p>

Impact	Proposed Mitigation
<p><u>soils. In addition to direct impacts, future access for further archaeological investigation will be substantially reduced due to site development. Even if the development is removed at some point, this is unlikely for the foreseeable future. Capping of archaeological sites to preserve such sites “in place” has been used for several decades. While available information indicates underlying resources would not be impacted by the development due to the identified construction design, there are no similar identical situations (e.g., 3-story, ~80,000 square foot structure removal, after ~ 50 years, with similar construction techniques) to definitively know how development and demolition would ultimately affect underlying resources. Similarly, even if research activities under the hotel building are possible while the building is in place, the likelihood that such research activities would be allowed to occur is considered substantially less likely than if the site remains undeveloped.</u></p> <p><u>The project-specific cultural resource impacts have been mitigated to less-than-significant levels, including impacts associated with frontage improvements, hotel development, soil exposure and potential vandalism during construction, revisions to plans, loss of access for research purposes, and impacts if the soils engineer could determine trenching depths without regard to archaeological impacts. Although minimized by the project design, the project’s contribution to cumulative impacts on cultural resources is considered significant, given the sensitive nature of CA-SBA-58 and the substantial destruction that has already occurred (preceding and unrelated to this project) to this site and other nearby village sites in the vicinity of the Goleta Slough.</u></p> <p>The project adds to the cumulative effect associated with loss of access to cultural resources at the larger archaeological site and historic loss of access to cultural resource sites throughout the Goleta area; its contribution is considered a significant impact.</p>	

Impact	Proposed Mitigation
<b>CLASS II IMPACTS: Impacts that would be potentially significant but can be mitigated to less-than-significant levels</b>	
<b>Aesthetics and Visual Resources (Section 4.1)</b>	
<p><b>AES-1.</b> Impacts to scenic mountain views available to the public from the Hollister Avenue Scenic Corridor, which are identified for protection in the General Plan if the design of the structures is changed from what was assumed in the environmental analysis.</p> <p><b>AES-2.</b> Incompatibility with the nearby development along the Hollister Avenue corridor if the design of the structures is changed from what was assumed in the environmental analysis.</p> <p><b>AES-3.</b> Increased night-lighting and glare.</p> <p><b>Cumulative impacts.</b> The project will continue the trend of developing remaining undeveloped parcels along Hollister Avenue corridor, thereby potentially impacting existing views from eastbound Hollister Avenue of the scenic Santa Ynez Mountains if the design of the structures is changed from what was assumed in the environmental analysis.</p>	<p><b>MM AES-1a/AES-2a. Receive Preliminary and Final Approval From Design Review Board</b>                      The permittee will receive preliminary and final approval from the Design Review Board (DRB). <u>City staff and the DRB will specifically consider and ensure that the details of the preliminary and final lighting, utility, landscape, and building plans are consistent with the approved project and conditions of approval affecting these project features, including but not limited to, mitigation measures MM AES-1b/AES-2b through AES-3a. To ensure consistency with assumptions regarding loss of mountain views and compatibility with surrounding development, special attention will be given to consistency of final plans with project approval assumptions for grading plans/finished floor elevations, roof heights, placement of mechanical equipment, colors, materials, finished floor elevations, and changes to plant species in the landscape plan, particularly with regard to screening the development but maintaining views of the mountains.</u></p> <p><b>Plan Requirements and Timing:</b> The review will include site plan, floor plan, elevations, grading plan, landscape plan, <u>frontage improvements,</u> and lighting plan consistent with the DRB submittal requirements. Additional materials will be provided as required by the DRB to complete its review. Preliminary and final approval will be granted prior to issuance of a land use permit.</p> <p><b>Monitoring:</b> City staff will verify compliance prior to issuance of a land use permit, during field inspection, and prior to final inspection.</p> <p><b>MM AES-1b/AES-2b. Height Limitations</b>                      The height of structural development shown on final plans will not exceed the mean height and peak height shown on approved project exhibit maps. Finished grade will be consistent with the approved final grading plan. Height limitations shown on plan sets on the issued land use permit will be adhered to during construction.</p> <p><b>Plan Requirements and Timing:</b> During the framing state of construction and prior to commencement of roofing, the permittee will submit verification from a licensed surveyor demonstrating that the mean height and peak height conform to those shown on issued land use permit plan sets.</p> <p><b>Monitoring:</b> City staff will verify compliance prior to issuance of a land use permit, during field inspection, and prior to commencement of roofing.</p> <p><b>MM AES-1c/AES-2c. Utility Plan Review</b>                      The permittee will submit a composite utility plan for City staff and Design Review Board preliminary and final review. All external/roof-mounted mechanical equipment (including heating, ventilation, and air conditioning condensers, switch boxes, etc.) will be included on all building plans and will be designed to be integrated into the structure and/or screened in their entirety from public view. <u>Rooftop equipment will not alter the visual profile of the building in a manner that degrades or diminishes views of the mountains from public viewing places.</u></p> <p><b>Plan Requirements and Timing:</b> Detailed plans showing all external/roof-mounted mechanical equipment will be submitted for review by City staff and the Design Review Board <u>to ensure</u></p>

Impact	Proposed Mitigation
	<p><u>compliance with this condition</u> prior to land use permit issuance.</p> <p><b>Monitoring:</b> Prior to final inspection, City staff will verify installation of all external/roof-mounted mechanical equipment per the approved plans.</p> <p><b>MM AES-1d/AES-2d. Screening Utility Service Connections and Above-ground Mounted Equipment</b></p> <p>All new utility service connections and above-ground mounted equipment such as backflow devices will be screened from public view and/or 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 fencing/walls. Whenever possible, utility transformers will be placed in underground vaults. All gas and electrical meters will be concealed and/or painted to match the building. All gas, electrical, backflow prevention devices, and communications equipment will 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 will be installed below grade unless otherwise approved by the City, and then must be completely screened from view.</p> <p><b>Plan Requirements and Timing:</b> The plans submitted for City staff and Design Review Board preliminary and final review (and prior land use permit issuance) will 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.</p> <p><b>Monitoring:</b> <u>Project plan consistency with these requirements for screening shall be determined by City staff before issuance of land use permits.</u> Prior to final inspection, City staff will verify that all above-ground utility connections and equipment are installed, screened, and painted per the approved plans.</p> <p><b>MM AES-1e/AES-2e. Landscaping Requirements</b></p> <p>Project landscaping will consist of approximately 75% drought-tolerant native and/or Mediterranean type plant coverage that adequately complements the project design and integrates the site with surrounding land uses.</p> <p><b>Plan Requirements and Timing:</b> The final landscape plan will identify the following:</p> <ol style="list-style-type: none"> <li>a. Type of irrigation</li> <li>b. All existing and new trees, shrubs, and groundcovers by species</li> <li>c. Size of all plantings</li> <li>d. Location of all plantings</li> </ol> <p>The final landscape plan will be reviewed and approved by the Design Review Board and City staff prior to land use permit issuance.</p> <p><b>Monitoring:</b> <u>Before land use permit issuance, City staff must ensure the final landscape plan includes the above components and must ensure DRB has reviewed the final landscape plan for consistency with the approved project plans and conditions.</u> Prior to final inspection, City staff will inspect the site to ensure that landscaping has been installed consistent with the final landscape plan.</p>

Impact	Proposed Mitigation
	<p><b>MM AES-1f/AES-2f. Landscape Maintenance</b></p> <p>The permittee will implement and will maintain required landscaping for the life of the project. The permittee will also enter into an agreement to install and maintain required landscaping and water-conserving irrigation systems for the life of the project.</p> <p><b>Plan Requirements and Timing:</b> The permittee will sign the landscape installation and maintenance agreement, including at least a 3-year maintenance period, prior to land use permit issuance. Performance securities <u>acceptable to the City of Goleta</u> for installation and maintenance will be reviewed and approved by City staff prior to land use permit issuance. <u>The landscape maintenance agreement(s) must address landscaping on site as well as associated landscaping within Hollister Avenue right-of-way (see Public Works memo August 13, 2013, included in Appendix U).</u></p> <p><b>Monitoring:</b> Prior to final inspection, City staff will inspect the site to ensure installation according to approved plan. City staff will check maintenance as needed. Release of any performance security requires appropriate documentation and City staff signature.</p> <p><b>MM AES-1g/AES-2g. Trash/Recycling Enclosure Requirements</b></p> <p>Trash/recycling enclosure(s) will be provided.</p> <p><b>Plan Requirements and Timing:</b> The enclosure will be compatible with the architectural design of the project, will be of adequate size for trash and recycling containers (at least 50 square feet), and will be accessible by users and for removal. The trash/recycling area will be enclosed with a solid wall of sufficient height to screen the area, will include a solid gate and a roof, and will be maintained in good repair in perpetuity. The enclosure(s) will be shown on project plans and will be reviewed and approved by City staff and the Design Review Board prior to land use permit issuance.</p> <p><b>Monitoring:</b> Prior to final inspection, City staff will inspect the site to ensure installation according to approved plan.</p> <p><b>MM AES-1h/AES-2h. Undergrounding Utilities</b></p> <p><del>Except along La Patera Lane, Existing and new all</del> utility lines <u>along Hollister Avenue and Robin Hill Road associated with the project site</u> will be placed underground.</p> <p><b>Plan Requirements and Timing:</b> Construction plans for these improvements will be reviewed and approved as part of the Design Review Board preliminary and final review and will be reviewed and approved by the City prior to land use permit issuance. Improvements will be implemented prior to occupancy.</p> <p><b>Monitoring:</b> City staff will verify completion of the improvements in the field.</p> <p><b>MM AES-3a. Exterior Night Lighting Restrictions</b></p> <p>Exterior night lighting installed on the project site will be of low intensity, low glare design, and will be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Exterior lighting fixtures will be kept to the minimum number and intensity needed to ensure public safety. These lights will be dimmed after 11 p.m. to the maximum extent practical without compromising public safety. Upward directed exterior lighting is prohibited. All exterior lighting fixtures will be appropriate for the architectural style of the structure and surrounding area.</p> <p><b>Plan Requirements and Timing:</b> The locations of all exterior lighting fixtures, complete cut-sheets of</p>

Impact	Proposed Mitigation
	<p>all exterior lighting fixtures, and a photometric plan prepared by a registered professional engineer showing the extent of all light and glare emitted by all exterior lighting fixtures will be reviewed and approved by the Design Review Board and City staff prior to land use permit issuance.</p> <p><b>Monitoring:</b> Prior to final inspection, City staff will inspect to ensure that exterior lighting fixtures have been installed consistent with approved plans.</p>
<b>Biological Resources (Section 4.3)</b>	
<p><b>BIO-3.</b> Impacts to wetlands, including: transport of invasive plants (from project landscaping) to the Goleta Slough from site runoff; degradation of water quality and biological values of the Goleta Slough from increased impervious surfaces onsite with related increased potential for oil and grease in parking lots and increase in transport of landscaping chemicals; increased erosion, sedimentation, and other related degraded water quality in Goleta Slough from storm-water runoff; introduction of pollutants into surface water bodies including Goleta Slough from construction activities such as washing concrete trucks, painting equipment, etc.</p> <p><b>Cumulative impacts.</b> Project would contribute to cumulative biological impacts resulting from buildout in the area, including during both the short-term construction and long-term operational phases of development.</p>	<p>Implement MM HYD-2a through MM HYD-2d.</p> <p><b>MM BIO-3a. Ensure Invasive Species Are Not Included in Landscape Plan</b></p> <p>The permittee will ensure that invasive species are not included in the project landscape plan and are not planted on the project site. The Final Landscape Plan submitted to City Planning and DRB for review and approval will include a note prohibiting planting of invasive species on site.</p> <p><b>Plan Requirements and Timing:</b> Permittee will submit final landscape plan consistent with this condition to Planning and DRB for review and approval prior to issuance of the land use permit.</p> <p><b>Monitoring:</b> City staff will ensure inclusion of a note regarding no invasive plants on the landscape plan. DRB will review the landscape plan to ensure no inclusion of native plants on the landscape plan plant palette. Compliance with approved final landscape plan will be field checked for compliance prior to final inspection.</p>
<b>Cultural Resources (Section 4.4)</b>	
<p><b>CUL-3.</b> Impacts to Archaeological resources, including potential impacts to CA-SBA-58, a significant cultural resource related to the following:</p> <ul style="list-style-type: none"> <li>• Hollister Avenue frontage improvements (if final construction plans are not consistent with the construction limitations identified in the memorandum prepared by Dudek dated September 2010 and/or if unanticipated intact soils containing cultural resources are encountered during ground disturbances).</li> <li>• Hotel development on Parcel 2 - grading, trenching, installation of associated infrastructure, and construction of the hotel building on Parcel 2 could significantly impact the largest known</li> </ul>	<p><b>MM CUL-3a. Phase 3 Archaeological Data Recovery Program</b></p> <p>The permittee will fund a City-approved archaeologist and Chumash Native American observer to conduct a pre-project Phase 3 Data Recovery Archaeological Mitigation Program (Phase 3 Program) directed at those portions of CA-SBA-58 that will be impacted by the project in order to recover, analyze, and document a representative sample of the deposits, pursuant to City Cultural Resource Guidelines.</p> <p>Before issuance of any Land Use Permits for grading <del>or before recordation of the final parcel map (whichever occurs first)</del>, the following is required:</p> <ol style="list-style-type: none"> <li>a. The permittee shall fund preparation of the Phase 3 Research Design, covering all components of the Phase 3 Program. The Phase 3 Research Design shall be prepared by a City-approved archaeologist and shall be reviewed and approved by the City and City-retained archaeologist.</li> <li>b. The permittee shall submit a contract for implementation of the Phase 3 Program between the permittee and a City-approved archaeologist and Chumash Native American observer</li> </ol>

Impact	Proposed Mitigation
<p>remaining extent of intact midden soil from CA-SBA-58 from installation of 143 pilings within sensitive archaeological areas of the site to support the foundation, grading for swimming pool construction, installation of sewer/utilities and landscaping, potential for chemically incompatible fill soil, potential for disturbance of human remains, and loss of access to the largest remaining collection of intact CA-SBA-58 deposit.</p> <ul style="list-style-type: none"> <li>• CA-SBA-58 has not yet been adequately characterized. The loss of access to these resources by future researchers represents a potentially significant impact if a representative sample is not recovered from the site.</li> <li>• Erosion associated with soils exposed during construction and archaeological mitigation and impacts may result from an open construction site with a large and varied workforce and exposed archaeological excavations as this may encourage unauthorized artifact collection or vandalism by construction workers and other site visitors.</li> <li>• If the grading and drainage plan, or the landscaping installation, utilities, and other infrastructure improvements plans are revised due to conditions in the field, or for any other reason, additional potentially significant impacts to cultural resources may result.</li> <li>• The current grading plan allows the soils engineer to determine the required depth for trenches at his discretion. Many of the project details have been designed to avoid cultural resources, including limitations on trenching depths. If the soils engineer were to have the discretion to change the required depth for trenches, this may result in significant impacts to cultural resources.</li> </ul>	<p>(including a detailed scope of work) for review and approval by the City and City-retained archaeologist. The contract shall also be executed before issuance of Land Use Permits for grading or before recordation of the final parcel map, whichever occurs first. The Chumash Native American observer must maintain daily notes and documentation necessary and</p> <p>provide the observation notes and documentation to the archaeologist for inclusion in the Phase 3 Program Report.</p> <ul style="list-style-type: none"> <li>c. The permittee shall submit a bond and related documents covering all costs of the Phase 3 Program work components (and shall include a contingency to cover unanticipated finds and associated analysis) for review and approval by the City. The permittee shall ensure execution of the approved bond before Land Use Permits for grading are issued.</li> <li>d. Following completion of all necessary field work, the permittee shall submit a preliminary report, prepared by the archaeologist, summarizing the initial conclusions of all required field work. The preliminary report shall be reviewed and approved by the City and City-retained archaeologist <u>before issuance of Land Use Permits for grading to ensure that no additional fieldwork is recommended before project grading is initiated, based on this review of the preliminary report.</u></li> </ul> <p>Upon completion of all Phase 3 tasks, a Phase 3 Program Report documenting all aspects of the Phase 3 Program shall be reviewed and approved by the City and City-retained archaeologist. The Final Phase 3 Report shall be approved before issuance of any Certificate of Occupancy.</p> <p>Pursuant to City Cultural Resource Guidelines, the final report, archaeological collections, field notes, and other standard documentation will be permanently curated at the UCSB Repository for Archaeological Collections.</p> <p><b>Plan Requirements:</b> Except where specific circumstances require a smaller excavation, the minimum size for an archaeological excavation will be 1- by 1-meter units. These units will be expanded as needed to expose and record features or to clarify the stratigraphy. The Research Design will address:</p> <p><b>Site Function:</b> Based on the artifact assemblage thus far recovered, the archaeological site appears to be a large habitation site with possibly multiple occupations over time. The most common artifacts are various species of shell fish processed at this location; however, bone, chipped and ground stone artifacts, beads, and mortuary items have all been recovered from this site. Consequently, CA-SBA-58 has the potential to address a variety of research questions.</p> <p><b>Cultural Chronology:</b> Temporal placement of archaeological sites and components is integral to the comparative analysis of assemblages to measure culture change. Archaeological measures of chronology such as projectile point typologies, obsidian hydration and sourcing studies, and/or dating of organic carbons will be used to identify the age of occupation at CA-SBA-58.</p> <ul style="list-style-type: none"> <li>a. Questions to be addressed:             <ul style="list-style-type: none"> <li>i. What is the period(s) of occupation at site CA-SBA-58?</li> <li>ii. Is this a temporally multi-component site?</li> <li>iii. Is there any evidence to confirm or dismiss Rogers' contention that this site was</li> </ul> </li> </ul>

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	<p>occupied during the historic period?</p> <ul style="list-style-type: none"> <li>b. Data requirements:                             <ul style="list-style-type: none"> <li>i. Temporally diagnostic artifacts (shell beads and projectile points).</li> <li>ii. Obsidian tools or flakes large enough to provide material for hydration studies.</li> <li>iii. Materials within a well-defined context that are suitable for obtaining radiocarbon dates.</li> </ul> </li> </ul> <p><u>Settlement Organization</u>: An important research domain is the understanding of how the immediate vicinity was used within a broader settlement system in terms of economic organization and degree and type of mobility.</p> <ul style="list-style-type: none"> <li>a. Questions to be addressed:                             <ul style="list-style-type: none"> <li>i. Did these subsistence strategies change over time, and if so, how?</li> <li>ii. How does this site fit into the local environment?</li> <li>iii. Can we identify the likely location where local resources, lithic, caloric, and others, were obtained?</li> <li>iv. How does this site fit into the overall picture of the region?</li> </ul> </li> <li>b. Data requirements:                             <ul style="list-style-type: none"> <li>i. Faunal and floral remains that can be analyzed with respect to season.</li> <li>ii. Faunal and floral remains that can be analyzed with respect to location.</li> <li>iii. Artifact assemblage that can be correlated with specific activities.</li> </ul> </li> </ul> <p><u>Subsistence</u>: Data pertaining to changes in subsistence patterns through time can be related to several important regional research questions that are appropriate for the construction of regional research designs. Direct evidence of subsistence activities (faunal and floral materials and residues), in conjunction with indirect evidence such as tools, provides the basis for analysis of diet (e.g., relative importance of vegetal vs. faunal products), processing activities, procurement technologies, and season(s) of occupation. These data lend themselves to the interpretation, in part, of site function and economic organization. Identification of subsistence activities can be used to assess established models of economic organization for this and surrounding regions.</p> <ul style="list-style-type: none"> <li>a. Questions to be addressed:                             <ul style="list-style-type: none"> <li>i. What was the dietary strategy employed at CA-SBA-58?</li> <li>ii. How did it change over time, both seasonally and longer term?</li> <li>iii. Can these changes be correlated with either population or environmental pressures?</li> </ul> </li> <li>b. Data requirements:                             <ul style="list-style-type: none"> <li>i. Faunal and/or floral remains that can be identified and quantified by environmental and seasonal availability.</li> <li>ii. Food procurement and processing tools.</li> </ul> </li> </ul> <p><u>Cultural Affiliation</u>: Genetic data can be related to several important research questions. This information would provide direct evidence of the extent and nature of contacts and marriage</p>

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	<p>between various groups. This data could provide greater insight into the level of integration and intermarriage between various groups within the Chumash as well as groups outside the Chumash cultural dominion. Questions about sex identification demographics, paleo-pathology, kinship relationships, and social organization could be potentially addressed by collecting human DNA from CA-SBA-58.</p> <ul style="list-style-type: none"> <li>a. Questions to be addressed:               <ul style="list-style-type: none"> <li>i. What was the extent of marriage among the Chumash?</li> <li>ii. What was the extent of marriage to cultural groups outside of the Chumash cultural grouping?</li> <li>iii. Can changes in marriage practices be correlated with either population or environmental pressures?</li> </ul> </li> <li>b. Data requirements:               <ul style="list-style-type: none"> <li>i. Human remains from either intact or redeposited soils from CA-SBA-58. These materials <del>should</del> <u>may</u> be collected after consultation with the appropriate representatives of the Chumash Native American community.</li> </ul> </li> </ul> <p><u>Excavation Methodology:</u> In order to better define the areas of intact cultural deposits, the archaeologist will employ grading equipment to remove the fill and redeposited midden soil in those areas that will be excavated to a depth of 18 inches (46 centimeters) to the east and south of the currently defined archaeological site boundaries (CRMS 2011: Figure 7). This grading will be done in appropriate increments so that when intact midden is encountered grading can be halted. This grading will not go deeper than the depths that will result from construction, exclusive of the maximum depth of the pilings. If significant areas of intact midden are discovered during this activity, the data recovery portion of the archaeological mitigation will be expanded to incorporate these areas of intact cultural deposits.</p> <ul style="list-style-type: none"> <li>a. A series of ten 10.8-square-foot (1-square-meter) units will be initially located so as to best establish the horizontal and vertical variation and density of cultural materials within the intact CA-SBA-58 midden. Excavation units within the intact midden will be excavated by hand, in 8-inch (20-centimeter) levels. Excavated soil will be water-screened in the field through 1/8-inch wire mesh. Within this collected material, however, 25% of the excavated soil will be screened through 1/16-inch mesh to allow for more specific analyses of food remains and to recover very small artifacts, as discussed below. Column samples will be taken from no less than five of the most productive units.</li> <li>b. An additional ten excavation units will be excavated, with at least two units placed within the pool area and one unit within the southern excavation pit on the eastern sewer line, if intact cultural deposits are encountered. The remaining seven units will be placed beneath the footprint of the building to mitigate the loss of access to CA-SBA-58 as well as provide baseline data needed to assess the efficacy of the archaeological site preservation strategy. Any other units needed to more fully expose any features or other significant sources of data encountered during the course of this Phase 3 data recovery will be in addition to, not at the</li> </ul>

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	<p>expense of, these 20 excavation units.</p> <p>c. A Chumash Native American <u>representative</u> will be retained as an observer during all Phase 3 field excavations. <del>The observer will satisfy the requirement as a most likely descendant of any human remains identified within CA-SBA-58, as required by the City of Goleta Cultural Resource Guidelines Native American Heritage Commission.</del></p> <p><b><u>Plan Requirements and Timing:</u></b> The permittee shall submit the Phase 3 Program Research Design prepared pursuant to City Cultural Resources Guidelines, a copy of a contract between the permittee and a City-approved archaeologist and Chumash Native American observer for implementation of all components of the Phase 3 Program, and a bond to the City for completion of all Phase 3 Program components and requirements approved by City and City-retained archaeologist before a Land Use Permit for grading is issued. The bond may be returned upon City determination of completion of all contract requirements. All field work associated with the Phase 3 Program and a Preliminary Report, summarizing the findings of the field work, shall be completed before issuance of Land Use Permits for Grading <del>or before recordation of the Final Parcel Map, whichever occurs first.</del> The subsequent <u>Final Phase 3 Report</u> shall be reviewed and approved by the City and City-retained archaeologist (funded by the permittee) <u>and all curation requirements met</u> before issuance of any Certificate of Occupancy. <del>In no case All curation requirements shall the bond be released prior to completion be met within 60 days following City approval of curation and all other the final Phase 3 components Report.</del></p> <p><b><u>Monitoring:</u></b> City staff and the City-retained archaeologist will approve the Phase 3 Program contract before issuance of a Land Use Permit for grading or final parcel map recordation (whichever occurs first) and will periodically inspect the site to verify completion of the Phase 3 field work, including presence of the City-approved archaeologist and Chumash Native American observer. The City-retained archaeologist will review and approve the Phase 3 component submittals. The permittee will provide the City with a letter from the UCSB Repository for Archaeological Collections indicating that all required materials have been accepted for curation <u>before release of the bond.</u></p> <p><b><i>MM CUL-3b Construction Monitoring</i></b></p> <p>All site preparation, ground disturbing, grading, and/or construction activities (onsite and Hollister Avenue improvements) will be monitored by a City-approved archaeologist and Chumash Native American observer. These monitor(s) will have the following authorities:</p> <ol style="list-style-type: none"> <li>a. The monitors will be on site on a full-time basis during any site preparation, ground disturbing, and/or grading activities <u>(whether within or outside of the assumed intact soil areas)</u>. The monitors will remain on site until it is determined through consultation with the applicant, City staff, <del>and archaeological consultant,</del> and Native American <u>consultants representative</u> that full-time monitoring is no longer warranted. At such time, an alternate monitoring schedule will be identified and agreed upon.</li> <li>b. Project grading, drainage, landscape plans and other plans have been designed to minimize the potential for impacts to cultural resources. No changes to project plans involving earth disturbance (e.g., depth of utility trenches, pilings, earthwork for parking lot, etc.) which could otherwise impact cultural resources shall be approved prior to review and input by the City</li> </ol>

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	<p><del>approved</del> <u>retained</u> archaeologist and City approval.</p> <ul style="list-style-type: none"> <li>c. The monitors will have the authority to halt any activities impacting known or previously unidentified cultural resources and to conduct an initial assessment of the resources.</li> <li>d. In the event potential human remains (including a single bone fragment of unknown origin) are uncovered <del>at any time, mitigation requirements established under Mitigation Measure CUL-3c 4.4-5 below,</del> <u>procedures identified in Public Resources Code 5097.98 must</u> <del>will</del> be carried out.</li> <li>e. If an artifact is identified as an isolated find, the artifact(s) will be recovered with the appropriate location data and the item will be included in the overall inventory for the site.</li> <li>f. If a feature or concentration of artifacts is identified, the monitors will halt activities in the vicinity of the find, notify the applicant and the City, and prepare a proposal for the treatment of the find(s). This treatment may range from additional study to avoidance, depending on the nature of the find(s).</li> <li>g. The monitors will prepare a comprehensive archaeological technical report documenting the results of the monitoring program and including an inventory of recovered artifacts, features, etc.</li> <li>h. The monitors will prepare the artifact assemblage for curation with an appropriate curation with the UCSB Repository for Archaeological Collections.</li> <li>i. The monitors will file an updated archaeological site survey record with the UCSB Central Coast Information Center.</li> </ul> <p><b><u>Plan Requirements and Timing:</u></b> The permittee will prepare a Construction Monitoring Plan for review and approval by the City’s archaeologist and the City. Plan specifications for the monitoring will be printed on all plans submitted for any site preparation, ground disturbing, grading, and/or construction activities. The permittee will enter into a contract with a City-approved archaeologist and Chumash Native American observer and will fund the required monitoring. The permittee will provide the Construction Monitoring Plan <u>and signed contract</u> for review and approval by the City prior to Land Use Permit issuance. The permittee will provide evidence of contract prior to issuance of a Land Use Permit for any site preparation, ground disturbing, grading, and/or construction activities <u>the permittee must provide evidence of an effectuated contract for the archaeologist(s) and Native American observer(s) to cover all required archaeological monitoring responsibilities, which must be acceptable to the City.</u></p> <p><b><u>Monitoring:</u></b> The City <u>must review contract before Land Use Permit issuance and will conduct</u> periodic site inspections to verify compliance during any site preparation, ground disturbing, grading, and/or construction activities.</p> <p><b><i>MM CUL-3c Pre-construction Workshop</i></b></p> <p>A pre-construction workshop, funded by the permittee, will be conducted by a City-approved archaeologist and Chumash Native American observer.</p> <p><b><u>Plan Requirements:</u></b> Attendees will include the permittee, archaeologist, Chumash Native American observer, construction supervisors, and heavy equipment operators to ensure that all parties understand the Construction Monitoring Plan and their respective roles and responsibilities. All</p>

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	<p>construction and/or landscaping personnel who would work on the site during any phase of ground disturbance within the documented boundary of CA-SBA-58 will be required to attend. The names of all personnel who attend the workshop will be recorded and will be issued hardhat stickers identifying that they have received workshop training. This workshop will be videotaped and shown to any new personnel who may be added during ground disturbing activities. Names of newly trained personnel will be recorded, and they will be issued the identifying hardhat stickers.</p> <p>The workshop will include the following:</p> <ol style="list-style-type: none"> <li>a. Review of the types of archaeological resources that may be uncovered.</li> <li>b. The provision of examples of common archaeological artifacts and other cultural materials to examine.</li> <li>c. An explanation of why monitoring is required and identify monitoring procedures.</li> <li>d. A description of what would temporarily stop construction and for how long. For example, per CUL-3b, no changes are permitted to project plans that could impact cultural resources without prior review by the City approved archaeologist and prior City approval.</li> <li>e. A description of a reasonable "worst case" new discovery scenario such as the discovery of intact human remains or a substantial midden deposit.</li> <li>f. An explanation of reporting requirements and responsibilities of the construction supervisor.</li> <li>g. A discussion of prohibited activities, including unauthorized collecting of artifacts.</li> </ol> <p><b>Plan Requirements and Timing:</b> The permittee will provide workshop specifications, date/time, and list of attendees to the City prior to Land Use Permit issuance. The workshop will be held prior to the start of any site disturbance.</p> <p><b>Monitoring:</b> City staff will attend the workshop and will periodically site inspect for compliance during any site preparation, ground disturbing, grading, and/or construction activities.</p> <p><b>MM CUL-3d. Fill Soils Requirements</b></p> <p>All fill soils used within the project site will be chemically compatible with the existing native soils in the area of CA-SBA-58 within the project site. Soil samples of <u>existing native soils and proposed fill soils and associated lab testing results</u> will demonstrate compatibility.</p> <p><b>Plan Requirements and Timing:</b> Prior to bringing fill to the site, lab results for the specific fill soils to be used on site will be provided to City staff and the City-approved archaeologist.</p> <p><b>Monitoring:</b> City staff will ensure receipt of lab tests demonstrating chemically compatible soils for use as fill on site.</p> <p><b>MM CUL-3e. Discovery of Human Remains</b></p> <p>Procedures will be prepared and will be followed in the event human remains are discovered.</p> <p><b>Plan Requirements and Timing:</b> <del>Prior to any site preparation, ground disturbing, grading, and/or construction activities, the permittee and construction crew will meet on site</del> <u>The following actions must be taken immediately upon the discovery of human remains, consistent with the local Chumash representative(s), identified as the Most Likely Descendant (MLD) by the State Native American</u></p>

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	<p><del>Heritage Commission</del>The MLD, permittee, the Lead Agency, and City-approved archaeologist will discuss procedures Public Resources Code 5097.98:</p> <ul style="list-style-type: none"> <li>• <u>Stop work in the affected area.</u></li> <li>• <u>Notify the coroner.</u></li> <li>• <u>Fence off the area.</u></li> <li>• <u>Leave all items in the area as is.</u></li> </ul> <p><del>In some situations (as determined appropriate by the City, the site archaeologist, and Native American observer), work may be allowed to continue in another part of the parcel. City staff shall also be notified of the discovery of human remains. Public Resources Code 5097.98 also addresses specific timing and other criteria with regard to MLD recommendations for the disposition of human remains. These procedures will include those identified by California Public Resources Code 5097.98, State CEQA Guidelines Section 15064.5, and the City's Cultural Resource Guidelines. The coroner will be contacted if human remains are discovered. Satisfactory disposition of the remains will be agreed upon by all parties so as to limit future disturbance. Procedures will be reviewed and approved by the City prior to Land Use Permit issuance.</del></p> <p><b><u>Monitoring:</u></b> City staff will periodically site inspect monitoring activities and will respond according to procedures in the event human remains are discovered.</p> <p><b><i>MM CUL-3f. Improvements and Construction Limitations</i></b></p> <p>Final plans for Parcel 1/Parcel 2 Hollister Avenue frontage improvements and Hollister Avenue median improvements will include the list of improvements and construction limitations described in Dudek's September 14, 2010, <i>Marriott Residences Inn, Archaeological Resource Impacts, Hollister Avenue Improvements</i>, included in Appendix D of the Marriott Residence Inn and Hollister Center Project EIR (14-EIR-00412-EIR-001). <u>These limitations are designed to avoid disturbance to intact soils.</u> With regard to installation of improvements for a sidewalk for South La Patera Lane, earth disturbance shall be limited to 18 inches below existing grade.</p> <p><b><u>Plan Requirements and Timing:</u></b> The final plans for Parcel 1/Parcel 2 Hollister Avenue and La Patera Lane frontage improvements and Hollister Avenue median improvements <u>which</u> identify no disturbance below fill soils will demonstrate the required compliance and will be reviewed and approved by City staff and a City-approved archaeologist prior to Land Use Permit issuance. Archaeological monitoring is required for installation activities.</p> <p><b><u>Monitoring:</u></b> City staff will site inspect to ensure construction of Parcel 1/Parcel 2 Hollister Avenue frontage improvements and Hollister Avenue median improvements according to plan.</p> <p><b><i>MM CUL-3g. Landscape Plan Requirements</i></b></p> <p>The final landscape plan will include plant material placed within engineered fill soils.</p> <p><b><u>Plan Requirements and Timing:</u></b> The final landscape plan will include details regarding installation depth of plant material and root zone depth of mature vegetation and will demonstrate that landscape disturbance will be confined to the depth of engineered fill soils. The final landscape plan will be reviewed and approved by City staff and a City-approved archaeologist prior to Land Use Permit issuance.</p>

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	<p><b>Monitoring:</b> City staff will site inspect to ensure installation of landscaping according to plan.</p> <p><b>MM CUL-3h. Swimming Pool</b></p> <p>The hotel swimming pool shall be redesigned (which may involve relocation) to avoid disturbance to intact soils. This may involve placing the swimming pool within engineered fill soils or otherwise above the level of intact soils.</p> <p><b>Plan Requirements and Timing:</b> Project plans shall be revised as necessary to ensure installation of the swimming pool will not result in intrusion into intact soils onsite. Project plans which include the swimming pool shall be submitted to Planning and Environmental Services for review and approval in consultation with a City retained archaeologist, prior to submitting project plans for Preliminary DRB review and therefore also prior to approval of a Land Use Permit for grading. <u>Archaeological monitoring is required for installation activities.</u></p> <p><b>Monitoring:</b> City staff will site inspect to ensure installation according to plan.</p> <p><b>MM CUL-3i. Pre-Construction Hand-Excavate Pilings</b></p> <p>Subsequent to conclusion of the Phase 3 Program excavations, the permittee, at its sole expense, shall retain a City-qualified archaeologist and Chumash Native American observer to hand-excavate all piling locations not evaluated as part of the Phase 3 Program. The remaining piling locations shall be excavated until the depth of CA-SBA-58 site deposits is exceeded, as determined by the project archaeologist and Chumash consultant observer. The soils shall be dry-screened in the field to identify any unknown, but potentially isolated, prehistoric human remains. The City-qualified archaeologist and Chumash Native American 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.</p> <p><b>Plan Requirements and Timing:</b> A Pre-Construction Controlled Piling Excavations Work Plan shall be submitted as a component of the Phase 3 Program, including identification of the City-qualified archeologist and Chumash Native American observer. It shall be submitted to the City for review and approval before issuance of any Land Use Permit for the project.</p> <p><b>Monitoring:</b> City staff shall periodically perform site inspections to verify compliance with the approved Pre-Construction Controlled Piling Excavations Work Plan.</p>

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<b>Geology (Section 4.5)</b>	
<p><b>GEO-2.</b> Exposure to unstable, hazardous geological conditions, including liquefaction due to high ground water and soil characteristics; subsidence and differential settlement associated with compressible soils; and damage to foundations and hardscape improvements due to expansive soils.</p> <p><b>GEO-4.</b> Sedimentation from air and water induced erosion of stockpiled and graded areas.</p> <p><b>Cumulative impacts.</b> Potential for erosion and sedimentation from grading activities during construction contributing to cumulative geologic impacts.</p>	<p>Implement Mitigation Measure HYD-2b.</p> <p><b>MM GEO-2a. Ensure Geotechnical and Soils Engineering Recommendations Meet Uniform Building Code and California Building Code Standards</b></p> <p>The permittee will ensure that all geotechnical and soils engineering recommendations (Hushmand Associates Inc., <i>Geotechnical Investigation for the Residence Inn by Marriott, Goleta, Santa Barbara County, California</i> [Appendix F] and Pacific Materials Laboratory <i>Preliminary Foundation Investigation for the Proposed Residence Inn by Marriott, 6300 Hollister, City of Goleta, California</i> [Appendix G]) both as revised by Hushmand Associates Inc. <i>Addendum I</i> (Appendix E) meet Uniform Building Code and California Building Code standards and are incorporated into final project engineering, grading, and construction plans. All grading activities will be supervised by a Registered Civil Engineer or Certified Engineering Geologist.</p> <p><b>Plan Requirements and Timing:</b> The permittee will ensure that final project engineering, grading, and construction plans incorporate the required geotechnical and soils engineering recommendations, including the revised recommendations included in the HAI Addendum (Appendix E). Plans will be submitted to City staff for review and approval prior to issuance of any Land Use Permit.</p> <p><b>Monitoring:</b> City staff will inspect the site to ensure supervision by a Registered Civil Engineer or Certified Engineering Geologist and will verify compliance with final plans during grading and construction.</p>
<b>Hazards (Section 4.7)</b>	
<p><b>HAZ-2.</b> Exposure to hazardous materials sites related to Government Code Section 65962.5/Cortese List, including: potential to encounter contaminated soil or water from previous releases on the project site during site grading and/or dewatering activities; potential for contaminated water to be discharged from the site to the sewer or the Goleta Slough would result if dewatering activities are required during site development due to high groundwater and contaminated groundwater on site.</p> <p><b>HAZ-3.</b> Proximity to airports, resulting in potentially significant impacts to air navigation pending incorporation of lighting, landscaping (maximum tree heights), or other FAA required modifications to the project prior to construction.</p> <p><b>Cumulative impacts.</b> Related to ongoing cleanup of soil and water contamination.</p>	<p><b>MM HAZ-2a Comply with Site Assessment Requirements</b></p> <p>Prior to commencement of ground disturbance activities, the applicant will comply with the following Site Assessment requirements:</p> <ol style="list-style-type: none"> <li>a. Devise and submit a Soils Management Plan to Fire Protection Services and/or Regional Water Quality Control Board (RWQCB) for review and approval to address the potential for contamination to be encountered during construction. This document is to be submitted to Fire Protection Division, and/or RWQCB, the City of Goleta, and also kept on site for reference by the excavation contractor.</li> <li>b. Develop and submit a Dewatering Plan if any groundwater is removed during construction, including any required permits to discharge into the City’s sewer or stormdrain system. The plan, <u>including and confirmation of necessary permits (including any necessary permits from Goleta Sanitary District and RWQCB)</u>, will be submitted to Fire Protection Services, and/or RWQCB, and City of Goleta staff for review and approval.</li> </ol> <p><b>Plan Requirements and Timing:</b> The applicant will submit the Soils Management Plan and Dewatering Plan to the Fire Protection Division, <u>Goleta Sanitary District</u> and/or RWQCB prior to City of Goleta land use permit issuance for the project. <u>The applicant will obtain all necessary permits from Goleta Sanitary District and/or RWQCB associated with dewatering before land use permit issuance for grading.</u> The applicant will notify the Fire Prevention Division and/or RWQCB in the event</p>

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	<p>contaminated soil is encountered during construction. If additional impacts are found during construction activities, additional excavation and sampling may be required dependent upon the contaminants of concern, concentrations, and other factors. If additional impacts are found during construction activities, the Fire Protection Division and/or RWQCB may require submittal of a final report showing compliance with possible directives prior to occupancy clearance. The Fire Protection Division and/or RWQCB will then issue a site closure letter if all concerns are properly and adequately addressed.</p> <p><b>Monitoring:</b> The City of Goleta will confirm Fire Protection Division, <u>Goleta Sanitary District</u>, and/or RWQCB approval of the Soils Management Plan and Dewatering Plan, including confirmation that necessary permits have been obtained for any dewatering, prior to issuance of land use permits for the project. The Fire Protection Division and/or RWQCB will issue a site closure letter if all concerns are properly and adequately addressed.</p> <p><b>MM HAZ-3a. Submit Confirmation of FAA Review</b></p> <p>The applicant will submit to City of Goleta confirmation of FAA review (in response to applicant submittal of Forms 7460-1 and 7460-2 to the FAA) and will submit project plans for review and approval that incorporate required FAA modifications (if required) to the project.</p> <p>If FAA requires modifications that reduce the height of approved structures or the type of landscaping, the project shall return to DRB for review and approval of revised plans. However, changes to the height of the building, in response to FAA required modifications, will not result in an increase in the building footprint nor will such modifications result in changes to the building that result in an increase in the loss of mountain views from eastbound Hollister Avenue.</p> <p><b>Plan Requirements and Timing:</b> The applicant will submit FAA response and revisions to project plans, as applicable, that result from incorporation of FAA requested modifications to project plans prior to Preliminary DRB review and prior to issuance of land use permits.</p> <p><b>Monitoring:</b> City of Goleta staff will confirm applicant submittal of Forms 7460-1 and 7460-2 and incorporation of FAA-requested modifications, and will ensure any modifications can be found consistent with the project approval.</p> <p><b>MM HAZ-3b. Record a Real Estate Disclosure Notice</b></p> <p>The applicant will record a Real Estate Disclosure notice informing potential owners, lessees, or operators that the subject property is within the Santa Barbara Municipal Airport’s Airport Influence Area and is subject to noise and other potential hazards from low-altitude aircraft overflights.</p> <p><b>Plan Requirements and Timing:</b> Applicant will record the disclosure notice prior to approval of the final map.</p> <p><b>Monitoring:</b> City staff will confirm recording of the disclosure notice prior to approval of the final map.</p>

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<b>Hydrology (Section 4.8)</b>	
<p><b>HYD-2.</b> Drainage and water quality impacts, including: potential for runoff water from the project site to include high sediment loads or chemicals from washing of equipment and materials during construction, fertilizers and biocides used on project landscaping, oil and grease from the parking lot, or other pollutants, conveyance of this contaminated runoff has the potential to significantly impact the water quality and related biological functions of the Goleta Slough; and depending upon the details of the final grading and drainage plan (including erosion control component), potential impacts to water quality in the Goleta Slough from increased sedimentation and degraded water quality.</p> <p><b>HYD-3.</b> Drainage and flooding impact, including: potential flooding hazards if drainage control systems were not adequate.</p> <p><b>Cumulative impact,</b> including potentially significant contribution to water quality degradation in the Goleta Slough.</p>	<p><b>MM HYD-2a. National Pollutant Discharge Elimination System Permit</b></p> <p>The permittee will obtain proof of exemption or proof of a National Pollutant Discharge Elimination System Permit from the California Regional Water Quality Control Board.</p> <p><b>Plan Requirements and Timing:</b> The permittee will submit required proof prior to land use permit issuance. If an NPDES permit is required, the NPDES permit requirements will be incorporated into project grading, drainage, and building plans, as applicable.</p> <p><b>Monitoring:</b> City staff will confirm receipt of proof and integrate NPDES permit requirements into plan (if a NPDES Permit is issued) prior to land use permit issuance.</p> <p><b>MM HYD-2b. Storm Water Pollution Prevention Plan</b></p> <p>The permittee will prepare a Storm Water Pollution Prevention Plan covering all phases of grading/construction operations.</p> <p><b>Plan Requirements:</b> The Storm Water Pollution Prevention Plan shall be prepared by a licensed civil engineer and shall include the following:</p> <ol style="list-style-type: none"> <li>a. Temporary berms and sedimentation traps (such as silt fencing, straw bales, and sand bags) will be placed at the base of all cut/fill slopes and soil stockpile areas where potential erosion may occur and will be maintained to ensure effectiveness. The sedimentation basins and traps will be cleaned periodically, and the silt will be removed and disposed of in a location approved by the City.</li> <li>b. Non-paved areas will be revegetated or restored (i.e., geotextile binding fabrics) immediately after grading and installation of utilities to minimize erosion and to re-establish soil structure and fertility. Revegetation will include non-invasive, drought-resistant, fast-growing vegetation that will quickly stabilize exposed ground surfaces. Alternative materials rather than reseeding (e.g., gravel) may be used, subject to review and approval by Planning and Environmental Services and Public Works.</li> <li>c. Runoff will not be directed across exposed slopes; all surface runoff will be conveyed in accordance with the approved drainage plans.</li> <li>d. Energy dissipaters or similar devices will be installed at the end of drainpipe outlets to minimize erosion during storm events.</li> <li>e. Grading will occur during the dry season (April 15 to November 1), unless a City-approved erosion control plan is in place and all erosion control measures are in effect. Erosion control measures will be identified on an erosion control plan and will prevent runoff, erosion, and siltation. All exposed graded surfaces will be reseeded with groundcover vegetation to minimize erosion. Graded surfaces shall be reseeded within 4 weeks of grading completion, with the exception of surfaces graded for the placement of structures; these surfaces will be reseeded if structural development does not commence within 4 weeks of grading completion.</li> <li>f. Site grading will be completed such that permanent drainage away from foundations and slabs is provided and so that water does not pond near structures or pavements.</li> </ol>

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	<p><b>Timing:</b> The Storm Water Pollution Prevention Plan will be submitted to City staff for review and approval prior to land use permit issuance. Best management practices will be installed prior to initiation of grading and maintained throughout the grading/construction period, as applicable.</p> <p><b>Monitoring:</b> City staff will verify that the Storm Water Pollution Prevention Plan has been implemented per the approved plan prior to commencement of grading. City staff will inspect the site periodically to verify compliance with the SWPPP throughout the grading/construction period.</p> <p><b>MM HYD-2c. Final Drainage/Stormwater Quality Protection Plan</b></p> <p>The applicant will prepare a final drainage/stormwater quality protection plan consistent with the City's Storm Water Management Plan.</p> <p><b>Plan Requirements:</b> The final drainage/stormwater quality protection plan will be prepared by a licensed civil engineer. The plan will include, but not be limited to, the following:</p> <ol style="list-style-type: none"> <li>a. A final drainage analysis that provides final calculations on pre-/post-development stormwater runoff volumes, required storage capacity, and specification on all elements of the drainage control system.</li> <li>b. Catch basin filter inserts capable of capturing sediment, trash, debris, and petroleum products from low flow (first flush) stormwater runoff will be installed in each stormwater inlet/catch basin to be connected to the stormdrain system serving the project site. Catch basin filter inserts will be specified for installation in all project stormwater inlets/catch basins shown on the final grading/drainage plan.</li> <li>c. Regular maintenance and cleaning will be performed on catch basins and detention basins.</li> <li>d. Routine cleaning will be performed on streets, parking lots, and stormdrains.</li> <li>e. All stormdrain inlets will be stenciled to discourage dumping by informing the public that water flows to the ocean.</li> <li>f. An integrated pest management program will be developed for landscaped areas of the project, emphasizing the use of biological, physical, and cultural controls, rather than chemical controls.</li> <li>g. Educational flyers will be provided to residents/commercial tenants/operator regarding proper disposal of hazardous water and automotive waste.</li> <li>h. Trash storage/material storage areas will be provided that are covered by a roof and protected from surface runoff.</li> <li>i. Drainage improvements associated with the project will route as much roof, parking areas, and surface drainage as possible through onsite landscaped areas and bioswale before drainage enters the drop inlets.</li> </ol> <p><b>Timing:</b> The final drainage/stormwater quality protection plan will be submitted to City staff for review and approval prior to land use permit issuance. All best management practices will be installed as identified on the final drainage/stormwater quality protection plan and grading/drainage plan prior to occupancy clearance.</p> <p><b>Monitoring:</b> City staff will verify implementation per approved plans prior to occupancy clearance.</p>

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	<p><b>MM HYD-2d. Maintenance Agreement</b></p> <p>The permittee will prepare and perform all tasks pursuant to a maintenance agreement that addresses maintenance requirements for all improvements associated with stormwater quality protection/best management practices described in the final drainage/stormwater quality protection plan.</p> <p><b>Plan Requirements:</b> At a minimum, the maintenance agreement will include requirements that all inline stormdrain filters will be inspected, repaired, and cleaned per manufacturer specifications and prior to September 30 of each year. Additional inspections, repairs, and maintenance will be performed after storm events, as needed, throughout the rainy season (November 1 to April 15) and/or per manufacturer specifications. Any necessary major repairs will be completed prior to the next rainy season. Prior to September 30 of each year, the permittee will submit to the City for its review and approval a report summarizing all inspections, repairs, and maintenance work done during the prior year.</p> <p><b>Timing:</b> The permittee will submit the required maintenance agreement to City staff for review, approval, and execution prior to land use permit issuance.</p> <p><b>Monitoring:</b> City staff will periodically verify compliance with the provisions of the agreement and respond to instances of noncompliance with the agreement.</p>
<b>Land Use (Section 4.9)</b>	
<p><b>LUP-3.</b> Conflict with applicable plans, policies or regulations, due to the fact that the project would result in the potential for significant but mitigable impacts on a variety of environmental issues for which policies exist.</p>	<p>No mitigation beyond that specified in other resource sections of this document.</p>
<b>Public Services (Section 4.11)</b>	
<p><b>PS-1.</b> Fire protection, because if the driveways, interior drive aisles, fire hydrants and other fire protection requirements are not adequately installed, impacts on fire protection services would be considered potentially significant.</p>	<p><b>MM PS-1a. Comply with Santa Barbara County Fire Department Conditions Letter of 4/10/12</b></p> <p>The applicant will comply with Santa Barbara County Fire Department Conditions Letter of 4/10/12 (Pepin pers. comm.), including but not limited to, serviceable access, adequate fire hydrants, adequate road naming and building addressing, looped water main system, adequate interior fire sprinkler system, and approved locking systems for any gated accessways.</p> <p><b>Plan Requirements and Timing:</b> Santa Barbara County Fire Department sign-off required prior to land use permit and/or building permit issuance, as applicable.</p> <p><b>Monitoring:</b> City staff shall verify Santa Barbara County Fire Department sign-off on land use permit plan set and/or building plans, as applicable.</p>

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<b>Traffic and Transportation (Section 4.12)</b>	
<p><b>TRA-3.</b> Public transit and alternative modes of transportation, because, depending on the final design of the bus stop and other frontage improvements, the project may result in significant impacts to alternative modes of transportation.</p> <p><b>TRA-4.</b> Access, because the project internal layout, including legal provision of reciprocal access between the sites and better disbursement of compact spaces along the east side of the hotel, has the potential to result in significant access/circulation impacts.</p> <p><b>TRA-5.</b> Impacts on internal circulation, because until final improvement plans have not been deemed acceptable.</p> <p><b>TRA-7.</b> Short-term construction traffic impacts, because the project would result in potential traffic safety impacts during the construction period due to large vehicles entering and exiting the site.</p>	<p><b>MM TRA-3a. Construct a Hollister Avenue Bus Pocket</b></p> <p>A bus pocket will be constructed on Hollister Avenue in the vicinity of the existing bus stop. The bus pocket will be constructed to City standards as determined appropriate by Public Works staff.</p> <p><b>Plan Requirements and Timing:</b> Bus stop improvements will be shown on project improvement plans. Bus pocket improvements will be reviewed and approved by Planning and Environmental Services and Public Works prior to land use permit issuance. Improvements will be installed prior to occupancy clearance.</p> <p><b>Monitoring:</b> City staff will site inspect to ensure installation of the required bus pocket prior to occupancy clearance.</p> <p><b>MM TRA-4a. Ensure that Improvement Plans Are Consistent with Preliminary Improvement Plans</b></p> <p>Final project improvement plans will be consistent with preliminary improvement plans.</p> <p><b>Plan Requirements and Timing:</b> Final plans will include frontage improvements, access, and internal circulation consistent with preliminary improvement plans. Final plans will be reviewed and approved by City staff and the County Fire Department prior to recordation of the Parcel Map and prior to land use permit issuance, as applicable.</p> <p><b>Monitoring:</b> City staff will site inspect periodically to ensure compliance with approved final project improvement plans.</p> <p><b>MM TRA-5a. Record a Covenant of Easement</b></p> <p>A Covenant of Easement for reciprocal access between Parcel 1 and Parcel 2 will be recorded. The Covenant of Easement will be in a form acceptable to the City and will be recorded against both parcels.</p> <p><b>Plan Requirements and Timing:</b> The Covenant of Easement for reciprocal access will be submitted to City staff for review and approval prior to recordation of the Parcel Map. The City-approved Covenant of Easement will be recorded on both parcels concurrent with recordation of the Parcel Map.</p> <p><b>Monitoring:</b> Proof of recordation will be provided to the City.</p> <p><b>MM TRA-7a. Prepare Construction Transportation Plan</b></p> <p>The permittee will prepare a Construction Transportation Plan that designates heavy equipment routes, schedules, and the need for any special flag persons to direct traffic during peak volume periods.</p> <p><b>Plan Requirements and Timing:</b> The Construction Transportation Plan will be reviewed and approved by City staff prior to land use permit issuance.</p> <p><b>Monitoring:</b> City staff will site inspect periodically to ensure compliance with the Construction Transportation Plan.</p>

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	<p><b>MM TRA-7b. Distribute the Construction Activity Schedule and Construction Routes</b></p> <p>The permittee will provide all adjacent property owners with a construction activity schedule and construction routes as well as the name and telephone number of a contact person responsible for the construction schedule 14 days in advance of commencement of construction activities. Any alterations or additions will require a minimum 7-day notification.</p> <p><b>Plan Requirements and Timing:</b> The permittee will submit a copy of the schedule and mailing list to the City's Planning and Environmental Services Department 14 days prior to initiation of any earth movement. The plan will schedule truck hauling trips to avoid peak traffic hours (peak hours are defined as 7:30–8:30 a.m. and 4:30–5:30 p.m.).</p> <p><b>Monitoring:</b> City of Goleta staff will perform periodic site inspections to verify compliance with activity schedules.</p>
<p><b>Utilities and Service Systems (Section 4.13)</b></p>	
<p><b>UTI-1.</b> Wastewater treatment impacts, because until a connection permit is obtained by the applicant project impacts associated with wastewater treatment are considered potentially significant.</p> <p><b>UTI-2.</b> Water supply impacts, because if the project does not include design features to make efficient use of water and minimize waste, it would not be consistent with water conservation goals of GWD's Water Conservation Plan and without specific BMPs in place to address water conservation, the project's impacts on water supply are considered potentially significant.</p> <p><b>UTI-4.</b> Drainage. See Hydrology and Water Quality (Section 4.8) under Class II impacts.</p> <p><b>Cumulative impacts</b> to wastewater treatment.</p>	<p><b>MM UTI-1a. Obtain Connection Permit Sewer Service</b></p> <p><del>The applicant must provide documentation from Goleta Sanitary District (GSD) indicating GSD's ability to serve the project based on GSD's treatment capacity to accommodate project wastewater collection and treatment.</del></p> <p><del><b>Plan Requirements and Timing:</b> The documentation must be provided to the City, demonstrating the adequacy of permitted wastewater treatment capacity, before approval of the Final Map. As identified in the GSD letter dated July 22, 2013, a Connection Permit from Goleta Sanitary District GSD will must be obtained and provided to City staff prior to land use permit issuance.</del></p> <p><del><b>Monitoring:</b> City must confirm the required GSD documentation before approval of Final Map and confirm submittal of the Connection Permit before land use permit issuance.</del></p> <p><del><b>Plan Requirements and Timing:</b> Prior to recordation of the Final Tract Map, a copy of the Connection Permit will be provided to the City Planning and Environmental Services.</del></p> <p><del><b>Monitoring:</b> The Connection Permit will be on file with the City prior to land use permit issuance.</del></p> <p><b>MM UTI-2a. Provide Can and Will Serve Letter Water Service</b></p> <p><del>A Can and Will Serve letter from Goleta Water District will be obtained. The applicant must provide documentation from Goleta Water District (GWD) indicating the ability to serve the new parcel based on adequate GWD water supplies.</del></p> <p><del><b>Plan Requirements and Timing:</b> The Can and Will Serve letter will documentation must be provided to the City demonstrating the adequacy of water supplies to accommodate the project before approval of the Final Map. The Can and Will Serve A conditional can and will serve (CAWS) letter will must be provided to City staff prior to land use permit issuance. (City staff may provide the draft land use permit conditions to GWD before GWD issues the CAWS letter). An unconditional Final CAWS Letter must be provided before initiation of development activities related to the land use permit and building permit.</del></p> <p><del><b>Monitoring:</b> The CAWS letter will be on file with the City prior to land use permit issuance. City must confirm the required GWD documentation before approval of Final Map and confirm submittal of the</del></p>

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	<p><u>CAWS letter(s) before land use permit issuance and initiation of any project development consistent with the Plan Requirements and Timing above.</u></p> <p><b>MM UTI-2b. Minimize Outdoor Water Use</b>                      The final landscape plan will include measures to minimize outdoor water use.</p> <p><b>Plan Requirements and Timing:</b> The following measures will be implemented in the final landscape plan:</p> <ul style="list-style-type: none"> <li>a. Landscaping will use native and/or drought tolerant species.</li> <li>b. Drip irrigation or other water-conserving irrigation will be installed.</li> <li>c. Plant material will be grouped by water needs.</li> <li>d. Turf will constitute less than 20% of the total landscaped area if proposed under the final landscape plan.</li> <li>e. No turf will be allowed on slopes of over 4%.</li> <li>f. Extensive mulching (2-inch minimum) will be used in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction.</li> <li>g. Soil moisture sensing devices will be installed to prevent unnecessary irrigation.</li> </ul> <p>The final landscape plan will include these requirements and will be reviewed and approved by City staff and the Design Review Board prior to land use permit issuance. The permittee will implement all elements of the final landscape plan prior to final inspection.</p> <p><b>Monitoring:</b> Prior to final inspection, City staff will verify installation according to plan.</p> <p><b>MM UTI-2c. Minimize Indoor Water Use</b>                      Building plans will include measures to minimize indoor water use.</p> <p><b>Plan Requirements and Timing:</b> The following measures will be implemented in project building plans:</p> <ul style="list-style-type: none"> <li>a. All hot water lines will be insulated.</li> <li>b. Recirculating, point-of-use, or on-demand water heaters will be installed.</li> <li>c. Self-regenerating water softening will be prohibited in all structures.</li> <li>d. Lavatories and drinking fountains will be equipped with self-closing valves.</li> <li>e. WaterSense Specification toilets will be installed in each unit.</li> </ul> <p>Indoor water conserving measures will be implemented prior to occupancy clearance.</p> <p><b>Monitoring:</b> Prior to final inspection, City staff will inspect to verify installation according to plan.</p> <p><b>MM 4.13-5UTI-2d. Use Reclaimed Recycled/Non-Potable Water</b>                      Reclaimed recycled/non-potable water, if available, will be used for all dust suppression activities during grading and construction.</p> <p><b>Plan Requirements and Timing:</b> This measure will be included as a note on all plans submitted for any land use permit, grading, and/or building permit. Evidence of availability, or lack thereof, will be</p>

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	<p>provided to the City.</p> <p><b>Monitoring:</b> City staff will site inspect to ensure that reclaimed/non-potable water is being used for dust suppression.</p> <p><b>MM UTI-2d3a. Submit Construction Waste Reduction and Recycling Plan</b></p> <p>A construction Waste Reduction and Recycling Plan (WRRP) will be submitted to the Public Works Department for review and approval. The plan will include at minimum a 50% waste diversion requirement, including the following mitigation measures:</p> <ol style="list-style-type: none"> <li>a. A minimum 50% diversion goal will be met during construction. Demolition and/or excess construction materials will be separated on site for reuse/recycling or proper disposal (e.g., concrete asphalt).</li> <li>b. During grading and construction, separate bins for recycling of construction materials and brush will be provided on site. The applicant/property owner will contract with a City-approved hauler to facilitate the recycling of all construction recoverable/recyclable material (copy of contract to be provided to the City).</li> <li>c. Recoverable construction material will include but not be limited to asphalt, lumber, concrete, glass, metals, and drywall.</li> <li>d. At the end of the project, the applicant will submit a Post-Construction Waste Reduction &amp; Recycling Summary Report documenting the types and amounts of materials that were generated during the project and how much was reused, recycled, composted, salvaged, or landfilled.</li> </ol> <p><b>Plan Requirements and Timing:</b> Prior to issuance of a land use permit, recycling requirements will be printed on the grading and construction plans. Materials will be recycled as necessary throughout construction. Trash control will occur throughout all grading and construction activities. All materials will be recycled prior to occupancy clearance.</p> <p><b>Monitoring:</b> City staff will site inspect during construction and prior to permit compliance sign-off to ensure waste reduction and recycling components are established and implemented. Additional covered receptacles will be provided as determined necessary by City staff.</p>

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<p><b>CLASS III IMPACTS: Impacts that would be adverse but less than significant</b></p> <p>The impacts below are considered adverse, but do not trigger thresholds for significant impacts. Therefore, the impacts below would be less-than-significant without requiring implementation of specific mitigation. However, in some instances, mitigation is still recommended to minimize adverse impacts consistent with applicable policies (e.g., The Clean Air Plan) and/or to address requirements or specific findings for approval of certain types of development permits (e.g., Development Plan findings, Sec 35-317.7.b: all adverse impacts are mitigated to the maximum extent feasible).</p>	
<p><b>Aesthetics and Visual Resources (Section 4.1)</b></p>	
<p><b>AES-4.</b> Impacts to onsite visual resources, because there are no such resources on site.</p> <p><b>AES-5.</b> Impacts to vegetation, open space, or natural character, because of limited amount of vegetation and open space on site, and because site is an infill area.</p>	
<p><b>Air Quality (Section 4.2)</b></p>	
<p><b>AQ-1.</b> Consistency with SBCAPCD Clean Air Plan, because the project is consistent.</p> <p><b>AQ-2.</b> Air quality impacts including short-term air quality impacts during the construction period and long term operational impacts, because impacts are below the threshold.</p> <p><b>AQ-3.</b> Objectionable odors, because of the limited potential for objectionable odors.</p> <p><b>AQ-4.</b> Health risks due to exposure to toxic air contaminants, because of the limited potential for toxic air contaminants to be present.</p> <p><b>Cumulative impacts,</b> because emissions would not exceed growth assumptions in air quality plan.</p>	<p><b>MM AQ-2a. Implement SBCAPCD-Required Construction Dust Control Measures</b></p> <p>Dust generated by construction and/or demolition activities will be kept to a minimum.</p> <p><b>Plan Requirements and Timing:</b> Consistent with SBCAPCD Rule 345, the following dust control measures will be shown on all building and grading plans, and the permittee will ensure that these measures are implemented by the contractor/builder:</p> <ol style="list-style-type: none"> <li>a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.</li> <li>b. Minimize the amount of disturbed area and reduce onsite vehicle speeds to 15 mph or less.</li> <li>c. If importation, exportation, and stockpiling of fill material is involved, soil stockpiled for more than 2 days will be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site will be tarped from the point of origin.</li> <li>d. Gravel pads will be installed at all access points to prevent tracking of mud onto public roads.</li> <li>e. After clearing, grading, earth moving, or excavation is completed, treat the disturbed area by watering, <u>or</u> revegetating, <u>or</u> by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.</li> <li>f. Monitor the dust control program and order increased watering, as necessary, to prevent transport of dust off site. The contractor or builder will designate a person or persons to perform these tasks. Their duties will include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons will be provided to the</li> </ol>

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	<p>SBCAPCD prior to land use clearance for map recordation and prior to land use clearance for finish grading of the structure.</p> <p>g. Prior to land use clearance, the applicant will include, as a note on a separate informational sheet to be recorded with the map, these dust control requirements. All requirements will be shown on grading and building plans.</p> <p><b>Monitoring:</b> City staff will ensure measures are printed on plans and will periodically site inspect to ensure compliance. SBAPCD inspectors will respond to nuisance complaints.</p> <p><b>MM AQ-2b. Implement SBCAPCD-Recommended Construction Exhaust Control Measures</b></p> <p>Grading and construction contracts must specify that contractors will adhere to requirements that reduce emissions of ozone precursors and particulate emissions from diesel exhaust.</p> <p><b>Plan Requirements and Timing:</b> The following will apply:</p> <ul style="list-style-type: none"> <li>a. Diesel construction equipment meeting the CARB Tier 1 emission standards for off-road heavy-duty diesel engines will be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.</li> <li>b. Diesel powered equipment will be replaced by electric equipment whenever feasible.</li> <li>c. If feasible, diesel construction equipment will be equipped with selective catalytic reduction systems, diesel oxidation catalysts, and diesel particulate filters as certified and/or verified by EPA or the state.</li> <li>d. Catalytic converters will be installed on gasoline-powered equipment, if feasible.</li> <li>e. All construction equipment will be maintained in tune per the manufacturer's specifications.</li> <li>f. The engine size of construction equipment will be the minimum practical size.</li> <li>g. The number of construction equipment operating simultaneously will be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.</li> <li>h. Construction worker trips will be minimized by requiring carpooling and by providing for lunch on site.</li> </ul> <p>All requirements will be noted on all clearance plans and will be reviewed and approved by City staff prior to land use permit issuance. Requirements will be adhered to throughout all grading and construction periods.</p> <p><b>Monitoring:</b> City staff will ensure measures are printed on plans and will periodically site inspect to ensure compliance. SBCAPCD inspectors will respond to nuisance complaints.</p> <p><b>MM AQ-2c. Limit Diesel Emissions</b></p> <p>Diesel fuel emissions will be limited.</p> <p><b>Plan Requirements and Timing:</b> The following limitations on diesel-fueled vehicles in excess of 10,000 pounds will apply during all construction and subsequent operational activities:</p> <ul style="list-style-type: none"> <li>a. Diesel-fueled vehicles in excess of 10,000 pounds will not idle in one location for more than</li> </ul>

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	<p>5 minutes at a time.</p> <ul style="list-style-type: none"> <li>b. Diesel-fueled vehicles in excess of 10,000 pounds will not use diesel-fueled auxiliary power units for more than 5 minutes to power heater, air conditioner, or other ancillary equipment on any such vehicle.</li> <li>c. The permittee will designate one or more locations as deemed appropriate, for the permanent posting of a notice(s) to all drivers of diesel-fueled vehicles in excess of 10,000 pounds of these limitations on vehicle idling in all areas of the property that may be frequented by such vehicles. Such signs will be maintained in their approved location(s) as long as diesel-fueled vehicles in excess of 10,000 pounds are being used.</li> </ul> <p>All requirements will be noted on all clearance plans and will be reviewed and approved by City staff prior to land use permit issuance. Requirements will be adhered to throughout all grading and construction periods. The location and information provided on the sign(s) will be reviewed and approved by City staff prior to land use permit issuance.</p> <p><b>Monitoring:</b> City staff will ensure measures are printed on plans and will periodically site inspect to ensure compliance. SBCAPCD inspectors will respond to nuisance complaints.</p>
<b>Biological Resources (Section 4.3)</b>	
<p><b>BIO-1.</b> Impacts to plant/animal species and/or natural communities, because of lack of sensitive species on site.</p> <p><b>BIO-2.</b> Impacts to wildlife movement or migration, because the project is an infill project surrounded by development.</p>	
<b>Cultural Resources (Section 4.4)</b>	
<p><b>CUL-1.</b> Impacts to historic resources, because there are no such resources on site.</p> <p><b>CUL-2.</b> Impacts to paleontological resources or geologic features, because of the low potential for such resources on site.</p>	
<b>Geology (Section 4.5)</b>	
<p><b>GEO-1.</b> Exposure to seismic risk associated with earthquakes due to distance between project site and the More Ranch Fault.</p> <p><b>GEO-3.</b> Exposure to landslides, because of the lack of steep topography on or near the site.</p> <p><b>GEO-5.</b> Wastewater disposal system constraints, because the project would not use septic systems.</p>	<p>See mitigation measures for Geology under Class II Impacts.</p>

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<b>Greenhouse Gases (Section 4.6)</b>	
<p><b>GHG-1.</b> Generation of greenhouse gas emissions because emissions would be below the quantitative significance thresholds.</p> <p><b>GHG-2.</b> Consistency of the project with the goals and objectives of AB 32, because the project is consistent.</p> <p>Cumulative impacts. Generation of greenhouse gas emissions because emissions would be below the quantitative significance thresholds.</p>	<p><b>MM GHG-1a. Implement BAAQMD Best Management Practices for Construction</b></p> <p>Reduce greenhouse gas emissions by incorporating the following measures into project construction:</p> <ul style="list-style-type: none"> <li>a. Use alternative-fueled (e.g., biodiesel, electric) construction vehicles/equipment for at least 15% of the fleet;</li> <li>b. Use at least 10% local building materials (from within 100 miles of the project site);</li> <li>c. Recycle at least 50% of construction waste or demolition materials.</li> </ul> <p><b>Plan Requirements and Timing:</b> Permittee will submit a report demonstrating compliance with the recommended measures to Planning and the Design Review Board for review prior to occupancy.</p> <p><b>Monitoring:</b> City staff will review report and use it to improve greenhouse gas reduction recommendations for other projects.</p>
<b>Hazards and Hazardous Materials (Section 4.7)</b>	
<p><b>HAZ-1.</b> Exposure to hazardous materials due to transport, use, disposal, upset, and proximity to schools, given the type of use (hotel), location (no nearby residents or schools), and size of the project.</p> <p><b>HAZ-4.</b> Less than significant impacts to implementation of an emergency response or evacuation plan, because the project would not affect circulation.</p> <p><b>HAZ-5.</b> Less than significant impacts related to wildland fire impacts because the project is surrounded by development.</p>	<p>See mitigation measures for Hazards and Hazardous Materials under Class II Impacts.</p>
<b>Hydrology (Section 4.8)</b>	
<p><b>HYD-1.</b> Groundwater supplies and groundwater quality, due to limited use of groundwater and the minor changes to recharge of Goleta Groundwater Basin.</p> <p><b>HYD-4.</b> Channelization and vegetation removal, because the project would not remove vegetation from streams, creeks, wetlands, or buffer zones.</p> <p><b>HYD-5.</b> Seiche, tsunami, or mudflow, due to location of the site and topography.</p>	

Impact	Proposed Mitigation
<b>Land Use and Planning (Section 4.9)</b>	
<p><b>LUP-1.</b> Physically divide a community due to fact that project is an infill project in a mixed use development and does not require modification of circulation network.</p> <p><b>LUP-2.</b> Conflicts with habitat conservation plan or natural community conservation plan, because there are none applicable to the project site.</p> <p><b>Cumulative impacts</b>, because the project is an infill project, is not located within a habitat conservation plan or natural community conservation plan area, and is consistent with plans, policies, and regulations (with mitigation).</p>	
<b>Noise (Section 4.10)</b>	
<p><b>NOI-1.</b> Exceed noise standards, because the project would generate adverse but less than significant changes in ambient noise levels.</p> <p><b>NOI-2.</b> Exposure to airport-related noise, because the project is located just outside the Airport Approach and Clear Zones.</p> <p><b>NOI-3.</b> Change in ambient noise levels, because additional traffic and hotel operations would not result in significant changes to ambient noise levels.</p> <p><b>NOI-4.</b> Construction noise and groundborne vibration and noise levels, because the project would generate adverse but less than significant construction noise.</p> <p><b>Cumulative impacts</b>, because cumulative noise level s on the project site would be less than 65 dBA.</p>	<p><b>MM NOI-4a. Shield Station Construction Equipment</b></p> <p>Stationary construction equipment that generates noise which exceeds 65 dB(A) measured 50 feet from the source in an unattenuated condition will be shielded to reduce such noise levels to no more than 65 dB(A) at project boundaries.</p> <p><b>Plan Requirements and Timing:</b> The permittee will submit a list of all stationary equipment to be used in project construction that includes manufacturers' specifications on equipment noise levels as well as recommendations from the project acoustical engineer as to shielding such stationary equipment so that it complies with this requirement. This information will be reviewed and approved by City staff prior to land use permit issuance. All City-approved noise attenuation measures for stationary equipment used in any construction-related activities will be implemented and maintained for the duration of the period when such equipment is on site.</p> <p><b>Monitoring:</b> City staff will periodically inspect the site to ensure compliance with all noise attenuation requirements.</p>

Impact	Proposed Mitigation
<b>Public Services (Section 4.11)</b>	
<p><b>PS-2.</b> Police services, because increased employee/transient population would not result in need for additional police protection services that would require alternation of existing facilities or new facilities.</p> <p><b>PS-3.</b> Parks, because increased employee/transient population would not result in need for additional park facilities.</p> <p><b>PS-4.</b> Libraries, because increased employee/transient population would not result in need for additional library facilities.</p> <p><b>PS-5.</b> Schools, because increased employee/transient population would not result in need for additional schools.</p> <p><b>Cumulative impacts</b>, because no additional services would be required.</p>	
<b>Traffic and Transportation (Section 4.12)</b>	
<p><b>TRA-1.</b> Traffic impacts, because the project would generate adverse but less than significant increases in traffic to local roadway segments and intersections and the project would generate adverse but less than significant increases in traffic at the Robin Hill Road/Hollister Avenue intersection.</p> <p><b>TRA-2.</b> Impacts to airport activities, because the project lies outside the Santa Barbara Municipal Airport Approach Zone and Clear Zone.</p> <p><b>TRA-6.</b> Parking impacts, because adequate parking would be provided.</p> <p><b>TRA-8.</b> Cumulative impacts to roadway segments, because project-related traffic would be less than 1% of cumulative roadway volumes on roadway segments.</p> <p><b>TRA-9.</b> Cumulative impacts to intersections, because project would not exceed thresholds at intersections.</p> <p><b>TRA-10.</b> Congestion Management Program, because project is required to pay Development Impact Fees.</p>	<p>See mitigation measures for Traffic and Transportation under Class II Impacts.</p> <p><b>MM TRA-1a. Restripe Robin Hill Road Approach at the Hollister Avenue Intersection</b></p> <p>The southbound Robin Hill Road approach at the Hollister Avenue intersection will be restriped to provide one right lane and one left lane.</p> <p><b>Plan Requirements and Timing:</b> Prior to land use permit issuance, this improvement will be identified on project plans for review and approval by the City’s Public Works Department. City staff will ensure the improvement is identified on project plans prior to land use permit issuance.</p> <p><b>Monitoring:</b> City staff will ensure restriping is completed prior to occupancy clearance.</p> <p><b>MM TRA-6a. Disburse Compact Parking Stalls</b></p> <p>The row of compact parking stalls along the eastern side of the hotel building will be disbursed more evenly throughout the site to avoid non-compact vehicles parking in these spaces, which could affect site circulation and emergency access.</p> <p><b>Plan Requirements and Timing:</b> The applicant will submit revised plans to the City for review and approval prior to final Design Review Board and prior to land use permit issuance.</p> <p><b>Monitoring:</b> City staff will site inspect to ensure implementation during construction.</p>

Impact	Proposed Mitigation
	<p><b>MM TRA-6b. Provide Bicycle Parking Spaces</b></p> <p>A total of five (5) bicycle parking spaces will be provided. Bicycle racks will be the “Inverted U” type in compliance with the SBCAG Traffic Solutions recommended bicycle rack. Minor adjustment in bicycle parking locations may be approved by the City’s Planning and Environmental Services Department.</p> <p><b>Plan Requirements and Timing:</b> Final plans showing bicycle parking locations and type will be reviewed and approved by City staff prior to land use permit issuance.</p> <p><b>Monitoring:</b> City staff will site inspect to ensure installation of the required bicycle racks prior to occupancy clearance.</p>
<p><b>Utilities and Service Systems (Section 4.13)</b></p>	
<p><b>UTI-3.</b> Solid waste impacts, because the project would generate adverse but less than significant volumes of solid waste during both the construction and operational phases of the project.</p> <p><b>Cumulative impacts</b> to water supply and solid waste.</p>	<p><b>MM UTI-3a. Submit Construction Waste Reduction and Recycling Plan</b></p> <p>A construction Waste Reduction and Recycling Plan (WRRP) will be submitted to the Public Works Department for review and approval. The plan will include at minimum a 50% waste diversion requirement, including the following mitigation measures:</p> <ol style="list-style-type: none"> <li>a. A minimum 50% diversion goal will be met during construction. Demolition and/or excess construction materials will be separated on site for reuse/recycling or proper disposal (e.g., concrete asphalt).</li> <li>b. During grading and construction, separate bins for recycling of construction materials and brush will be provided on site. The applicant/property owner will contract with a City-approved hauler to facilitate the recycling of all construction recoverable/recyclable material (copy of contract to be provided to the City).</li> <li>c. Recoverable construction material will include but not be limited to asphalt, lumber, concrete, glass, metals, and drywall.</li> <li>d. At the end of the project, the applicant will submit a Post-Construction Waste Reduction &amp; Recycling Summary Report documenting the types and amounts of materials that were generated during the project and how much was reused, recycled, composted, salvaged, or landfilled.</li> </ol> <p><b>Plan Requirements and Timing:</b> Prior to issuance of a land use permit, recycling requirements will be printed on the grading and construction plans. Materials will be recycled as necessary throughout construction. Trash control will occur throughout all grading and construction activities. All materials will be recycled prior to occupancy clearance.</p> <p><b>Monitoring:</b> City staff will site inspect during construction and prior to permit compliance sign-off to ensure waste reduction and recycling components are established and implemented. Additional covered receptacles will be provided as determined necessary by City staff.</p> <p><b>MM UTI-3b. Develop and Implement Solid Waste Management Plan</b></p> <p>The permittee will develop and implement an operational Solid Waste Management Program (SWMP). The program will identify the amount of ongoing waste generated on site at the project.</p> <p><b>Plan Requirements and Timing:</b> The program will include, but is not limited to, the following measures:</p>

Impact	Proposed Mitigation
	<ul style="list-style-type: none"> <li>a. Provide solid waste enclosure areas within the project site that are approved by Marbog with dedicated space for recyclable materials storage of at least 50% of the total enclosure area, not to equal less than a total of 50 square feet.</li> <li>b. Implement a green waste source reduction program focusing on recycling of all green waste generated on site.</li> <li>c. Develop of a Source Reduction Plan (SRP), describing the recommended program(s) and the estimated reduction of the solid waste disposed by the project.</li> <li>d. Implement 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 will develop an integrated SWMP, including recommended source reduction, recycling, composting programs, and/or a combination of such programs.</li> </ul> <p>The permittee will submit an SWMP to the City's Public Works Department for review and approval prior to land use permit issuance. All program components will be implemented prior to occupancy clearance and will be maintained in perpetuity.</p> <p><b>Monitoring:</b> Prior to final inspection, City staff will ensure compliance with the SWMP. Once the project is occupied, the permittee will be responsible for implementation of the SWMP. City staff will inspect the site periodically for the first five (5) years after completion of project construction to verify compliance with the SWMP. The permittee will be responsible for funding such inspections through a permit compliance account to be established with the City.</p>

## 1.6 ALTERNATIVES TO THE PROPOSED PROJECT

### 1.6.1 Alternative 1: No Project Alternative

The No Project Alternative as defined in Section 15126.6(e) of the CEQA Guidelines is “the existing conditions at the time of the notice of preparation is published ....as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services.” Existing conditions at the project site are described in each of the impact analyses in Chapter 4, “Environmental Setting and Impact Analysis.”

In this case, if the project is not approved, the site is expected to remain in its existing condition (existing building, parking, and landscaping on Parcel 1 and partially paved, partially undeveloped, limited landscaping on Parcel 2). The existing 10.71-acre parcel is developed with an existing 106,500–square-foot research and development/office building and related parking and landscaping improvements. The western third of the property is primarily vacant. Under the No Project Alternative, the undeveloped western portion of the property is expected to remain essentially as is. The existing setting includes an economic use on this legal parcel, which is consistent with the site’s land use designation and zoning.

### 1.6.2 Alternative 2: Page Property/Key Site 6 (Alternate Location)

The 11.38-acre Page Property/Key Site 6 alternative location (APN 071-130-23) is located west of Ward Memorial Boulevard (Highway 217) and the San Jose Creek channel and immediately west of the intersection of Kellogg Way and Kellogg Avenue (Figure 6.2). The property is also known as the “Page” property and as “Key Site 6” in the Goleta Old Town Revitalization Plan (GOTRP). The site has a land use designation and zoning of Visitor Serving Commercial, although the City recently initiated a change to the property to accommodate a proposal for a residential project on site. Alternative 2 includes development of a 118-room hotel on all or part of this property, with associated parking, landscaping, and walking paths/trails connecting the hotel with the Goleta Valley Community Center and Hollister Avenue commercial corridor to the north. The Ekwil/Fowler extension project, currently under separate City review, involves (in part) extension of Ekwil Street along the northern boundary of this property parallel to Old San Jose Creek along with related improvements, including a bike path and pedestrian access. Previous plans to extend Ekwil Street placed this roadway extension across the southern, rather than the northern, portion of the property.

### 1.6.3 Alternative 3: Project Redesign (Environmentally Superior Alternative)

Alternative 3 is a project redesign that attempts to reduce impacts on cultural resources (and possibly on aesthetics). Alternative 3 involves the following changes to the project.

- The configuration of the hotel would be “flipped,” so that the north/south wing was located on the side of the parcel closest to Robin Hill Road. This would place the pilings furthest from the most culturally sensitive portion of the site.
- The swimming pool would be redesigned to avoid the need for excavation below new fill soils.
- The swimming pool could be located elsewhere on site as long as the swimming pool installation can be accommodated without disturbing intact soils.

- As an option for this alternative, the hotel structure could be limited to two stories, to minimize impacts to mountain views.

Table 1-2 provides a summary of the relative impacts of each alternative.

**TABLE 1-2  
COMPARISON OF ENVIRONMENTAL IMPACTS FOR PROJECT ALTERNATIVES**

Environmental Effect	Impact of Alternatives Compared to the Proposed Project <sup>1</sup>			
	Proposed Project	Alt 1: No Project	Alt 2: Page Property/ Key Site 6	Alt 3: Project Redesign (Environmentally Superior Alternative)
Aesthetics and Visual Resources	II	NA / Less	II / Less	II / Less
Air Quality	III	NA / Less	III / <u>Similar or Greater</u>	III / Similar
Biological Resources	II	NA / Less	II / Greater	II / Similar
Cultural Resources (project impacts)	II	NA / Less	III / Less	II / Less
Cultural Resources (cumulative impacts)	I	NA / Less	III / Less	I / Less
Geology and Soils	II	NA / Less	II / Similar	II / Similar
Greenhouse Gas Emissions	III	NA / Less	III / <del>Greater</del> <u>Similar</u>	III / Similar
Hazards and Hazardous Materials	II	NA / Less	II / Less	II / Similar
Hydrology and Water Quality	II	NA / Less	II / Less	II / Similar
Land Use and Planning	II	NA / Less	II / Less	II / Less
Noise	III	NA / Less	III / Greater	III / Similar
Public Services	II	NA / Less	II / Similar	II / Similar
Transportation and Traffic	II	NA / Less	II / Greater	II / Similar
Utilities and Service Systems	II	NA / Less	II / Similar	II / Similar
Agricultural Resources	NA	NA	I / Greater	NA

<sup>1</sup>**Impact Comparison:**

The first symbol identifies the impact classification (e.g., NA = Not Applicable, Class I = significant and unavoidable, Class II = potentially significant, but mitigable to less than significant, Class III = adverse, but less than significant).

Next, there is a comparison to the project even if the classification is the same (e.g., both the proposed project and the alternative result in a Class II impact, but the alternative has “Less,” “Similar,” or “Greater” of an impact compared to the proposed project.

Given that Alternative 3, Project Redesign, lessens the level of some impacts, it is considered the Environmentally Superior Alternative.

## 1.7 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

The primary areas/issues of controversy are associated with the project's potential to impact visual and cultural resources.

In November 2009, visual simulations and a video drive-by were prepared under contract to the City of Goleta in order to determine more precisely the project's impacts on visual resources, including the extent to which the project would alter scenic views of the Santa Ynez Mountains and to better understand how the project's size, bulk, and scale would appear in relation to other nearby Hollister development. Public and Design Review Board (DRB) member comments in response to the visual simulations and video drive-by resulted in continued DRB discussion and review of the project (three regular public DRB meetings, and three additional meetings with an Ad Hoc group of three DRB members). The applicant submitted several modified project designs in response to comments at the additional meetings, culminating in the current 118-room, 80,945-square-foot, two- and three-story hotel request.

With regard to cultural resources, the property is one of the last remaining undeveloped portions of a larger culturally sensitive site. Most of the culturally and archaeologically sensitive areas in the project vicinity have been subject to considerable disturbance in the past, ranging from agricultural activities, grading and filling associated with Hollister Avenue and the airport, and development of the surrounding industrial research park area. The larger culturally sensitive area has been the subject of numerous archaeological studies and associated earth disturbance. This earth disturbance associated with archaeological field work is itself controversial due to often differing perspectives of archaeologists and Native Americans advocates (i.e., scientific study furthering understanding of historic and pre-historic periods versus protecting culturally sensitive areas associated with one's ancestors from disturbance). Although the site has been subject to previous earth disturbance, including both cutting and filling, it is the last remaining undeveloped property within the boundaries of SB-58. The mitigation identified in the cultural resources section addresses the ability to gain scientific archaeological information from the site prior to construction. This mitigation is considered adequate to reduce the project-specific impact to a less-than-significant level and which will partially reduce cumulative impacts associated with loss of access to the site for purpose of furthering scientific knowledge of the site's history, pre-history, and inhabitants. However, the Native American community continues to have concerns with disturbance (construction activities, further archaeological investigations, covering of the site with the hotel and parking lot) to a site that they consider to be culturally sensitive.

The City of Goleta contracted with Nancy Farrel and Todd Hannahs of Cultural Resources Management Services (CRMS) to review the extensive archaeological reports and other information associated with the project site and to be present on site during field work (borings). A description of the City's efforts to confer with the Native American community regarding the project is included in Chapter 4.4, Section 4.4.1.3 (Native American Community Consultation). ~~Following their initial review of available information and onsite monitoring of the field work, the City of Goleta scheduled a noticed meeting with local interested Native Americans to discuss the initial conclusions of CRMS's archaeological review. This meeting was scheduled during preparation of/prior to completion of the Draft EIR on August 12, 2010, at 10:00 am at Goleta City Hall, Council Chambers.~~

## 1.8 REFERENCE MATERIALS

Section 7 contains a complete listing of all technical reports and plans submitted by the project sponsor, as well as maps and documents on file at City of Goleta Planning and Environmental Services Department, that have been used in evaluating the project and incorporated by reference in accordance with CEQA Guideline Section 15150. Documents incorporated by reference in this EIR are referenced in the various issue area sections. Reports, documents, and maps are matters of public record and are available for public review at the City of Goleta Planning and Environmental Services Department, 130 Cremona Drive, Suite B, Goleta, phone number 805-961-7540; or contact Natasha Campbell, Contract Planner, at 805-962-0030 or via email: [ncampbell@cityofgoleta.org](mailto:ncampbell@cityofgoleta.org).

Key documents that are incorporated by reference include the following:

1. Architect's plans: Project Summary/Statistics sheet (A-0.1, 8/01/11), Overall Site Plan (A-1.1 3/09/10), Site Plan for Marriott Residence Inn with statistics (A-1.2, 8/01/11), floor plans A-2.1, A-2.2, A-2.3 (3/09/10), roof plan A-2.4 (3/23/10), elevations A-3.1 (3/23/10, Option E), typical room types A-5.1 (3/9/10), and pile plans for the hotel and swimming pool foundations S-2.0, S-3.0 (3/23/10). These plans are included as Figures 2-6 through 2-14 in this EIR and were prepared by Gene Fong Associates. The full size plans are on file in the City of Goleta, Planning and Environmental Services Department. Digital versions of these plans can also be made available upon request.
2. Project Landscape Plan (3/15/10). This plan is included as Figures 2-15 in this EIR and was prepared by prepared by Katie O'Reilly Rogers, Inc. The full size plan is on file at the City of Goleta, Planning and Environmental Services Department. A digital version of this plan can also be made available upon request.
3. Project engineering plans: Vesting Tentative Parcel Map 32031 1of6 (8/01/11), Preliminary Grading and Drainage Plan 2of6 (8/01/11), Hollister Avenue Plan 3of6 (8/01/11), Preliminary Utility Plan 4of6 (8/01/11), Existing Topographic Map 5of6 (8/01/11), Preliminary Street Lighting Plan 6of6 (8/01/11), Hollister Avenue Utility Improvement Exhibit 1of2 (8/01/11), Hollister Avenue Utility Improvement Exhibit 2of2 (8/01/11). These plans are included as Figures 2-16 through 2-23 in this EIR and were prepared by Penfield & Smith (Robert Schmidt). The full size plans are on file in the City of Goleta, Planning and Environmental Services Department. Digital versions of these plans can also be made available upon request.
4. Interacta Inc., Visual Simulations and Drive-By Animation, (Ron Stevens, March 2010). The visual simulations for the current project design are included as Figures 4.1-2 through 4.1-14 in this EIR. The visual simulations pages prepared for the first DRB meeting (12/8/09), for a 140-room hotel, are included in Appendix B.
5. Cultural Resources Management Services (CRMS), *Site History and Archaeological Assessment of CA-SBA-58 with Mitigation Strategies to Address Potential Impacts Resulting from the Construction of the Marriott Residence Inn at 6300 Hollister Avenue, Goleta, California*, CRMS SB-58, T. Hannahs and N. Farrell (January 25, 2011).
6. Dudek, *Supplemental Extended Phase 1 Archaeological Investigation, CA-SBA-58, Marriott Residence Inn, 6300 Hollister Avenue, City of Goleta, California* (July 2008).
7. Dudek, *Archaeological Resource Impacts, Hollister Avenue Improvements Memo* (September 14, 2010).

8. Dudek, *Revised Soils Geomorphology for Supplemental Extended Phase 1 Geoprobe Excavations at CA-SBA-58* (June 7, 2010, Mitch Bornyasz, Project Geomorphologist).
- 8a. Dudek, *Marriott Residences Project Cultural Resources Supplemental Impact Assessment Data*, (November 19, 2012)
9. Hushmand and Associates (HAI), *Geotechnical Investigation for the Residence Inn by Marriott, Goleta, Santa Barbara County, California*, (September 2007).
10. Hushmand and Associates, *Addendum I – Revision of Over-Excavation Depth in Building and Swimming Pool Areas due to Underlying Archeologically Sensitive Areas for the Residence Inn by Marriott, Goleta, Santa Barbara County, California*, (April 22, 2010).
11. Regional Water Quality Control Board *Geotracker System Data and Reports for 6300 Hollister Avenue*. <http://geotracker.waterboards.ca.gov> 2011.
12. Penfield & Smith, *Goleta Marriott Residence Inn Drainage Report* (July 23, 2008).
13. Penfield & Smith, *Drainage Report Information Update Memo* (July 21, 2010).
14. Dudek, *Marriott Residences Project Cultural Resources Supplemental Impact Assessment Data* (November 21, 2010).