



Agenda Item B.1
PUBLIC HEARING
Meeting Date: January 13, 2020

TO: Planning Commission Chair and Members

FROM: Peter Imhof, Planning & Environmental Review Director

CONTACT: Mary Chang, Supervising Senior Planner
Brian Hiefield, Associate Planner

SUBJECT: Time Extension Request for Cottage Medical Office Building Project (formerly Somera Medical Office Building Project); Development Plan (12-091-DP); 454 South Patterson Avenue; APN 065-080-041; Case No. 19-013-TEX

RECOMMENDATION

It is recommended that the Planning Commission:

1. Open a public hearing to take verbal and written testimony;
2. After considering evidence presented during the public hearing, adopt Planning Commission Resolution 20-__, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Approving One-Year Time Extension for Final Development Plan (12-091-DP) for Cottage Medical Office Building Project located at 454 South Patterson Avenue, Goleta, CA; APN 065-080-041; Case No. 19-013-TEX." (Attachment 1)

PROPERTY OWNER

Ron Biscaro
Cottage Health
400 W. Pueblo Street
Santa Barbara, CA 93105

AGENT

SEPPS
Steve Fort
1625 State Street, Suite 1
Santa Barbara, CA 93101

APPLICANT'S REQUEST

Cottage Health (applicant) has requested approval of a one-year time extension for the project approved under Final Development Plan (DP) 12-091-DP (Project) by the Planning Commission on February 24, 2014, and to accept an Exemption pursuant to §15061(b)(3) of the *Guidelines for the Implementation of CEQA* (CEQA Guidelines). The DP is operative for a period of five years from approval pursuant to §35-317.9(2) of Article III, Chapter 35, Goleta Municipal Code (Inland Zoning Ordinance). The approved project allows for the construction of a new two-story, 20,000-square foot, medical-dental office building, including approved modifications to allow parking spaces to

project into the front and side yard setbacks, on a 3.42-acre site zoned Professional and Institutional (PI) in the Inland Zoning Ordinance and Office and Institutional in the General Plan/Coastal Land Use Plan.

Original Approval Granted:	February 24, 2014
Original Approval Expiration:	February 24, 2019
Time Extension Application Filed:	January 31, 2019
If Granted, New Expiration Date:	January 13, 2021

PUBLIC NOTICE

Public notice of the time extension was published on January 2, 2020 in the Santa Barbara Independent and sent to property owners within 300 feet of the property. As of the release of the staff report, no comments have been received by staff.

LOCATION AND SITE PLAN

The Project site is located at 454 South Patterson Avenue, approximately 900 feet south of the Hollister Avenue/Patterson Avenue intersection and across Patterson Avenue from Goleta Cottage Hospital in the City of Goleta (City).



Project Location

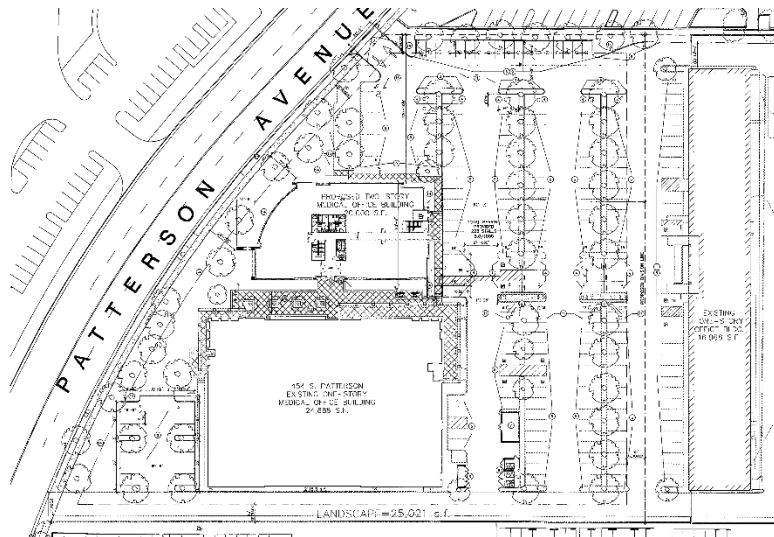
JURISDICTION

The time extension is within the Planning Commission's jurisdiction pursuant to the provisions of the City of Goleta Municipal Code Chapter 35, Article III (Zoning Ordinance), §35-317.9(2), allowing a time extension by the decision-making body of the DP. Pursuant to the provisions, the Planning Commission, as the decision-making body with jurisdiction for the project, may grant a one-year time extension to an approved DP for good cause, so long as the application was submitted before the original approval expired.

BACKGROUND

On February 24, 2014, the Planning Commission approved a DP for the Project. That approval was valid for an initial period of five (5) years from the date of that action until February 24, 2019, unless either substantial construction had occurred, or an extension request had been submitted (§35-317.9(2)). On January 31, 2019, the applicant applied for a one-year time extension in a timely manner before the initial expiration date. Since that time, the applicant (as new owners of the property) considered changes to the project; however, the applicant has now decided to pursue the project as originally approved in 2014.

The approved DP allowed for the new building to be located on the western portion of the site, directly north of the existing medical office building as depicted above. The footprint is basically square, except for a rounded façade along the west elevation of the building. Access to the project site from Patterson Avenue will be provided by a re-aligned driveway at the northwest corner of the project site and a second driveway at the southwest corner. The existing 20-foot entry driveway located north of the existing building will be demolished. Two new parking surfaces were approved; one located directly west of the existing building and the second along the northern property line to accommodate required parking spaces. A total of 228 parking spaces will be provided for the project, including 8 ADA spaces, 191 standard and compact spaces and 29 shared spaces. The shared spaces will be provided by a shared reciprocal parking and access agreement with the adjoining property to the east. The graphic below denotes the site plan. A copy of the approved plans is provided as Attachment 4.



Associated with the approve DP is a modification to allow approximately 22 square-feet of paved parking surfaces within the front yard setback and compact parking spaces within the northern side yard setback. The two-story medical-dental office building will have a maximum height of 35-feet, as permitted within the PI zoning district. The medical-dental office building will be comprised solely of medical and dental-related office uses. The first and second floors will each consist of 10,000 square feet of office-related space.

Preliminary earthwork quantities are estimated at 400 cubic yards of cut and 0 cubic yards of fill (net export of 400 cubic yards). Stormwater drainage will flow from the northwesterly and southwesterly parking areas into the landscaped areas along the western property line to allow for infiltration. The project will drain excess filtered stormwater to the existing storm drain system and a portion of the runoff towards Patterson Avenue.

The Planning Commission adopted a Mitigated Negative Declaration (MND) for the development at the time of project approval. The Project's environmental impacts were found to be less than significant with implementation of the mitigation measures in the areas of Cultural Resources, Noise, Transportation/Traffic and Mandatory Findings of Significance in the MND. The mitigation measures were adopted as part of Planning Commission Resolution 14-01, which is provided as Attachment 3.

JUSTIFICATION

After reviewing the applicant's letter outlining the reasons for the extension application (provided as Attachment 2), staff finds that there is enough evidence of good cause to support a time extension by the Planning Commission. The Project was approved in 2014; however, the property has recently changed hands, and the new property owners would need adequate time to consider the current entitlement for potential future development.

Considering the recent property transaction, staff recommends that good cause be found to grant the requested one-year extension.

Review of Conditions of Approval

Pursuant to DP condition of approval number 98, *“If the applicant requests a Time Extension, the project may be revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or additional identified project impacts.”*

Most of the original project conditions are still valid and are not affected by any changed circumstances or additional identified project impacts. Out of an abundance of caution, staff requested updated traffic analysis to reflect any new traffic patterns that may have resulted from development that has occurred/been completed in the area (e.g., Cottage Hospital Expansion, Cottage Hospital Medical Office Building, housing at the Cavalletto site, etc.) since the DP was approved. The updated traffic analysis (Attachment 5) did not identify any new traffic impacts based on current traffic volumes. Therefore, the mitigation measures identified in the project’s MND related to traffic are still valid.

Regarding the site access driveways, the sight distance analysis in the updated traffic analysis indicated that sight distance between the driveways and the northbound lanes could be obstructed by parked vehicles along the east side of Patterson Ave. The project conditions of approval have been updated to require an evaluation of the sight distance to determine whether and/or how large of a no-parking zone adjacent to the site access driveways is warranted. This study is required to occur prior to Land Use Permit (LUP) approval. Necessary updates to directional signage at the site access driveway will also be required prior to Certificate of Occupancy.

Staff is suggesting other minor changes to the conditions of approval regarding waste reduction and stormwater management. A summary of all the recommended changes to the conditions of approval is as follows:

- Add condition language that prior to LUP approval, the applicant shall complete a formal sight distance survey at the new site access driveway and establish no-parking zones large enough to alleviate any sight distance problems as a result of parked cars along the east side of Patterson Ave.
- Add condition language that prior to Certificate of Occupancy, the driveway directional signage be updated to reflect the new uses on the site.
- Add condition language that prior to LUP approval, a full set of Public Improvement Plans and/or Civil Plans, including Erosion and Sediment Control Plans, be submitted to and approved by the Public Works Department.
- Add condition language that states that, if the project design is changed, current Post-construction Stormwater Management regulations will apply.

- Revise Condition Number 40, Payment of Development Impact Fees for Transportation (GTIP), to be due prior to Certificate of Occupancy rather than prior to LUP approval.
- Revise Condition Numbers 21, 34, and 42, regarding Waste Reduction and Recycling Plan (WRRP), to include a 65% landfill diversion goal rather than the 50%.

The revised Conditions of Approval are attached in their entirety in Exhibit 1 of Attachment 1.

Environmental Analysis

The time extension is considered a “project” pursuant to Public Resources Code § 21065 and therefore must be considered for its potential to cause direct or indirect physical change in the environment. However, an activity may be exempt from the California Environmental Quality Act (CEQA) where it can be seen with certainty that the activity will not result in a significant environmental effect. (14 Cal. Code Reg., § 15061(b)(3).) The time extension does not create any new impacts or change to the impacts previously identified in the MND when the Project was approved. Further, no significant physical changes have occurred on or around the project site during the intervening 5 years that would alter the original findings or change the effectiveness of the adopted mitigations measures of the MND and/or conditions of approval.

CONCLUSION

Staff recommends that the Planning Commission find good cause for the time extension and that the extension is exempt from CEQA.

ALTERNATIVES:

The Planning Commission may deny the requested time extension based on the inability to make the required findings. If the Planning Commission takes this action, the matter should be referred back to staff for appropriate findings and conditions.

APPEALS PROCEDURE:


Any decision made by the Planning Commission may be appealed to the City Council within 10 days of the decision (Goleta Municipal Code § 2.09.130).

Legal Review By:



Winnie Cai
Assistant City Attorney

Approved By:



Peter Imhof
Planning Commission Secretary

ATTACHMENTS:

1. Planning Commission Resolution 20-____
Exhibit 1: Time Extension Conditions of Approval (including revised conditions)
2. Time Extension Request Letter from Steve Fort received January 31, 2019
3. Planning Commission Resolution 14-01, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Adopting the Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and Approving the Development Plan and Associated Modifications for the Somera Medical Office Building Project Located at 454 South Patterson Avenue, Goleta, CA; Case No. 12-091-DP; APN: 065-090-013."
4. Somera Project Plans dated May 20, 2016
5. Updated Traffic Study dated October 31, 2019

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Attachment 1

Planning Commission Resolution No. 20-___,

A resolution of the Planning Commission of the City of Goleta, California, Approving One-Year Time Extension for Final Development Plan Approved (12-091-DP) for the Cottage Medical Office Building Located at 454 South Patterson Avenue, Goleta, CA; APN 065-080-041; Case No. 19-013-TEX.”

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RESOLUTION NO. 20-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, APPROVING ONE-YEAR TIME EXTENSION FOR FINAL DEVELOPMENT PLAN APPROVED (12-091-DP) FOR THE COTTAGE MEDICAL OFFICE BUILDING PROJECT LOCATED AT 454 SOUTH PATTERSON AVENUE, GOLETA, CA; APN 065-080-041; CASE NO. 19-013-TEX.

The Planning Commission of the City of Goleta does resolve as follows:

SECTION 1: Recitals. The Planning Commission finds and declares that:

- A. On January 31, 2019, Steve Fort filed an application on behalf of Cottage Health, the new property owner, for a one (1) year time extension of 12-091-DP for Cottage Medical Office Building located at 454 South Patterson Avenue (the “Project”);
- B. The City reviewed the Project’s environmental impacts under the California Environmental Quality Act (CEQA) (Pub. Resources Code §§ 21000 *et seq.*, “CEQA”), the regulations promulgated thereunder (14 Cal. Code Regs. §§15000 *et seq.*, the “CEQA Guidelines”), and the City’s Environmental Guidelines;
- C. On January 13, 2020, the Planning Commission of the City of Goleta held a duly noticed hearing, at which time all persons wishing to offer testimony regarding the adequacy of the CEQA Exemption and the time extension were heard; and
- D. The Planning Commission has considered the entire administrative record, including the staff report, and oral and written testimony from interested parties.

SECTION 2: Time Extension Findings. Pursuant to Goleta Municipal Code (“GMC”) §§ 35-317.9(2) and 35-315.9(1), the Planning Commission finds as follows:

- A. The applicant has demonstrated good cause to warrant a one-year time extension. The Project was approved in 2014; however, just prior to the five-year expiration date of 12-091-DP at the beginning of 2019, the property was going through a change of ownership. The new ownership group (Cottage Health) wanted to maintain the 12-091-DP entitlement, but requested additional time to asses the project. The former ownership group (Somera) had initiated the post-discretionary Land Use Permit (LUP) process to effectuate the 12-091-DP entitlement; however, it was not complete at the time Cottage Health took over ownership. While Cottage Health is not proposing any changes to the entitlement, as new

owners they have requested additional time to complete the LUP. Granting the one-year extension will allow Cottage Health to complete the LUP.

SECTION 3: *Environmental Assessment.* Under the general rule in §15061(b)(3) of the CEQA Guidelines, the Project is exempt from further review under CEQA. Section 15061(b)(3) states that the requirements of CEQA do not apply to an activity where it can be seen with certainty that the activity will not result in a significant environmental effect. The time extension does not create any new impacts or change any of the impacts anticipated as a result of the Project. Further, no physical changes have occurred on or around the project site during the intervening 5 years since approval that would alter the original CEQA findings or change the effectiveness of the adopted mitigations measures of the MND and/or conditions of approval.

SECTION 4: *Action.* The Planning Commission takes the following actions:

- A. The Planning Commission approves the Project's one-year time extension based on the findings set forth in Section 2 and 3 noted above subject to the Time Extension conditions of approval provided in Exhibit 1 attached hereto and incorporated herein by reference.
- B. The Planning Commission directs staff to file the Notice of Exemption within five (5) business days.

SECTION 5: *Reliance on Record.* Each and every one of the actions in this Resolution is based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 6: *Limitations.* The Planning Commission's analysis and evaluation of the project is based on the best information currently available. In all instances, best efforts have been made to make accurate assumptions based on current knowledge.

SECTION 7: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 8: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 9: A copy of this Resolution must be mailed to Steve Fort on behalf of Cottage Health and to any other person requesting a copy. The documents and other materials, which constitute the record of proceedings upon which this decision is based,

are in the custody of the City Clerk, City of Goleta, 130 Cremona Drive, Suite B, Goleta, California, 93117.

SECTION 10: This Resolution is the Planning Commission's final decision and will become effective immediately upon adoption. Persons wishing to appeal this Resolution to the City Council must file a petition within ten (10) days with the City Clerk in accordance with GMC §§ 35-327, et seq.

PASSED, APPROVED AND ADOPTED this ____ day of January 2020.

JENNIFER SMITH, CHAIR

ATTEST:

DEBORAH LOPEZ
CITY CLERK

APPROVED AS TO FORM:

By: _____
WINNIE CAI
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Planning Commission Resolution No. 20-__ was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the __ day of January 2020, by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH LOPEZ
CITY CLERK

ATTACHMENT 1, EXHIBIT 1

CONDITIONS OF APPROVAL

TIME EXTENSION

**COTTAGE MEDICAL OFFICE BUILDING PROJECT DEVELOPMENT PLAN
454 SOUTH PATTERSON AVENUE, GOLETA, CA; APN 065-080-041;
CASE NO. 19-013-TEX**

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EXHIBIT 1
CONDITIONS OF APPROVAL
TIME EXTENSION
COTTAGE MEDICAL OFFICE BUILDING PROJECT DEVELOPMENT PLAN
454 SOUTH PATTERSON AVENUE, GOLETA, CA; APN 065-080-041;
CASE NO. 19-013-TEX

1. **Time Extension:** This time extension shall expire one (1) year after the approval date of the time extension, unless within such period substantial physical construction of the project has been completed.
2. **Development Plan Conditions of Approval:** Unless revised by approval of this Time Extension, all Conditions of Approval and Mitigation Measures associated with Final Development Plan 12-091-DP approved under Planning Commission Resolution 14-01 (Project Development Plan), remain in full force and effect. Any new and/or revised conditions approved as a part of this Time Extension shall be included as part of the 12-091-DP conditions of approval and are herein incorporated below.
3. The applicant shall submit a sight distance study for the site access driveways that includes an evaluation of sight distance requirements to determine whether and/or how large of a no-parking zone adjacent to the site access driveways is warranted. The applicant shall establish no-parking zones on either side of the site access driveways that will alleviate any sight distance obstructions as a result of parked cars along the east side of Patterson Avenue. The study shall be reviewed and approved by the Public Works Department prior to Land Use Permit approval.
4. Any directional signage at site driveways shall be updated to reflect the new medical office building use through the issuance of a Sign Certificate of Conformance or Zoning Clearance by the Planning and Environmental Review Department prior to Certificate of Occupancy.
5. The applicant shall provide to the Public Works Department for review and approval a full set of Public Improvement Plans and Civil Plans, including Erosion and Sediment Control Plans. The plans shall include a clear description of the proposed total area of disturbed surfaces for all construction indicated on the Public Improvement Plans and Civil Plans. The plans shall be approved prior to Land Use Permit approval.
6. If project square footage or impermeable surfaces increases at any time, the current California Regional Water Quality Control Board Central Coast Region's stormwater regulations shall apply.

7. Condition of approval Number 40 from the Project Development Plan, Payment of Development Impact Fees for Transportation (GTIP), is revised to have payment due prior to Certificate of Occupancy.
8. Conditions of approval 21, 34, and 42 from the Project Development Plan regarding Waste Reduction and Recycling Plan (WRRP) are revised to include a 65% landfill diversion goal.

- End of Conditions -

Attachment 2

Time Extension Request Letter

**Cottage Medical Office Building
Located at 454 South Patterson Avenue, Goleta, CA;
APN 065-080-041; Case No. 19-013-TEX**

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SUZANNE ELLEDGE

PLANNING & PERMITTING
SERVICES, INC.

30 January 2019

Brian Hiefield
Associate Planner
City of Goleta
Planning & Environmental Review Department
Current Planning Division
130 Cremona Drive
Goleta CA 93117

**RE: Time Extension Request
12-091-DP – Somera Medical Office Building
454 South Patterson Avenue**

RECEIVED
JAN 31 2019
City of Goleta
Planning & Environmental Dev.

Dear Brian:

On behalf of Somera Capital Management, LLC ("Somera"), I am requesting approval of a one-year Time Extension for the above referenced project originally approved by the City Planning Commission on February 24, 2014 (Resolution No. 14-01).

Recall that the project consists of the construction of a new two-story 20,000 square foot medical-dental office building at the above referenced property. A Modification was approved to allow approximately 22 square feet of paved parking surfaces within the front yard setback and compact parking spaces within the northern yard setback. The approved two-story building would have a maximum height of 35-feet, as permitted within the PI zoning district. Resolution No. 14-01 is enclosed for reference.

Condition of Approval 98 states the following:

*98. Approval of the Final Development Plan must expire five (5) years after approval, unless before the expiration date, substantial physical construction has been completed on the Development Plan **or a Time Extension has been applied for by the applicant. The decision maker with jurisdiction over the project may, upon good cause shown, grant a time extension for one year.** If the applicant requests a Time Extension, the project may be revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or additional identified project impacts. Fees must be those in effect at the time of issuance of a Land Use Permit.*

Per Section 35-317.9 Development Plan Time Limit and Condition of Approval 98 please accept this written request to extend the life of the originally approved Development Plan prior to expiration on February 24, 2019.

The need for the Time Extension is as a result of Somera's pending sale of the property to Goleta Valley Professional Buildings, Inc. and its interest in maintaining the approval for potential future development. I trust this is sufficient to document "good cause shown" and that we will have staff support for this request to the Planning Commission.

We understand that the one-year Time Extension clock starts from when the request is acted on by the Planning Commission, not from the anniversary original approval date.

We appreciate your consideration of this request and look forward to a timely hearing with the Planning Commission for a decision on this request. Should you have any questions or require additional information, please call me at (805) 966-2758 x 101.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

A handwritten signature in blue ink, appearing to read 'Steve Fort'.

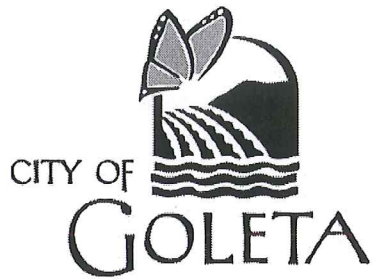
Steve Fort
Senior Planner

Attachment 3

Planning Commission Resolution 14-01

A Resolution of the Planning Commission of the City of Goleta, California, Adopting the Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and Approving the Development Plan and Associated Modifications for the Somera (Cottage) Medical Office Building Project Located at 454 South Patterson Avenue, Goleta, CA;APN 065-080-041; Case No. 19-013-TEX

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August 19, 2014

David Brown
Somera Capital
115 W Canon Perdido Street
Santa Barbara, CA 93101

CITY COUNCIL
Michael T. Bennett
Mayor

Paula Perotte
Mayor Pro Tempore

Roger S. Aceves
Councilmember

Jim Farr
Councilmember

Tony Vallejo
Councilmember

**INTERIM
CITY MANAGER**
Michelle Green

RE: Planning Commission Final Action Letter
Somera Medical Office Building; Case No. 12-091-DP

Dear Mr. Brown:

At the Planning Commission meeting of February 24, 2014, the Commission adopted the following resolution:

1. A Resolution of the Planning Commission of the City of Goleta, California, Adopting the Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and Approving the Development Plan and Associated Modifications for the Somera Medical Office Building ("project") located at 454 South Patterson Avenue, Goleta, CA; Case No. 12-091-DP; APN 065-090-013 (Resolution No. 14-01)

A copy of the executed resolution is enclosed.

Sincerely,

Lisa Prasse
Manager, Current Planning Division
Planning and Environmental Review Department

enc. Planning Commission Resolution 14-01

cc: Carrie Bennett, Goleta Water District
Marti Milan, Public Works Department
Dwight Peppin, Fire Department
Kamil Azoury, Goleta Sanitary District
Kent Epperson, Traffic Solutions
Carey Wilburton, SBCAPCD

Case file

RESOLUTION NO. 14-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, ADOPTING THE FINAL MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING THE DEVELOPMENT PLAN AND ASSOCIATED MODIFICATIONS FOR THE SOMERA MEDICAL OFFICE BUILDING PROJECT LOCATED AT 454 SOUTH PATTERSON AVENUE, GOLETA CA; CASE NO 12-091-DP; APN 065-090-013

WHEREAS, on June 6, 2012, Dana Severy for Somera Capital LLC, filed an application requesting approval of a Development Plan and associated Modifications 454 South Patterson Avenue, Goleta ("property"), to construct a 20,000-square foot medical office building (the "Project");

WHEREAS, the property has an Office and Institutional (I-OI) land use designation and Professional and Institutional (PI) zoning designation;

WHEREAS, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Pub. Resources Code, §§ 21000, et seq., "CEQA"), the regulations promulgated thereunder (14 Cal. Code Regs., §§15000, et seq., the "CEQA Guidelines"), and the City's Environmental Guidelines;

WHEREAS, after preparing an Initial Study, the Director of Planning and Environmental Review determined that a Mitigated Negative Declaration for the Project should be prepared pursuant to CEQA Guidelines §§ 15063 and 15070;

WHEREAS, the Mitigated Negative Declaration for the Project concludes that the Project will not have a significant effect on the environment with the inclusion of mitigation measures;

WHEREAS, the Mitigated Negative Declaration for the Project was prepared in full compliance with CEQA, the CEQA Guidelines, and the City's Environmental Review Guidelines and was released for public review from January 24, 2014 through February 24, 2014;

WHEREAS, on February 24, 2014, the Planning Commission of the City of Goleta held a duly noticed hearing at which time all persons wishing to offer testimony regarding the adequacy of the Mitigated Negative Declaration and the Development Plan with associated Modifications were heard; and

WHEREAS, the Planning Commission has considered the entire administrative record, including the staff report, Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and oral and written testimony from interested parties.

NOW THEREFORE, the Planning Commission of the City of Goleta, California does hereby resolve as follows:

SECTION 1: The Planning Commission hereby finds and determines that the foregoing recitals, which are incorporated by reference, are true and correct.

SECTION 2: *Findings.*

- A. The Planning Commission finds that the Mitigated Negative Declaration for the Project, as referred to in Exhibit 1 of Attachment 1, was prepared in full compliance with CEQA, the CEQA Guidelines, and the City's Environmental Review Guidelines. The Planning Commission finds in light of the whole record that the Project will not have a significant effect on the environment with the implementation of mitigation measures as enumerated in the Mitigated Negative Declaration;
- B. The Planning Commission finds that the required findings for the Project's Development Plan and Modifications can be made pursuant to the City of Goleta Inland Zoning Ordinance, as referred to in Exhibit 2 of Attachment 1;
- C. The Planning Commission finds that the Project's Conditions of Approval are appropriate for implementation of the Project, as referred to in Exhibit 3 of Attachment 1;
- D. The Planning Commission finds that the Project is consistent with the City of Goleta General Plan/Coastal Land Use, as referred to in Exhibit 4 of Attachment 1; and
- E. The Planning Commission finds that the Project is consistent with the City of Goleta Inland Zoning Ordinance, as referred to the in Exhibit 5 of Attachment 1.

SECTION 2: *Action.*

- A. The Planning Commission adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP), attached in Exhibit 1 of Attachment 1 and incorporated into this Resolution by reference, as required by Public Resources Code, § 21081(a) and CEQA Guidelines § 15074.
- B. The Planning Commission approves the Project's Development Plan and Modifications subject to the Conditions of Approval in Exhibit 3 of Attachment 1, and incorporated into this Resolution by reference, pursuant to the Goleta Municipal Code §§ 35-317.7 and 35-317.8.

SECTION 3: *Reliance on Record.* Each and every one of the actions in this Resolution is based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 4: *Limitations.* The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the

project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.


SECTION 5: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 6: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 7: A copy of this Resolution must be mailed to Dana Severy on behalf of Somera Capital LLC and to any other person requesting a copy. The documents and other materials, which constitute the record of proceedings upon which this decision is based, are in the custody of the City Clerk, City of Goleta, 130 Cremona Drive, Suite B, Goleta, California, 93117.

SECTION 8: The resolution shall become effective upon adoption.

PASSED, APPROVED AND ADOPTED this 24th day of February 2014.



MEG WEST
CHAIR

ATTEST:

APPROVED AS TO FORM:



DEBORAH S. LOPEZ
CITY CLERK



WINNIE CAI
DEPUTY CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Planning Commission Resolution No. 14-01 was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the 24th day of February, 2014, by the following vote of the Planning Commission:

AYES: CHAIR DANIELS, VICE CHAIR KESSLER-SOLOMON,
 COMMISSIONERS DRESSLER, ONNEN AND WEST

NOES: NONE

ABSENT: NONE

ABSTENTIONS: NONE

(SEAL)


DEBORAH S. LOPEZ
CITY CLERK

**ATTACHMENT 1, EXHIBIT 3
DEVELOPMENT PLAN
CONDITIONS OF APPROVAL
SOMERA MEDICAL OFFICE BUILDING
CASE NO. 12-091-DP**

In addition to all applicable provisions of the Goleta Municipal Code ("GMC"), Somera Capital LLC (Applicant) agrees to comply with the following provisions as conditions for the City of Goleta's approval of Case No. 12-091-DP ("Project").

1. **AUTHORIZATION:** Any proposed deviations from the exhibits, project description, or conditions must be submitted to the City of Goleta for its review and approval. Deviations without the above-described approval will constitute a violation of the permit approval. The exhibits associated with this permit include:

Somera Medical Office Project, 12-091-DP Plans dated 10-18-2012

Sheet A1	Site Plan
Sheet A2	Site Plan (Con't)
Sheet A2.1	First Floor Plan
Sheet A2.2	Second Floor Plan
Sheet A3	Roof Plan
Sheet A4	Exterior Elevations
Sheet C-1	Preliminary Grading Drainage Plan
Sheet Eltg	Site Lighting Photometric Plan
Sheet PL-1	Preliminary Landscaping Plan

2. **AUTHORIZED DEVELOPMENT:**

The Project consists of the construction of new two-story, 20,000-square foot medical-dental office building at 454 South Patterson Avenue. Associated with the Development Plan application are Modification requests to allow approximately 22 square-feet of paved parking surfaces within the front yard setback and compact parking spaces within the northern side yard setback. The proposed two-story medical-dental building would have a maximum height of 35-feet, as permitted within the PI zoning district.

The medical-dental building will comprise solely of medical and dental related office uses. The first and second floors will each consist of 10,000-square feet of office related space. The proposed building is located in the western portion of the site, directly north of the existing medical office building and the proposed courtyard plaza. The footprint is basically square, except for a rounded façade along the west elevation of the building. Access to the project site from Patterson Avenue would be provided by a re-aligned driveway at the northwest corner of the project site and a second driveway at the southwest corner. The existing 20-foot entry driveway located north of the existing

building will be demolished. Two new parking surfaces are proposed; one located directly west of the existing building and the second along the northern property line to accommodate required parking spaces. A total of 228 parking spaces would be provided for the project; 8 ADA spaces, 191 standard and compact spaces and 29 shared spaces. The shared spaces will be provided by a shared reciprocal parking and access agreement with the adjoining property to the east.

A preliminary landscape plan has identified 26,227-square feet of area to be landscaped on the project site. The plan includes various drought tolerant shrubs, jacaranda trees, evergreen trees, and various other ground covers.

Preliminary earthwork quantities are estimated at 400 cubic yards of cut and 0 cubic yards of fill (net export of 400 cubic yards). Stormwater drainage would flow from the northwesterly and southwesterly parking areas into the landscaped areas along the western property line to allow for infiltration. The project will drain excess filtered stormwater to the existing storm drain system and a portion of the runoff towards Patterson Avenue. The Goleta Water District and the Goleta Sanitary District would provide water and sanitary sewer service to the proposed project.

The grading, development, use and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources must substantially conform to the project description and abide by the conditions of approval below. The property and any portions thereof must be sold, leased, or financed in compliance with this project description and the approved exhibits and conditions of approval. All plans must be submitted for review and approval and must be implemented as approved by the City of Goleta. Minor changes to the project description are subject to the approval of the Director of Planning and Environmental Review, or designee (collectively, the "Director").

CONDITONS OF APPROVAL

FROM MITIGATED NEGATIVE DECLARATION 12-091-MND

Cultural Resources

1. Archeology: In the event archaeological resources are encountered during grading, work must be stopped immediately or redirected until the City-approved archaeologist and Native American representative can evaluate the significance of the find pursuant to Phase 2 investigation standards set forth in the City Archaeological Guidelines. The Phase 2 study must be funded by the applicant. If resources are found to be significant, they must be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines. The Phase 3 mitigation program must be funded by the applicant. **Plan Requirements and Timing:** This requirement must be printed on all plans submitted for any Land Use Permit (LUP), building, grading, or demolition permits. **Monitoring:** City staff must conduct periodic field inspections to verify compliance during ground disturbing activities and must ensure preparation of any necessary Phase 2 and/or Phase 3 investigation.

Noise

2. Construction Noise: The following measures must be incorporated into grading and building plan specifications to reduce the impact of construction noise:
 - a. All construction equipment, fixed or mobile, must be equipped with properly operating and maintained mufflers. Noise attenuation barriers and mufflers of grading equipment must be required for construction equipment generating noise levels above 95 dB at 50 feet from the source;
 - b. Construction noise reduction methods such as but not limited to shutting off idling equipment, installing acoustic barriers around significant sources of stationary construction noise sources, maximizing the distance between equipment and staging areas occupied residential areas, and use of electric air compressors and similar power tools (rather than diesel equipment) must be used when feasible;
 - c. During construction, stationary construction equipment must be placed such that emitted noise is directed away from sensitive noise receivers;
 - d. During construction, stockpiling and vehicle staging areas must be located as far as practicable from noise sensitive receptors
 - e. Earthmoving equipment operating on the construction site must be as far away from vibration-sensitive sites as possible; and
 - f. Construction hours, allowable workdays, the telephone number of the job superintendent and the telephone number of City staff contact(s) must be clearly posted at all construction entrances to enable surrounding owners and residents to contact the job superintendent directly. If the job superintendent receives a complaint, the superintendent must notify the Planning and Environmental Review Director, or designee, and investigate, take appropriate corrective action, and report the action taken to the reporting party and the Planning and Environmental Review Director, or designee.

Plan Requirements and Timing: The location of the three signs stating these restrictions must be identified on a site plan. The three signs stating these restrictions must be provided by the applicant/contractor and posted on site at each entrance to the project. All signs must be in place before the start of site preparation and grading activities and maintained through to occupancy clearance. Requirements a-f must be incorporated as text into all plan sets and must be incorporated graphically into all plan sets submitted for approval of any Land Use, building, or grading permits before permit approval. **Monitoring:** The Planning and Environmental Review Director, or designee, must verify compliance before Land Use, building, or grading permit approval. The Planning and Environmental Review Director, or designee, must periodically inspect the site to verify compliance with all noise attenuation requirements.
3. Construction Noise: Stationary construction equipment that generates noise which exceeds 65 dBa at the project boundaries must be shielded to the Planning and Environmental Review Director, or designee, satisfaction. **Plan Requirements and Timing:** The applicant/contractor must submit a list of all stationary equipment to be used in project construction which includes manufacturer's specifications on equipment noise levels as well as recommendations from the project acoustical engineer to shielding such stationary equipment so that it complies with this requirement for review and approval by the Planning

and Environmental Review Director. The equipment area with appropriate acoustic shielding must be designated on building and grading plans. Equipment and shielding must remain in the designated location throughout construction activities. This information must be reviewed and approved by the Planning and Environmental Review Director, or designee, before issuance of any Land Use Permit. All City approved noise attenuation measures for stationary equipment used in any construction and/or demolition activities must be implemented and maintained for the duration of the period when such equipment is on-site.

Monitoring: The Planning and Environmental Review Director, or designee, must perform site inspections to verify compliance.

Transportation/Traffic

4. Unless previously constructed under City direction, the permittee must construct improvements to achieve an LOS C operating condition at the Patterson Avenue/U.S. 101 Southbound Ramps intersection during the PM peak hour. The improvements must include, without limitation, the following:

- Restripe of the southbound approach (on the overpass) to provide dual left-turn lanes; and
- Install a ramp meter on south bound 101 ramp

The permittee must prepare the appropriate plans and enter into a Public Improvement Agreement, approved by the City Attorney, for the construction of the additional northbound through-lane improvements, and post a performance security deemed adequate by the Public Works Director or designee to cover the cost of all such improvements, or construct the improvements before issuance of any certificate of occupancy. Should these improvements be previously constructed, the permittee must pay its "fair share" of the construction costs per applicable law. **Plan Requirements and Timing:** Before issuance of any Land Use Permit, the permittee must submit and secure approval of intersection improvements described in the traffic study (Somera, December 20, 2013) by the Public Works Director or designee, in consultation with Caltrans staff, and enter into a Public Improvements Agreement, approved by the City Attorney, and post a performance security deemed adequate by the Public Works Director or designee. Before the issuance of any certificate of occupancy, the permittee must obtain all necessary permits and construct/complete improvements. **Monitoring.** The Public Works Director or designee, in consultation with Caltrans staff, must verify approval of the preliminary intersection design before issuance of any Land Use Permit. The Public Works Director or designee must verify that performance securities have been posted, necessary permits for construction have been obtained, and construction of improvements have been completed in accordance with approved plans before the issuance of any certificate of occupancy.

PLANNING AND ENVIRONMENTAL REVIEW CONDITIONS

5. The permittee shall receive Preliminary and Final approval from the Design Review Board. The DRB shall specifically consider compatibility with the area and surroundings, architectural treatments, placement of mechanical equipment and utility infrastructure, colors, materials, finish floor elevations, night lighting, trash enclosures, and landscape

palette during review of all project plans, including the lighting, utility, landscape, and building plans. **Plan Requirements and Timing:** The DRB review must include site plan, floor plan, elevations, grading plan, landscape plan, and lighting plan consistent with the City's DRB submittal requirements. The permittee must provide the DRB with all materials requested by the DRB to complete its review. The DRB must provide Preliminary and Final approval before the City issues any Land Use Permit (LUP) for the project. In particular, the DRB must review the following items of concern affecting the project:

- a. Size, bulk and scale/massing;
- b. Architectural style and detailing;
- c. Quality of building materials;
- d. Appropriateness of landscaping for screening and surroundings; and
- e. Lighting/glare spillover.

Monitoring: The Planning and Environmental Review Director, or designee, must verify compliance with this mitigation measure before the City issues any LUP for the project, during field inspection, and prior to final inspection.

6. The height of structural development shown on final plans cannot exceed the mean height and peak height shown on approved project exhibit maps. Finished grade must be consistent with the approved final grading plan. The permittee must ensure that the project complies with height limitations shown on City-approved LUP plans during project construction. **Plan Requirements and Timing:** During the framing stage of construction and before roofing begins, the permittee must submit verification from a licensed surveyor demonstrating that finished grade and mean height and peak height from finished floor of all structures conform to those shown on issued-LUP plan sets (see grading sheet for identification of finished floor elevation, elevation sheets for mean and peak height elevations in order to determine overall height above sea level). **Monitoring:** The Planning and Environmental Review Director, or designee, must verify compliance before the City issues a Certificate of Occupancy.
7. The permittee must ensure that construction debris is prevented from blowing off-site and is screened from public view during the construction phase. Construction staging areas must be screened from public view. Project-specific Best Management Practices (BMPs) required pursuant to the project's (Storm Water Pollution Prevention Plan)SWPPP must include shaker plates or other approved devices to prevent dirt track out of the project site. Trash receptacles must be emptied at least once every other day and cannot be permitted to overflow. Stockpiles of materials must be screened from public view to the extent feasible. Graffiti must be removed from any surface within 24 hours. **Plan Requirements and Timing:** Covered receptacles must be provided on-site before the permittee commences any grading or construction activities. Waste must be removed not less than once every two days or more frequently as directed by the Planning and Environmental Review Director, or designee. The permittee must designate and provide to the Planning and Environmental Review Director, or designee, the name and phone number of a contact person(s) to monitor construction waste. Additional covered receptacles must be provided as determined necessary by the Planning and Environmental Review Director, or designee. Waste control must occur throughout all grading and construction activities. Construction staging areas shall be surrounded by temporary fencing and screened from view. Material stockpiles must be placed in areas where they will be screened from public view. The site must be left in a

clean and tidy condition at the end of any working day. The site must be fenced with temporary fencing during the construction phase. All graffiti must be removed from any surface within 24 hours of its appearance. These requirements must be noted on all plans before the City issues a Land Use Permit for grading. **Monitoring:** The Planning and Environmental Review Director, or designee, must periodically inspect throughout the grading and construction phase(s) of the project to verify compliance with this mitigation measure.

8. The permittee must enter into a maintenance agreement, in a form approved by the City Attorney, with the City. The maintenance agreement must specify maintenance standards for landscaping maintenance, building maintenance (including painting and roofing, graffiti abatement), roadway and parking area maintenance, and stormwater system maintenance. **Plan Requirements and Timing:** A draft maintenance agreement must be submitted to the City Attorney for review before the City issues any LUP for the project. The permittee must sign the maintenance agreement, approved by the City Attorney's Office, including at least a 5-year maintenance period, before the City issues a certificate of occupancy. **Monitoring:** The Planning and Environmental Review Director, or designee, must verify compliance with this requirement.
9. All new utility service connections and above-ground mounted equipment such as backflow devices, etc., must be placed on private property, 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 must be placed in underground vaults, unless otherwise approved by the Planning and Environmental Review Director, or designee, and then must be completely screened from view. All gas and electrical meters must be concealed and/or painted to match the building. All gas, electrical, backflow prevention devices and communications equipment must 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 must be installed below grade unless otherwise approved by the Public Works Director, or designee, and then must be completely screened from view. **Plan Requirements and Timing:** The plans submitted for City staff and DRB Preliminary/Final review must identify the type, location, size, and number of utility connections and above-ground mounted equipment as well as how such equipment would be screened from public view and the color(s) that it would be painted so as to blend in with the project and surrounding area. **Monitoring:** Before the City issues a certificate of occupancy, the Planning and Environmental Review Director, or designee, must verify that all above-ground utility connections and equipment is installed, screened, and painted per the approved final project plans.
10. The permittee must submit a composite utility plan for DRB Preliminary/Final review. All external/roof mounted mechanical equipment (e.g., any HVAC condensers, switch boxes) must be included on all building plans and be designed to be integrated into the structure and/or screened in their entirety from public view. **Plan Requirements and Timing:** Detailed plans showing all external/roof mounted mechanical equipment must be submitted for review and approval by the Planning and Environmental Review Director, or designee, and the DRB before the City issues any LUP for the project. **Monitoring:** Before the City issues any certificate of occupancy, the Planning and Environmental Review Director, or

designee, must verify installation of all external/roof mounted mechanical equipment per the approved plans.

11. Trash/recycling enclosure(s) must be provided. All trash storage areas must be screened with covered trash enclosures that are architecturally compatible with the project design. Such enclosures must have a solid wall of sufficient height to screen the area and support an enclosure covering and must include a solid gate. All trash storage areas must be maintained in good repair. **Plan Requirements and Timing:** The enclosure must be compatible with the architectural design of the project, be of adequate size for trash and recycling containers (at least 50 SF), and be accessible by users and for removal. The trash/recycling area must be enclosed with a solid wall of sufficient height to screen the area, include a solid gate and a roof, and be maintained in good repair, in perpetuity. The enclosure(s) must be shown on project plans and the DRB before the City issues any LUP for the project. **Monitoring:** Before the City issues any certificate of occupancy, the Planning and Environmental Review Director, or designee, must verify installation of all trash and storage enclosure/areas per the approved plans.
12. Project landscaping must consist of approximately seventy-five percent (75%) drought-tolerant native and/or Mediterranean type plant coverage which adequately complements the project design and integrates the site with surrounding land uses. The plant materials used in landscaping must be compatible with the Goleta climate pursuant to Sunset Western Garden Book's Zone 24 published by Sunset Books, Inc., Revised and Updated 2012 edition. Landscaping must also provide partial screening of the site parking areas and structures, complement the project design, and integrate the site with surrounding land uses. Such landscaping must include native, drought tolerant species wherever feasible. **Plan Requirements and Timing:** The final landscape plan must identify the following:
 - a) type of irrigation;
 - b) all existing and new trees, shrubs, and groundcovers by species;
 - c) size of all plantings;
 - d) map showing areas of high saline constrained soils;
 - e) location of all plantings;
 - f) drought-tolerant native and/or Mediterranean type plant coverage; and
 - g) statement of compatibility with the Goleta climate.

The final landscape must be reviewed and approved by the DRB before the City issues any LUP for the project. The project landscaping must comply with the approved plant palette throughout the life of the development. **Monitoring:** Before final inspection, the Planning and Environmental Review Director, or designee, must site inspect to ensure that landscaping was installed consistent with the final landscape plan.

13. The permittee must enter into a maintenance agreement, in a form approved by the City Attorney, to install required landscaping and water-conserving irrigation systems as provided in the final landscape plan as well as to maintain required landscaping and water-conserving irrigation systems for the life of the project. **Plan Requirements and Timing:** A draft maintenance agreement must be submitted to the City Attorney for review before the City

issues any LUP for the project. The permittee must execute the landscape installation and maintenance agreement, including at least a 5-year maintenance period, before the City issues a certificate of occupancy. Performance securities for installation and maintenance must be reviewed and approved by the Planning and Environmental Review Director, or designee, before the City issues a certificate of occupancy. **Monitoring:** Before the City issues a certificate of occupancy, the Planning and Environmental Review Director, or designee, must inspect the site to ensure installation according to the approved plan. The Planning and Environmental Review Director, or designee, must check maintenance as needed. The Planning and Environmental Review Director, or designee, may release any performance security upon satisfaction of the terms of the agreement and with verification from a licensed landscape architect that the installed landscaping species conform to those shown on issued-LUP plan sets.

14. No signs of any type are approved within this action. All signs require a separate sign permit and DRB approval and must comply with the sign regulations set forth in the Goleta Municipal Code (Article I, Chapter 35). **Plan Requirements and Timing:** Signage must comply with the Goleta Municipal Code (Article I, Chapter 35) before the City issues any Sign Certificate of Conformance. **Monitoring:** The Planning and Environmental Review Director, or designee, must verify compliance with this requirement.
15. Any exterior night lighting installed on the project site must be of low intensity, low glare design, and be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Exterior lighting fixtures must be kept to the minimum number and intensity needed to ensure public safety. These lights shall be dimmed after 11:00 p.m. to the maximum extent practical without compromising public safety as determined by the Police Chief, or designee. Upward directed exterior lighting is prohibited. All exterior lighting fixtures must be appropriate for the architectural style of the structure and surrounding area. **Plan Requirements and Timing:** The locations of all exterior lighting fixtures, complete cut-sheets of 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 must be reviewed and approved by the DRB, the Planning and Environmental Review Director, or designee, and Police Chief, or designee, before the City issues any Land Use Permit. **Monitoring:** Before the City issues a certificate of occupancy, the Planning and Environmental Review Director, or designee, must inspect exterior lighting fixtures to ensure that exterior lighting fixtures were installed consistent with approved plans.
16. Dust generated by construction and/or demolition activities shall be kept to a minimum. **Plan Requirements:** The following dust control measures must be shown on all building and grading plans and the permittee must ensure that these measures are implemented by the contractor/builder:
 - a. During clearing, grading, earth-moving, excavation, and/or transportation of cut or fill materials, excessive fugitive dust emissions must be controlled by regular watering or other dust-preventive measures using the following procedures, as specified by the SBAPCD:
 - i. During construction, water trucks or sprinkler systems shall be used to keep all areas of the 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 wind exceeds 15 miles per hour. Reclaimed water should be used whenever possible.
- ii. Minimize amount of disturbed area and reduce on-site vehicle speeds to 15 miles per hour or less (the site will contain posted signs with the speed limit).
 - iii. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting soil material to and from the site shall be tarped from the point of origin.
 - iv. Gravel pads must be installed at all access points to prevent the tracking of mud onto public roads
 - v. After clearing, grading, earth moving, and/or excavation is complete, the disturbed area must be treated by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed in a manner that prevents dust generation.

The permittee must ensure that the contractor or builder designates a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust offsite. Their duties must include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons must be provided to the Director of Planning and Environmental Services, or designee, and to the SBAPCD, and must be posted in three locations along the project site's perimeter for the duration of grading and construction activities. **Timing:** All requirements must be referenced in all clearance plans and reviewed and approved by the Planning and Environmental Review Director, or designee, before the City issues any LUP. Requirements must be adhered to throughout all grading and construction periods. **Monitoring:** The Planning and Environmental Review Director, or designee, must ensure mitigation measures are included on plans and must periodically inspect the project site to verify compliance. SBAPCD inspectors will respond to nuisance complaints.

17. Transport of all exported cut material from the project implementation must be tarped from the project site to the point of storage. **Plan Requirements and Timing:** This requirement must be printed on all plans submitted when requesting any LUP, building, or grading permit(s) for the project. The permittee must designate one or more locations as, deemed appropriate by the Planning and Environmental Review Director, or designee, for posting of a notice(s) to all drivers of vehicles transporting soils. Such signs will be maintained in their approved location(s) during project construction. The location and information provided on the sign(s) must be reviewed and approved by the Planning and Environmental Review Director, or designee, before the City issues any LUP for the project. **Monitoring:** The Planning and Environmental Review Director, or designee, must ensure measures are printed on plans and shall periodically inspect the project site to verify compliance. SBAPCD inspectors will respond to nuisance complaints.
18. Grading and construction contracts must specify that contractors adhere to requirements that reduce emissions of ozone precursors and particulate emissions from diesel exhaust. **Plan Requirements:** The following apply:
- a. All portable diesel-powered construction equipment must be registered with the California portable equipment registration program OR obtain a SBAPCD permit.

- b. Fleet owners of mobile construction equipment are subject to the California Air Resources Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13, California Code of Regulations, §2449).
- c. All commercial diesel vehicles are subject to limitations on idling time (Title 13, California Code of Regulations, §2485). Idling of heavy-duty diesel construction equipment and trucks during loading and unloading is limited to five minutes. Electric auxiliary power units should be used.
- d. Diesel construction equipment meeting the CARB Tier 2 or higher emission standards for off-road heavy-duty diesel engines must be used. If such equipment is not commercially available, equipment meeting CARB Tier 1 or higher emission standards must be used.
- e. Where it is possible to do so, diesel-powered equipment must be replaced by electric equipment.
- f. Diesel construction equipment must be equipped with selective catalytic reduction systems, diesel oxidation catalysts, and diesel particulate filters as certified and/or verified by CARB or the EPA if available.
- g. Catalytic converters must be installed on gasoline-powered equipment if feasible.
- h. All construction equipment must be maintained in tune per the manufacturer's specifications.
- i. The engine size of construction equipment must be the minimum practical size.
- j. The number of construction equipment operating simultaneously must be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- k. Construction worker trips must be minimized by promoting carpooling and by providing lunch onsite.
- l. Coatings (e.g. paints) must be labeled as "low-VOC" or "zero-VOC" in accordance with EPA rules for interior and exterior surfaces.

Timing: All requirements must be included on all grading and construction plans and be reviewed and approved by the Planning and Environmental Review Director, or designee, before the City issues any LUP. Requirements must be adhered to throughout all grading and construction periods. **Monitoring:** The Planning and Environmental Review Director, or designee, must ensure measures are printed on plans and periodically inspect the project site to verify compliance. SBAPCD inspectors will respond to nuisance complaints.

19. Diesel fuel emissions must be limited as follows. **Plan Requirements:** The following limitations on diesel-fueled vehicles in excess of 10,000 pounds must apply during all construction and subsequent operational activities:
- a. Diesel-fueled vehicles exceeding 10,000 pounds cannot idle in one location for more than five (5) minutes at a time.
 - b. Diesel-fueled vehicles exceeding 10,000 pounds cannot use diesel-fueled auxiliary power units for more than five (5) minutes to power heater, air conditioner, or other ancillary equipment on any such vehicle.

- c. The permittee must designate one or more locations as deemed appropriate, for the permanent posting of a notice(s) to all drivers of diesel-fueled vehicles exceeding 10,000 pounds of these limitations on vehicle idling in all areas of the property that may be frequented by such vehicles. Such signs must be maintained in their approved location(s) as long as diesel-fueled vehicles exceeding 10,000 pounds are being used.

Timing: All requirements must be included on all grading and construction plans and be reviewed and approved by the Planning and Environmental Review Director, or designee, before the City issues any LUP. The permittee must adhere to these requirements throughout all grading and construction periods. The location and information provided on the sign(s) must be reviewed and approved by the Planning and Environmental Review Director, or designee, before the City issues any LUP. **Monitoring:** The Planning and Environmental Review Director, or designee must ensure measures are printed on plans and shall periodically inspect the site to verify compliance. SBAPCD inspectors will respond to nuisance complaints.

20. All grading and earthwork recommendations from the project geotechnical and soils reports, including any updates, must be incorporated into the final project design, including the Final Grading, Drainage and Erosion Control Plans, or other plans deemed necessary by the Planning and Environmental Review Director, or designee, and must ensure they meet the City's building code requirements set forth in the Goleta Municipal Code. All grading activities must be supervised by a Registered Civil Engineer or Certified Engineering Geologist. **Plan Requirements and Timing:** Final grading, drainage, and erosion control plans must be reviewed and approved by the Planning and Environmental Review Director, or designee, and Public Works Director, or designee, before the City issues a Land Use Permit for grading. **Monitoring:** The Planning and Environmental Review Director, or designee, and Public Works Director, or designee, must verify compliance during grading and construction activities. An enclosure must be provided per Public Works standards that has architectural elements and/or colors that matches the site and/or building as reviewed and approved by the DRB.
21. The proposed project must include, without limitation, the following list of potential design features. These features must be incorporated into the project design to ensure consistency with adopted statewide plans and programs. The project applicant must demonstrate the incorporation of the following project design features before issuance of building or occupancy permits as applicable.

Energy Efficiency

- Design and construct buildings to be energy efficient, 15 percent above Title 24 requirements (before building permit issuance).

Water Conservation and Efficiency

- Install water-efficient irrigation systems (before building permit issuance).
- Install low-flow faucets, toilets, and showers (before building permit issuance).

Waste

- Institute recycling and composting systems achieving a minimum 50% reduction in waste disposed (before issuance of Certificate of Occupancy).

Timing: These requirements must be shown on plans before the City issues a Land Use Permit for any building. **Monitoring:** Planning and Environmental Review Director, or designee, must verify compliance with this mitigation measure before the City issues any building permit or certificate of occupancy, as applicable.

22. The permittee must prepare an Alternative Transportation/Transportation Demand Management Program to help reduce emissions associated with project-generated vehicular trips. **Plan Requirements:** The Alternative Transportation/Transportation Demand Management Program must include, but not be limited to, the following elements:

- a) The applicant must contact the Metropolitan Transit District (MTD) and SBCAG Traffic Solutions to identify appropriate Transportation Demand Management (TDM) programs that are available to serve both customers and employees. Notice of all available TDM programs must be given to all new employees when they are hired. All employees must be advised of any ride sharing program or similar successor program administered by the Santa Barbara Association of Governments. The applicant must request that all employees register semi-annually in the ride sharing program and shall make an effort to encourage participation in the program.
- b) Notice of MTD bus routes and schedules must be posted and maintained up-to-date in a central location(s).
- c) Separate male and female shower facilities must be provided onsite and be available for use during and after work hours for all employees. Notice of these facilities must be provided to all new employees when hired.
- d) An employee lunch room must be provided and must include the following amenities: refrigerator, microwave oven, sinks, food preparation tables, and tables/chairs.
- e) Secure bicycle storage must be provided onsite.

Timing: An Alternative Transportation/TDM Program must be prepared by the permittee for review and approval by the Planning and Environmental Review Director, or designee, before issuance of any Land Use Permit. **Monitoring:** Prior to final inspection, City staff shall verify compliance.

23. Each Tenant of the project building must arrange for all medical waste disposal, which must be provided by a licensed medical waste hauler and must comply with all applicable laws, rules and regulations (including California Health and Safety Code Section 117600 et seq.). **Plan Requirements and Timing:** The permittee must ensure inclusion of a statement in

future lease or rental agreements consistent with the above requirement. A pro forma rider to the lease/rental agreement for future tenants incorporating the above provision must be prepared by the permittee for review and approval the Planning and Environmental Review Director, or designee, before issuance of any Land Use Permit. **Monitoring:** The Planning and Environmental Review Director, or designee, must review and approve the pro forma rider to the lease/rental agreements for future tenants before issuance of any Land Use Permit.

24. Catch basin filter inserts capable of capturing sediment, trash, debris, and petroleum products from low flow (first flush) stormwater runoff shall be installed in each stormwater inlet/catch basin to be connected to the storm drain system serving the project site. **Plan Requirements and Timing:** Catch basin filter inserts shall be specified for installation in all project stormwater inlets/catch basins shown on the final grading/drainage plan. The specifications for such inserts shall be reviewed and approved by City staff prior to LUP issuance. All catch basin filter inserts for the curb inlets in the proposed parking area as identified on the approved grading/drainage plan shall be installed prior to occupancy clearance. **Monitoring:** The project engineer must verify installation of all approved catch basin filter inserts in writing per the timing requirements noted above.
25. The applicant shall obtain proof of exemption or proof that a National Pollutant Discharge Elimination System Storm Water Permit from the California Regional Water Quality Control Board has been applied for by Certified Mail. **Plan Requirements and Timing:** The applicant shall submit proof and City staff shall review and approve documentation prior to LUP issuance. **Monitoring:** The Planning and Environmental Review Director, or designee, must review the documentation prior to LUP issuance.
26. The applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) covering all phases of grading operations. **Plan Requirements:** The SWPPP shall be prepared by a licensed civil engineer and incorporate all appropriate Best Management Practices (BMPs) necessary to mitigate short-term construction impacts. The plan may include, but is not limited to, the following BMPs:
 - a. temporary berms and sedimentation traps (such as silt fencing, straw bales, and sand bags); the BMPs shall be placed at the base of all cut/fill slopes and soil stockpile areas where potential erosion may occur and shall be maintained to ensure effectiveness; the sedimentation basins and traps shall be cleaned periodically and the silt shall be removed and disposed of in a location approved by the City;
 - b. non-paved areas shall 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 shall include drought-resistant, fast-growing vegetation that would quickly stabilize exposed ground surfaces; alternative materials rather than reseeded (e.g., gravel) may be used, subject to review and approval by Planning and Environmental Services and Community Services;
 - c. runoff shall not be directed across exposed slopes; all surface runoff shall be conveyed in accordance with the approved drainage plans;
 - d. energy dissipators or similar devices shall be installed at the end of drainpipe outlets to minimize erosion during storm events;

- e. grading shall occur during the dry season (April 15th to November 1st) unless a City approved erosion control plan is in place and all erosion control measures are in effect; erosion control measures shall be identified on an erosion control plan and shall prevent runoff, erosion, and siltation; all exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion; graded surfaces shall be reseeded within four (4) weeks of grading completion, with the exception of surfaces graded for the placement of structures; these surfaces shall also be reseeded if construction of structures does not commence within four (4) weeks of grading completion.

Timing: The final drainage/stormwater quality protection plan shall be submitted to City staff for review and approval prior to LUP issuance. **Monitoring:** The Planning and Environmental Review Director, or designee must verify that the SWPPP has been implemented per the approved final plan prior to commencement of grading.

27. The applicant shall prepare a final drainage/stormwater quality protection plan consistent with the City's Storm Water Management Plan that identifies all Best Management Practices (BMPs). **Plan Requirements:** The final drainage/stormwater quality protection BMPs plan shall be prepared by a licensed civil engineer. The plan may include, but is not limited to, the following BMPs:

- a. a final drainage analysis that provides final estimates on pre/post development stormwater runoff volumes, required storage capacity, and specifications on all elements of the drainage control system;
- b. regular maintenance and cleaning of catch basins and detention basins;
- c. routine cleaning of streets, parking lots, and storm drains;
- d. stenciling of all storm drain inlets to discourage dumping by informing the public that water flows to the ocean;
- e. development of an integrated pest management program for landscaped areas of the project, emphasizing the use of biological, physical, and cultural controls rather than chemical controls;
- f. provision of educational flyers to residents/commercial tenants regarding proper disposal of hazardous waste and automotive waste;
- g. provision of trash storage/material storage areas that are covered by a roof and protected from surface runoff.

Timing: The final drainage/stormwater quality protection plan shall be submitted to City staff for review and approval prior to LUP issuance. **Monitoring:** The Planning and Environmental Review Director, or designee must verify that drainage/stormwater quality protection plan has been constructed/installed per the approved final plan prior to final inspection.

28. The applicant shall prepare a maintenance agreement that addresses maintenance requirements for all improvements associated with the stormwater quality protection/BMPs described in the final drainage/stormwater quality protection plan. **Plan Requirements:** At a minimum, the maintenance agreement shall include requirements that all inline storm drain filters shall be inspected, repaired, and cleaned per manufacturer specifications and at a minimum prior to September 30th of each year. Additional inspections, repairs, and maintenance shall be performed after storm events as needed throughout the rainy season (November 1st to April 15th) and/or per manufacturer specifications. Any necessary major

repairs shall be completed prior to the next rainy season. Prior to September 30th of each year, the applicant shall submit to the City for its review and approval a report summarizing all inspections, repairs, and maintenance work done during the prior year. **Timing:** The applicant shall submit the required maintenance agreement to City staff for review, approval, and execution prior to LUP issuance. **Monitoring:** The Planning and Environmental Review Director, or designee must periodically verify compliance with the provision of the agreement and respond to instances of non-compliance with the agreement.

29. Compliance with the Santa Barbara County Fire Department Memorandum of 8/6/2012 is required, 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, approved locking systems for any gated access ways, and appropriate landscape palette selection. **Plan Requirements and Timing:** Fire Department sign-off is required before issuance of any Land Use Permit, permit for grading or construction of structures, and/or certificate of occupancy, as applicable. **Monitoring:** Before final map recordation, or issuance of any Land Use Permit, permit for grading or construction, and/or certificate of occupancy, the Planning and Environmental Services Director, or designee, must verify that Fire Department review and approval has been obtained, as applicable.
30. A Connection Permit from the Goleta West Sanitary District shall be obtained. **Plan Requirements and Timing:** The Connection Permit shall be provided to the City prior to LUP issuance. **Monitoring:** The Connection Permit must be on file with the City prior to LUP issuance.
31. A Can and Will Service (CAWS) Letter from the Goleta Water District shall be obtained. **Plan Requirements and Timing:** The CAWS Letter shall be provided to the City prior to LUP issuance. **Monitoring:** The CAWS Letter must be on file with the City prior to LUP issuance.
32. Outdoor water use must be minimized. **Plan Requirements:** The following measures must be implemented in the final landscape plan:
- a. the final landscaping shall use approximately 75% drought-tolerant native and/or Mediterranean type species;
 - b. drip irrigation or other water-conserving irrigation shall be installed;
 - c. plant material shall be grouped by water needs;
 - d. turf shall constitute less than 20% of the total landscaped area if proposed under the final landscape plan;
 - e. no turf shall be allowed on slopes of over 4%;
 - f. extensive mulching (2" minimum) shall be used in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction; and
 - g. moisture sensing devices shall be installed to prevent unnecessary irrigation.

Timing: The final landscape plan must include these requirements and shall be reviewed and approved by City staff and DRB. The applicant shall implement all elements of the final

landscape plan prior to final inspection. **Monitoring:** Prior to final inspection, The Planning and Environmental Review Director, or designee must verify installation according to plan.

33. Reclaimed/non-potable water, if available, shall be used for all dust suppression activities during grading and construction. **Plan Requirements and Timing:** This measure shall be included as a note on all plans submitted for any LUP, grading, and/or building permit. Evidence of availability or lack thereof, shall be provided to the City. **Monitoring:** The Planning and Environmental Review Director, or designee must site inspect to ensure that reclaimed/non-potable water is being used for dust suppression.
34. A Waste Reduction and Recycling Plan (WRRP) shall be submitted to the Public Works Department for review and approval. The plan shall include the following measures, but is not limited to those measures. Said plan shall indicate how a 50% diversion goal shall be met during construction. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete and asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. The applicant/property owner shall contract with a City-approved hauler to facilitate the recycling of all construction recoverable/recyclable material. (A copy of the contract shall be provided to the City.) Recoverable construction material shall include but not be limited to asphalt, lumber, concrete, glass, metals, and drywall. At the end of the project, applicant shall submit a Post-Construction Waste Reduction & Recycling Summary Report documenting the types and amounts of materials that were generated during the project and how much was reused, recycled, composted, salvaged, or landfilled. **Plan Requirements and Timing:** This requirement shall be printed on the grading and construction plans. Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to permit compliance sign-off. **Monitoring:** The Planning and Environmental Review Director, or designee must site inspect during construction and prior to permit compliance sign-off to ensure waste reduction and recycling components are established and implemented.
35. The applicant must develop and implement a Solid Waste Management Program. The program must identify the amount of waste generation estimated during processing of the project. **Plan Requirements:** The program must include, but is not limited to, the following measures:
- a) Provision of a recyclable materials storage area of at least 50 SF within the project site that is approved by Marborg.
 - b) Implementation of a green waste source reduction program focusing on recycling of all green waste generated onsite.
 - c) Development of a Source Reduction Plan (SRP), describing the recommended program(s) and the estimated reduction of the solid waste disposed by the project. For example, the SRP may include a description of how fill will be used on the construction site, instead of landfilling, or a detailed set of office procedures such as use of duplex copy machines and purchase of office supplies with recycled content.
 - d) Implementation of a program to purchase materials that have recycled content for project construction and/or operation (i.e., plastic lumber, office supplies, etc.). The program could include requesting suppliers to show recycled materials content. To ensure compliance, the applicant shall develop an integrated solid

waste management program, including recommended source reduction, recycling, composting programs, and/or a combination of such programs.

Timing: The applicant shall submit a Solid Waste Management Program to the City for review and approval prior to LUP issuance. All program components shall be implemented prior to occupancy clearance and shall be maintained in perpetuity. **Monitoring:** Prior to final inspection, The Planning and Environmental Review Director, or designee must ensure compliance with the Solid Waste Management Plan.

36. A total of five (5) bicycle parking spaces must be provided. Bicycle racks must 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 Planning and Environmental Review Department. Final plans showing bicycle parking locations and type must be reviewed and approved by the City of Goleta prior to LUP issuance. The City staff must perform site inspections to ensure implementation according to approved plan prior to occupancy clearance.
37. Outdoor water use efficiency measures must be implemented. The following measures must be implemented in the final landscape plan:
- a) Use of native and/or drought tolerant species;
 - b) Installation of drip irrigation or other water-conserving irrigation;
 - c) Design the planting plan so that plant material is grouped by water needs;
 - d) Design the planting plan so that turf constitutes less than 20% of the total landscaped area if proposed. Turf can only be used in areas with a slope of 4% or less;
 - e) Design the planting plan so that mulching (2" minimum) is used extensively in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction; and
 - f) Incorporate soil moisture sensing devices to prevent unnecessary watering.

The final landscape plan must include these requirements and must be reviewed and approved by City staff and DRB. The applicant must implement all elements of the final landscape plan prior to final inspection.

38. Indoor water use efficiency measures must be implemented. The following measures must be implemented in project building plans:
- a) Insulate all hot water lines;
 - b) Install re-circulating, point-of-use, or on-demand water heaters;
 - c) Prohibit self-regenerating water softening in all structures; and
 - d) Equip lavatories and drinking fountains with self-closing valves.

Project building plans must include these requirements. Indoor water conserving measures must be implemented prior to occupancy clearance.

39. Reclaimed/non-potable water, if available, must be used for all dust suppression activities during grading and construction. This measure must be included as a note on all plans

submitted for any LUP, grading, and/or building permit. Evidence of availability or lack thereof, must be provided to the City.

PUBLIC WORKS DEPARTMENT CONDITIONS

Prior to Issuance of Land Use Permit:

40. Payment of Development Impact Fees for Transportation (GTIP Fees).

Prior to Building Permit:

41. A Waste Reduction and Recycling Plan (WRRP) shall be submitted to the Community Services Department for review and approval. Said plan shall indicate how a 50% diversion goal shall be met during construction Including but not limited to the following:

1. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt).
2. During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite.
3. At the end of the project, applicant shall submit a Post-Construction Waste Reduction & Recycling Summary Report documenting the types and amounts of materials that were generated during the project and how much was reused, recycled, composted, salvaged, or landfilled.
4. This requirement shall be printed on the grading and construction plans.
5. Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance.
6. The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all construction recoverable/ recyclable material. (Copy of Contract to be provided to the City). Recoverable construction material shall include but not be limited to: asphalt, lumber, concrete, glass, metals, and drywall.

42. The Owner shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing pillows, etc.) for the operation and use of the storm drain surface pollutant interceptors if used within the project limits.

43. Identify on Building Plan(s) the following:

1. Show all existing survey monuments to be preserved and/or tied out in coordination with the County of Santa Barbara's Surveyor's Office.

2. Trash/recycle area(s) shall provide for BMPs to ensure that organics and other materials are appropriately filtered prior to entering a public storm drain system or natural waterway.
3. Trash and recycling containers shall contain minimum equal volume (minimum 50% recyclables), and trash/recycling areas shall be easily accessed by the consumer and the trash hauler.
4. Green waste is not a part of the 50% recycle calculation. Provide adequate area for green waste within trash/recycle area(s) or provide statement if intent is to have a maintenance company haul off green waste.

44. Applicant shall submit a final drainage study for review and approval by Community Services staff. The final drainage study shall incorporate appropriate Best Management Practices to minimize storm water impacts in accordance with the City's Storm Water Management Plan and the City's General Plan. The study shall include but not be limited to:

1. The submitted final drainage study to comply with the City's Storm Water Management Plan (SWMP) and General Plan. The study shall include but not be limited to:
 - a) Existing watershed map.
 - b) Using the Santa Barbara Unit Hydrograph or approved equal, provide Hydrologic calculations for the 2, 5, 10, 25, 50, and 100 year storm events for both pre and post construction.
 - c) Mitigate any increase in peak flow for the 2, 5, 10, 25, 50, and 100 year storm events over existing conditions.
 - d) Detain and infiltrate the 1" storm volume, over the existing conditions, for the 2, 5, 10, 25, 50, and 100 year storm events.
 - e) All proposed stormwater BMP's required to mitigate stormwater quality impacts are subject to the review and approval of Community Services Department.
 - f) The scope of improvements for the project shall include but not be limited to bio-swales, permeable paving, on site detention, fossil filters and other operational features.
 - g) The study shall include the percent of effective impervious to the maximum extent feasible to meet the City's Storm Water Management Plan.
2. Provide a Storm Water Management Pollution Prevention Plan (SWMPPP) to be approved by the Community Services Department. The plan shall include Best Management Practices (BMPs) for all onsite construction stormwater quality management shall be shown on building

plans, including but not limited to the property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.

45. The applicant shall develop and implement a Solid Waste Management Program. The program shall identify the projected amount of ongoing waste generated onsite at project completion. The program shall include the following measures, but is not limited to those measures: Provision of at least 50% of space and/or bins designated for storage of recyclable materials within the project site.

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

46. Provide for any reciprocal parking or access agreements if they were not provided with the recordation of the subdivision map as necessary to maintain circulation and required parking for the project.

Prior To Encroachment Permit Issuance:

47. Any work in the public right of way requires a Public Works Encroachment Permit.

- B. Owner shall submit to the Public Works Department two copies of a separate public improvement. This plan may be incorporated into the Building Plan set, with additional public improvement plan sheets provided unbound.
- C. As determined by the Community Services Department, the improvements shall include but not be limited to:

Patterson Avenue

1. City standard driveway that meets current ADA requirements.

2. New water, sewer or other utility services and their associated trenching and meters.
3. Replacement of any damaged sidewalk along the project frontage.

Prior to Certificate of Occupancy:

48. Complete all Public Improvements along Patterson Ave, as shown on the building and/or public improvement plans.

49. At the completion of all permitted construction, the owner shall provide the City's Solid Waste Coordinator with a Construction Phase - Final Waste Reduction and Recycling Report. Said report shall designate all materials landfilled and recycled, broken down into material types. The final report shall be approved by the Public Works Department prior Certificate of Occupancy.

50. Payment of Parks and Recreation Fees.

51. All existing survey monuments shall that were preserved and/or tied out shall be reset in coordination with the County of Santa Barbara's Surveyor's Office.

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

Ongoing Maintenance:

53. After installation of any drainage improvements or erosion control measures, the applicant shall be responsible for on-going maintenance of all improvements in accordance with the manufacturer's specifications, the approved plans and conditions of approval.

SANTA BARBARA COUNTY FIRE DEPARTMENT CONDITIONS

Prior to Issuance of Building Permit:

54. The application must secure a Fire Protection Certificate(s) from Santa Barbara County Fire Department prior to issuance of building permits. Further, a set of approved plans, stamped and dated by the Fire Department must be kept at the job site and be available upon request.

55. The applicant must stop work immediately and contact the County Environmental Health, Hazardous Materials Unit (HMU) if visual contamination or chemical odors are detected while implementing the approved work at this site. If work has been stopped, then resumption of work cannot occur until clearance from HMU is secured.

56. Prior to commencement of vertical construction, the applicant shall create a defensible space of 100 feet (or to the property line, whichever is nearer) around the proposed structures and any existing structures on this property. Removal does not apply to single

specimens of trees, ornamental shrubbery or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any structure.

57. All access ways (public and private, road and driveways) shall be installed and maintained for the life of the project.
- A) Access plans shall be approved by the fire department prior to any work being undertaken.
 - B) Driveway shall have a minimum width of 24 feet.
 - C) Dead-end access exceeding 150 feet shall terminate with a fire department approved turnaround
 - D) A minimum of 13-feet 6-inches of vertical clearance shall be provided and maintained for the life of the project for emergency clearance apparatus access.

58. Temporary address posting is required during construction.

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

Prior to Certificate of Occupancy:

60. An interior fire sprinkler system shall be installed. Plans shall be approved by the fire department prior to installation.

61. Fire Department Connection (FDC) must be labeled per NFPA 13.

62. Portable fire extinguishers are required. Plans shall be approved by the fire department prior to installation.

63. An automatic fire or emergency alarm system shall be installed. Plans shall be approved by the fire department prior to installation.

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

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

66. Access way entrance gates shall conform to the fire department standards. Plans shall be approved by the fire department prior to installation.

67. A Knox box entry system shall be installed. Plans shall be approved by the fire department prior to installation.

68. Payment of fire development impact fees is required to be paid to the City of Goleta. The fees shall be computed on each new building, including non-habitable spaces.

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

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

GOLETA WATER DISTRICT CONDITION

70. Prior to issuance of building permits, the applicant must submit documentation that water service will be provided by Goleta Water District.

GOLETA SANITARY DISTRICT

71. The applicant shall comply with all applicable District provisions of its Standards and Ordinances.

72. Applicant/owner(s) must submit for the District's review, approval and files, a complete copy of the final building structure site, floor and plumbing plans to the City of Goleta Building Safety Division. The District will pick up a copy of the plans from the City and contact the applicant after plans are reviewed. The City of Goleta Building and Safety Division may require that you apply for additional permits.

73. The site plans the proposed 6" diameter building structure sewer connection, building floor and rim elevation to the upstream manhole from the proposed connection to the structure.

74. A sampling manhole, per District Standards, if any required after the Goleta Sanitary District review of the project plans, needs to be shown on the plans and constructed and installed at the property line or within the private property.

75. A grease interceptor, if required after review of the project plans, need to be shown on the plans and installed outside the building within the private property.

76. Building structures on the lot, not directly connected to a public sewer, will have to be separately connected with the public sewer upon subsequent subdivision of the lot.

77. Each property has to be separately connected to the District facilities

78. Abandoned connections must be capped off at the right-of-way of the property line and inspected by the District, and if required, prior to sign-off of a demolition permit.

79. All well treatment facilities, commercial and industrial manufacturing establishments are subject to the District's Industrial Waste Control Pretreatment requirements. An Industrial Waste Control Permit Application must be submitted prior to issuance of the service permit.

80. The Applicant shall provide the District with verification that a private and/or public sewer easement has been created, conveyed and recorded, thus allowing the connection of the project to the District's public sewer. The easement documentation shall include language

expressly providing for: "The construction, installation, repair, operation and maintenance of the building and lateral sewer," which connect the project to the District's sewer.

SANTA BARBARA AIR POLLUTION CONTROL DISTRICT CONDITIONS

81. The applicant must keep dust generated by construction and/or demolition activities to a minimum. The following dust control measures must be shown on all building and grading plans and the applicant must ensure that these measures are implemented by the contractor/builder:

- a) During clearing, grading, earth moving, excavation, and/or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities.
- b) During construction, water trucks or sprinkler systems must be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency must occur whenever wind exceeds 15 miles per hour. If wind speeds increase to the point at which such measures cannot prevent dust from leaving the site, construction activities must be suspended.
- c) Minimize amount of disturbed area and reduce onsite vehicle speeds to 15 miles per hour or less.
- d) Gravel pads, knock-off plates, or similar BMPs, must be installed at all access points to the project site to prevent tracking of mud onto roadways.
- e) Soil stockpiled for more than two days must be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting soil material to and from the site must be tarped from the point of origin.
- f) All gravel, dirt, and construction material must be cleaned from the right-of-way at a minimum of once a day at the end of the work day.
- g) After clearing, grading, earth moving, and/or excavation is complete, the disturbed area must be treated by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed in a manner that prevents dust generation.

82. The applicant must ensure that the contractor or builder designates a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust offsite. Their duties must include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons must be provided to City staff and the APCD and must be posted in three locations along the project site's perimeter for the duration of grading and construction activities. All requirements must be noted on all clearance plans and must be reviewed and approved by City staff prior to LUP issuance. Requirements must be adhered to throughout all grading and construction periods.

83. Grading and construction contracts must specify that contractors must adhere to requirements that reduce emissions of ozone precursors and particulate emissions from diesel exhaust. The following must apply:

- a) All portable diesel-powered construction equipment must be registered with the state's portable equipment registration program OR must obtain an APCD permit.
- b) Fleet owners of mobile construction equipment are subject to the California Air Resources Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13, California Code of Regulations, Chapter 9, Section 2449).
- c) All commercial diesel vehicles are subject to limitations on idling time (Title 13, California Code of Regulations, Chapter 9, Section 2485). Idling of heavy-duty diesel construction equipment and trucks during loading and unloading must be limited to five (5) minutes. Electric auxiliary power units must be used, unless (standards or protocol to ensure mitigation occurring without electric auxiliary power units).
- d) Diesel construction equipment meeting the CARB Tier 1 emission standards for off-road heavy-duty diesel engines must be used. Equipment meeting CARB Tier 2 or higher emission standards must be used, unless (standards or protocol to ensure mitigation occurring without equipment meeting CARB Tier 2).
- e) Diesel powered equipment must be replaced by electric equipment, unless (standards or protocol to ensure mitigation occurring without electric equipment).
- f) Diesel construction equipment must be equipped with selective catalytic reduction systems, diesel oxidation catalysts, and diesel particulate filters as certified and/or verified by CARB or the Environmental Protection Agency (EPA), unless (standards or protocol to ensure mitigation occurring without selective catalytic reduction systems, diesel oxidation catalysts, and diesel particulate filters).
- g) Catalytic converters must be installed on gasoline-powered equipment, unless (standards or protocol to ensure mitigation occurring without catalytic converters).
- h) All construction equipment must be maintained in tune per the manufacturer's specifications.
- i) The engine size of construction equipment must be the minimum practical size.
- j) The number of construction equipment operating simultaneously must be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- k) Construction worker trips must be minimized by requiring carpooling and by providing lunch onsite.

All requirements must be noted on all clearance plans and must be reviewed and approved by City staff prior to LUP issuance. Requirements must be adhered to throughout all grading and construction periods.

84. If the construction site is graded and construction activity has not commenced in four weeks, the applicant must employ the following methods prior to the commencement of the fifth week to inhibit dust generation:
- a) Seeding and watering to revegetate graded areas; and/or
 - b) Spreading of soil binders; and/or
 - c) Similar methods to inhibit dust that are deemed appropriate by City staff.

These requirements must be noted on all plans submitted for issuance of any LUP for the project.

85. Diesel fuel emissions must be limited. The following limitations on diesel-fueled vehicles in excess of 10,000 pounds must apply during all construction and subsequent operational activities:
- a) Diesel-fueled vehicles in excess of 10,000 pounds must not idle in one location for more than five (5) minutes at a time.
 - b) Diesel-fueled vehicles in excess of 10,000 pounds must not use diesel-fueled auxiliary power units for more than five (5) minutes to power heater, air conditioner, or other ancillary equipment on any such vehicle.
 - c) The applicant must 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. Signs must be maintained in their approved location(s) as long as diesel-fueled vehicles in excess of 10,000 pounds are being used.

All requirements must be noted on all clearance plans and must be reviewed and approved by City staff prior to LUP issuance. Requirements must be adhered to throughout all grading and construction periods. The location and information provided on the sign(s) must be reviewed and approved by City staff prior to LUP issuance.

GENERAL CONDITIONS

86. No signs are authorized with this permit. All signs require separate permits and must comply with City of Goleta Chapter 35, Article I, Sign Regulations, with setbacks specified in Article II, Inland Zoning Ordinance.
87. The applicant must obtain from the City's Planning and Environmental Review Department a Land Use Permit prior to commencement of any uses and/or development authorized by this permit. Prior to issuance of a Land Use Permit, the applicant must pay all applicable processing fees in full.
88. The applicant must obtain from the City's Planning and Environmental Review Department all Building Permits required by Title 15 of the Goleta Municipal Code prior to the construction, erection, moving, alteration, enlarging, rebuilding of any building, structure, or improvement, or any other action(s) requiring a Building Permit pursuant to Title 15 of the Goleta Municipal Code.
89. The applicant must obtain a grading permit prior to the commencement of any grading activity related to any use and/or development authorized by this permit.
90. These Conditions of Approval must be printed in their entirety on or attached to all plans or attached submitted for issuance of any LUP or Building Permit for the project.
91. This permit runs with the land and the rights and obligations thereof, including the responsibility to comply with these Conditions of Approval and must be binding upon successors in interest unless or until this permit expires pursuant to Condition of Approval #64 or is expressly abandoned in writing by the applicant/owner.

92. This permit is granted for the property/parcel(s) of record on which the project is located and is not transferrable.
93. Violation of any of these Conditions of Approval is unlawful, prohibited and a violation of the Goleta Municipal Code. The City reserves the right to initiate civil, criminal and/or administrative enforcement, or after notice and a public hearing, to revoke this permit or modify these Conditions of Approval if it is found that there is a violation of these Conditions of Approval or the Goleta Municipal Code or that the project operates as or causes a public nuisance. This Condition of Approval is not intended to, nor does it limit in any manner whatsoever the ability of the City to take appropriate enforcement actions.
94. The applicant must be responsible for the completeness and accuracy of all plans, forms and supporting materials submitted in connection with the project. Any errors or discrepancies found therein are a violation of this permit.
95. Any new, expanded, or changed use on the project site must be subject to City review and approval. The City must determine whether the new, expanded, or changed use on the project site requires the applicant/owner to seek additional approval, permits, or other action by the City. Failure of the applicant/owner to obtain the above-described review and approval of the City is a violation of this permit.
96. The applicant/owner must, at applicant/owner's expense, defend, indemnify and hold harmless the City and its agents, officers and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, review, set aside, void, or annul, in whole or in part, the City approval of this permit or any condition attached hereto or any proceedings, acts, or determinations taken, done, or made prior to the approval of this permit that were part of the approval process.
97. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by the applicant/owner in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this permit must be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the project must be reviewed by the City and substitute Conditions of Approval may be imposed.
98. Approval of the Final Development Plan must expire five (5) years after approval, unless before the expiration date, substantial physical construction has been completed on the Development Plan or a Time Extension has been applied for by the applicant. The decision maker with jurisdiction over the project may, upon good cause shown, grant a time extension for one year. If the applicant requests a Time Extension, the project may be revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or additional identified project impacts. Fees must be those in effect at the time of issuance of a Land Use Permit.
99. No permits for development, including grading, must be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of

buildings, walkways, parking areas, drainage facilities, and landscaped areas must be developed in substantial conformity with the approved development plan marked Planning Commission Hearing Exhibits 1 and 2, dated February 24, 2014. Substantial conformity must be determined by the Director of Planning and Environmental Review.

100. The Final Development Plan approval runs with the land and the rights and obligations thereof, including responsibility to comply with conditions of approval must be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.
101. On the date a subsequent Preliminary or Final Development Plan is approved for this site, any previously approved but unbuilt plans become null and void.
102. Revised plans and building elevations incorporating all conditions of approval for this project must be coordinated and submitted to Planning and Environmental Review as one package in accordance with plan check requirements. All plans, including site, grading, landscape, irrigation, mechanical, and street improvement plans must be reviewed for condition compliance before issuance of any permits such as grading, building, or encroachment permits. Any change to the size, colors, construction materials, design, or location of any structure onsite, or other site or landscape improvements, except to the extent such changes are deemed in substantial conformity, must not be made without prior City approval.
103. All plans submitted for Land Use Permit issuance, building, and/or grading permit must include all applicable conditions of project approval.
104. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, demolition, enlarging, or rebuilding of any building, structure, or improvement, the applicant must obtain a Land Use Permit from the City of Goleta. These permits are required by ordinance and are necessary to ensure implementation of the conditions imposed on the project by the City. Before any permit may be issued by the City of Goleta, the applicant must obtain written clearance for each development phase from all Departments/Agencies having conditions or project approval. Such clearance must indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Environmental Review.
105. Planning and Environmental Review Compliance Review must be required. The applicant agrees to pay Compliance Review fees before Land Use Permit issuance to cover full costs of compliance monitoring. The decision of the Director must be final in the event of any dispute.
106. Before approval of the first Land Use Permit for general grading and/or buildings for development, the applicant must pay all applicable City of Goleta permit processing fees in full. Before the start of any work on-site, the applicant must request and attend a preconstruction meeting that includes monitor(s), project superintendent, architect, subcontractors, as well as City representatives including staff from Planning and Environmental Review and Public Works.

107. The applicant must pay the statutory school fees in effect at the time of issuance of each building permit to the appropriate school districts and/or must mitigate school impacts by other measures consistent with State law. The applicant must submit final square footage calculations and a copy of the fee payment to the school districts before issuance of each building permit.
108. All work within the public right-of-way, including without limitation utilities and grading, must be explicitly noted on the building plans. The applicant must obtain all necessary encroachment permits from the City of Goleta Public Works Department before issuance of building permits for all work and construction that encroach within or over the public right-of-way, including, without limitation, water meters, backflow devices, signs, and curb/gutter/sidewalk improvements.
109. Any temporary building, trailer, commercial coach, etc. installed or used in connection with construction of this project must comply with the requirements of Section 35-281, Article III of the City's Municipal Code.
110. All trees planted or preserved in accordance with this approval must be maintained according to the latest adopted American National Standard Institute (ANSI) guidelines for tree care, generally referred to as ANSI A300 (various parts), and the companion publications "Best Management Practices" published by the International Society of Arboriculture (ISA). Any pruning of trees, other than light pruning of no more than 25 percent (25%) of the foliage within any one growing season, requires review and approval of the City of Goleta before commencement of the work.
111. The applicant must be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein in the City of Goleta Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City.
112. When exhibits and/or written conditions of approval are in conflict, the written conditions must prevail.
113. The applicant must pay all applicable development impact fees under the City of Goleta Development Impact Fee program in full, including without limitation, Quimby/Park, Transportation, fire protection, fire facility, library, public administration and sheriff fees. The applicant must pay required Santa Barbara County Fire Department fees as outlined in their letter of August 6, 2012. Payment amounts must be based on the fees in effect and applicable at time of Land Use Permit approval.
114. The applicant must be responsible for the completeness and accuracy of all forms and supporting materials submitted in connection with any application. Any errors or discrepancies found therein may constitute grounds for the revocation of any approvals.
115. The applicant must consult with State Department of Fish and Wildlife Services to determine and obtain any permits as need prior to the commencement work are needed prior to the issuance of a grading permit.

END OF CONDITIONS

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Attachment 4

Somera Plans

05-20-2016

Cottage Medical Office Building

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Project Description:

The proposed project includes a new 2-Story Medical Office Building to be constructed adjacent and to the north of an existing One-Story Medical Diagnostic Center. The driveway entrance on the center of the property will be demolished to accommodate the new building and a centrally located courtyard. Additional parking will be constructed to the west of the existing building and along the north property line. Reconfiguration of existing parking area will also increase on-site parking to accommodate the required parking count. The following zoning modifications will be part of this application, namely:

1. A modification to allow parking spaces in the northern side yard setback (GMC Sect. 35-262a).
2. A modification to allow parking spaces in the required front yard setback (GMC Sect. 35-262a).

Project Statistics:

There is a recorded lot line adjustment as shown on parcel map PM 32,053 Bk 04, Pg 80-81.

Project Site (Parcel 1): 148,950 s.f. (3.42 AC)
Adjacent Site (Parcel 2): 197,509 s.f. (4.53 AC)
Assessor's Parcel Number: 065-090-041
General Plan Land Use: Office and Institutional I-OI
Zoning: Professional and Institutional PI ZONE

Project Site Breakdown of Areas/Coverage:

	Proposed:	Existing:
Project Site (Parcel 1):	148,950 s.f. (100%)	148,950 s.f. (100%)
Parking Area:	78,101 s.f. (52.4%)	86,015 s.f. (57.7%)
Building Coverage: (40% MAX)	35,731 s.f. (24%)	25,731 s.f. (17.3%)
Existing building footprint:	24,886 s.f. (16.7%)	24,886 s.f. (16.7%)
Existing Accessory buildings: 351, 330, 124	645 s.f. (0.6%)	845 s.f. (0.6%)
Proposed building footprint:	10,000 s.f. (6.7%)	
Proposed Landscape Coverage: (10% MIN)	25,021 s.f. (17.5%)	30,718 s.f. (20.6%)
Proposed Walkways and Hardscape:	8,910 s.f. (6.0%)	8,905 s.f. (6.0%)

Proposed Building Statistics:

Area:	20,000 s.f.
Stories:	2-Storey
Occupancy:	B Occupancy
Construction Type:	Type V-b
Sprinklered:	Yes

Parking Statistics:

Parking Required:		
29,100 Medical Office Building	5/1000	100 stalls
Existing 24,886 Medical Building	5/1000	124 stalls
Total Required:		224 stalls

Parking Provided:		
Disabled Accessible Stalls		8 stalls
Standard Stalls		185 stalls
Compact Stalls (30% ALLOWED= 68 stalls)		36 stalls
Shared Covenant Parking Stalls		29 stalls
Total Provided:		228 stalls
Bicycle Parking Required:		5 spaces
Bicycle Parking Provided:		8 spaces

Site Easements:

THE FOLLOWING INFORMATION IS BASED ON A PRELIMINARY TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY ON APRIL 2, 2008 AS ORDER NO. 725113917 AS AN AGENT FOR CALIFORNIA LAND TITLE ASSOCIATION. WATER LAND SURVEYING CAN NOT WARRANT THE COMPLETENESS OR ACCURACY OF SAID TITLE REPORT.

- ① AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF SANTA BARBARA AND THE SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AFFECTING THE SOUTHERLY 10 FEET OF THE WESTERLY 496 FEET OF THE PARCEL, RECORDED MAY 22, 1967 AS INSTRUMENT NO. 14133 IN BOOK 2191, PAGE 719 OF OFFICIAL RECORDS. (Item# 10 PTR)
- ② LICENSE FOR PUBLIC UTILITIES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED ON JULY 25, 1967 AS INSTRUMENT NO. 20871 IN BOOK 2198, PAGE 361 OF OFFICIAL RECORDS. (Item# 11 PTR)
- ③ AN EASEMENT FOR ELECTRICAL UTILITY PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED ON APRIL 27, 2003 AS INSTRUMENT NO. 2010-0321954 OF OFFICIAL RECORDS.
- ④ 25' EASEMENT IN FAVOR OF PARCEL 2 OVER PARCEL 1 FOR INGRESS/EGRESS PURPOSES.
- ⑤ 25' EASEMENT IN FAVOR OF PARCEL 2 OVER PARCEL 1 FOR INGRESS/EGRESS & PUBLIC UTILITY PURPOSES.
- ⑥ 15' DRAINAGE EASEMENT OVER PARCEL 2 IN FAVOR OF PARCEL 1 FOR PRIVATE DRAINAGE PURPOSES.
- ⑦ 30' WIDE RECIPROCAL ACCESS EASEMENT TO ALLOW VEHICULAR BACKING AND MANEUVERING

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A1.1 PLANNING CONDITIONS OF APPROVAL
A1.2 PLANNING CONDITIONS OF APPROVAL
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A1.4 PLANNING CONDITIONS OF APPROVAL
A2.1 PROPOSED FIRST FLOOR PLAN
A2.2 PROPOSED SECOND FLOOR PLAN
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L-5 IRRIGATION SPECIFICATIONS
L-6 LANDSCAPE SPECIFICATIONS

- EL-1 PROPOSED SITE LIGHTING PHOTOMETRICS PLAN

PROJECT DIRECTORY

CLIENT/OWNER:
SOMERA CAPITAL MANAGEMENT
115 W. Carson Road, Suite 200, Santa Barbara, CA 93101
PHONE: (805) 679-6319 FAX: (805) 663-5144
CONTACT: CHRIS HERTHEL (chertel@somercapital.com)

CIVIL ENGINEER:
PENFIELD AND SMITH
111 East Ventura Street,
Santa Barbara, CA 93101
PHONE: (805) 963-9132 FAX: (805) 963-9111
CONTACT: STEVE GANZ (sganz@penfieldsmith.com)
WAYNE FITCH (wfitch@penfieldsmith.com)

ARCHITECT:
PK ARCHITECTURE
5126 Charleston Drive, Suite 100, Agoura Hills, California 91301
PHONE: (818) 354-0357 FAX: (818) 354-0319
CONTACT: BRIAN KILGUS (bkilgus@pkarchitect.com)
DAVID MALLIN (dmallin@pkarchitect.com)

LANDSCAPE ARCHITECT:
TRUE NATURE
5210 Hollister Ave., Suite 200
Goleta, CA 93111
PHONE: (805) 770-2100
CONTACT: KIM TRUE (kim@truenaturedesign.com)

PROPOSED SITE PLAN WITH ADJACENT LOT

SCALE: 1" = 30'-0"

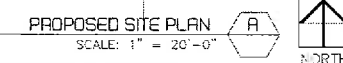


PROPOSED SITE PLAN WITH ADJACENT LOT :

scale: 1" = 30'-0"

MEDICAL OFFICE BUILDING
Somera Capital Management

454 S. Patterson Avenue, Goleta, California



- LUP/DR8 Final
Submittal Set • 10-1-15

Planning Resubmittal 10-15-12

- client review
9-26-12

client review
4-26-12

designee, must verify installation of all external/roof mounted mechanical equipment per the approved plans.

11. Trash/dwelling enclosures must be provided. All trash storage areas must be screened so covered trash enclosures that are architecturally compatible with the project design. These enclosures must have a solid wall of sufficient height to screen the area and support the weight of the waste material placed within them. Enclosures must be designed, constructed, maintained in good repair. Plan Requirements and Timing: The enclosures must be compatible with the architectural design of the project, be of adequate size for trash and recycling containers (at least 90 SF), and be accessible by users and for removal. The enclosures must be located near the trash and recycling area, away from pedestrian walkways and parking areas, include a solid gate and a roof, and be maintained in good repair, in particular. The enclosures must be shown on project plans and the DRE before the City Issues any LUP for the project. Monitoring: Before the City issues any certificate of occupancy, the Planning Department will conduct a site visit to ensure the timely installation of all trash and trash storage enclosures per the approved plans.

12. Project landscaping must consist of approximately seventy-five percent (75%) drought-tolerant native and/or Mediterranean-type plant coverings which adequately complement the project design and integrates the site with surrounding landscape uses. The plant material used in landscaping must be compatible with the Goleta climate pursuant to Sunset Western Garden Book's Zone 16, as compiled and updated by the California Department of Water and updated 2012 edition. Landscaping must also provide partial screening of the site parking areas and structures, complement the project design, and integrate the site with surrounding landscape uses. Such landscaping must include native, drought-tolerant species wherever feasible.
- Plan Requirements and Timing:** The final landscape plan must identify the following:
- a) type of species;
 - b) all existing and new trees, shrubs, and groundcovers by species;
 - c) size of all plantings;
 - d) map showing areas of high soil/salt constrained soils;
 - e) location of all plantings;
 - f) drought-tolerant native and/or Mediterranean-type plant coverings; and
 - g) statement of compatibility with the Goleta climate.

The final landscape must be reviewed and approved by the DRB before the City issues any LUP for the project. The project landscaping must comply with the approved plant palette throughout the life of the development. **Monitoring:** Before final inspection, the Planning and Environmental Review Director, or designee, must site inspect to ensure that landscaping was installed consistent with the final landscape plan.

3. The permittee must enter into a maintenance agreement, in a form approved by the City Attorney, to install required landscaping and water-conserving irrigation systems as provided in the final landscape plan as well as to maintain required landscaping and water-conserving irrigation systems for the life of the project. **Plan Requirements and Timing:** A draft maintenance agreement must be submitted to the City Attorney for review before the City

18. Dust generated by construction and/or demolition activities shall be kept to a minimum. **Plan Requirements:** The following dust control measures must be shown on all building area grading plans and the permittee must ensure that these measures are implemented by the contractor/builder:

- During clearing, grading, earth-moving, excavation, and/or transportation of cut or fill materials, excessive fugitive dust emissions must be controlled by regular watering or other dust-preventive measures using the following procedures, as specified by the SBAPCD:

TRUE NATURE
206 Hollister Ave., Suite 230
Golconda, CA 95711
PHONE: (805) 770-0100
CONTACT: KIM T. F. kim@truenaturedesign.com

<p>Attachment 1, Exhibit 3 Planning Commission Resolution No. 14-01 Conditions of Approval Somera Medical Building Project</p> <p>cuch areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever wind exceeds 15 miles per hour. Reclaimed water should be used whenever possible.</p> <p>ii. Minimize amount of disturbed area and reduce erosion with a spread to 15 miles per hour or less (the site will contain posted signs with the spread rate).</p> <p>iii. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting soil material to and from the site shall be tarped from the point of origin.</p> <p>iv. Ground cuts must be installed at all access points to prevent the tracking of mud onto public roads.</p> <p>v. After clearing, grading, earth moving, or other excavation is complete, the disturbed area must be treated by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed in a manner that prevents dust generation.</p> <p>The permittee must ensure that the contractor or builder designates a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust offsite. Their duties must include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons must be provided to the Director of Planning and Environmental Services, or designee, and to the SBAPCD, and must be posted in three locations along the project site a permit for the duration of grading and construction activities. Timing: All requirements must be adhered to at all times plans and reviewed and approved by the Planning and Environmental Review Director, or designee, before the City issues any LUP. Requirements must be adhered to throughout all grading and construction periods. Monitoring: The Planning and Environmental Review Director, or designee, must ensure measures are followed on plans and must periodically inspect the project site to verify compliance. SBAPCD inspectors will respond to nuisance complaints.</p> <p>17. Transport of all excavated material from the project implementation must be tarped from the project site to the point of release. Plan Requirements and Timing: This requirement must be printed on all plans submitted when requesting any LUP, building, or grading permit(s) for the project. The permittee must designate one or more locations as, deemed appropriate by the Planning and Environmental Review Director, or designee, for posting of a notice(s) to all drivers of vehicles transporting such. Such signs will be maintained in their approved location(s) during project construction. The location and information provided on the sign(s) must be reviewed and approved by the Planning and Environmental Review Director, or designee, before the City issues any LUP for the project. Monitoring: The Planning and Environmental Review Director, or designee, must ensure measures are printed on plans and shall periodically inspect the project site to verify compliance. SBAPCD inspectors will respond to nuisance complaints.</p> <p>18. Grading and construction contracts must specify that contractors adhere to requirements that reduce emissions of ozone precursors and particulate emissions from diesel exhaust. Plan Requirements: The following apply:</p> <p>a. All portable diesel-powered construction equipment must be registered with the California portable equipment registration program OR obtain a SBAPCD permit.</p>	<p>Attachment 1, Exhibit 3 Planning Commission Resolution No. 14-01 Conditions of Approval Somera Medical Building Project</p> <p>c. The permittee must designate one or more locations as deemed appropriate, for the permanent posting of a notice(s) to all drivers of diesel-fueled vehicles exceeding 10,000 pounds of these locations on vehicles idling in at areas of the property that may be frequented by such vehicles. Such signs must be maintained in their approved location(s) as long as diesel-fueled vehicles exceeding 10,000 pounds are being used.</p> <p>Timing: All requirements must be included on all grading and construction plans and be reviewed and approved by the Planning and Environmental Review Director, or designee, before the City issues any LUP. The permittee must adhere to these requirements throughout all grading and construction periods. The location and information provided on the sign(s) must be reviewed and approved by the Planning and Environmental Review Director, or designee, before the City issues any LUP. Monitoring: The Planning and Environmental Review Director, or designee, must ensure measures are printed on plans and shall periodically inspect the site to verify compliance. SBAPCD inspectors will respond to nuisance complaints.</p> <p>20. All grading and earthwork recommendations from the project geotechnical and soil reports, including any updates, must be incorporated into the final project design, including the Final Grading, Drainage and Erosion Control Plans, or other plans deemed necessary by the Planning and Environmental Review Director, or designee, and must ensure they meet the City's building code requirements set forth in the Goleta Municipal Code. All grading activities must be supervised by a Registered Civil Engineer or Certified Engineering Geologist. Plan Requirements and Timing: Final grading, drainage, and erosion control plans must be reviewed and approved by the Planning and Environmental Review Director, or designee, and Public Works Director, or designee, before the City issues a Land Use Permit for grading. Monitoring: The Planning and Environmental Review Director, or designee, and Public Works Director, or designee, must verify compliance during grading and construction activities. An enclosure must be provided per Public Works standards that has architectural elements and/or colors that matches the site and/or building as reviewed and approved by the DRB.</p> <p>21. The proposed project must include, without limitation, the following list of potential design features. These features must be incorporated into the project design to ensure consistency with adopted standards, plans and programs. The project applicant must demonstrate the incorporation of the following project design features before issuance of building or occupancy permits as applicable.</p> <p>Energy Efficiency</p> <ul style="list-style-type: none"> Design and construct buildings to be energy efficient, 15 percent above Title 24 requirement (before building permit issuance). <p>Water Conservation and Efficiency</p> <ul style="list-style-type: none"> Install water-efficient irrigation systems (before building permit issuance). Install low-flow faucets, toilets, and showers (before building permit issuance). 	<p>Attachment 1, Exhibit 3 Planning Commission Resolution No. 14-01 Conditions of Approval Somera Medical Building Project</p> <p>future lease or rental agreements consistent with the above requirement. A pro forma rider to the lease/rental agreement for future tenants incorporating the above provision must be prepared by the permittee for review and approval by the Planning and Environmental Review Director, or designee, before issuance of any Land Use Permit. Monitoring: The Planning and Environmental Review Director, or designee, must review and approve the pro forma rider to the lease/rental agreements for future tenants before issuance of any Land Use Permit.</p> <p>24. Catch basin filter inserts capable of capturing sediment, trash, debris, and petroleum products from low flow (from flush stormwater runoff) shall be installed in each stormwater inlet catch basin to be connected to the storm drain system serving the project area. Plan Requirements and Timing: Catch basin filter inserts shall be specified for installation in all project stormwater inlet catch basins shown on the final grading/drainage plan. The specifications for such inserts shall be reviewed and approved by City staff prior to LUP issuance. All catch basin filter inserts for the curb inlets in the proposed parking area as identified on the approved grading/drainage plan shall be installed prior to occupancy clearance. Monitoring: The project engineer must verify installation of all approved catch basin filter inserts in writing per the timing requirements noted above.</p> <p>25. The applicant shall obtain proof of exemption or proof that a National Pollutant Discharge Elimination System Storm Water Permit from the California Regional Water Quality Control Board has been applied for by Certified Mail. Plan Requirements and Timing: The applicant shall submit proof and City staff shall review and approve documentation prior to LUP issuance. Monitoring: The Planning and Environmental Review Director, or designee, must review the documentation prior to LUP issuance.</p> <p>26. The applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) covering all phases of grading operations. Plan Requirements: The SWPPP shall be prepared by a licensed civil engineer and incorporate all appropriate Best Management Practices (BMPs) necessary to mitigate short-term construction impacts. The plan may include, but is not limited to, the following BMPs:</p> <ol style="list-style-type: none"> Temporary berms and sedimentation traps (such as silt fencing, straw bales and sand bags); the BMPs shall be placed at the base of all cut/slope and all stockpile areas where potential erosion may occur and shall be maintained to ensure effectiveness; the sedimentation basins and traps shall be cleaned periodically and the silt shall be removed and disposed of in a location approved by the City; non-eroded areas shall be revegetated or reseeded (i.e., portable blading fabric) immediately after grading and installation of utilities, to minimize erosion and to re-establish soil structure and fertility; revegetation shall include drought-resistant, fast-growing vegetation that would quickly stabilize exposed ground surfaces; alternative materials rather than seeding (e.g., ground) may be used, subject to review and approval by Planning and Environmental Services and Community Services; non-eroded areas shall be revegetated or reseeded; all surface runoff shall be conveyed in accordance with the approved drainage plans; energy dissipators or similar devices shall be installed at the end of drainage outlets to minimize erosion during storm events; 	<p>Attachment 1, Exhibit 3 Planning Commission Resolution No. 14-01 Conditions of Approval Somera Medical Building Project</p> <p>repairs shall be completed prior to the next rainy season. Prior to September 30th of each year, the applicant shall submit to the City for its review and approval a report summarizing all inspections, repairs, and maintenance work done during the prior year. Timing: The applicant shall submit the required maintenance agreement to City staff for review, approval, and execution prior to LUP issuance. Monitoring: The Planning and Environmental Review Director, or designee, must periodically verify compliance with the provision of the agreement and respond to instances of non-compliance with the agreement.</p> <p>29. Compliance with the Santa Barbara County Fire Department Memorandum of 8/6/2012 is required, including, but not limited to: servicable access, adequate fire hydrants, adequate road paving and building addressing, looped water main system, adequate interior fire sprinkler system, approved locking systems for any gated access ways, and appropriate landscape palette selection. Plan Requirements and Timing: Fire Department sign-off is required before issuance of any Land Use Permit, permit for grading or construction of structures, and/or certificate of occupancy, as applicable. Monitoring: Before final map recordation, or issuance of any Land Use Permit, permit for grading or construction, and/or certificate of occupancy, the Planning and Environmental Services Director, or designee, must verify that Fire Department review and approval has been obtained, as applicable.</p> <p>30. A Connection Permit from the Goleta West Sanitary District shall be obtained. Plan Requirements and Timing: The Connection Permit shall be provided to the City prior to LUP issuance. Monitoring: The Connection Permit must be on file with the City prior to LUP issuance.</p> <p>31. A Can and Will Service (CAWS) Letter from the Goleta Water District shall be obtained. Plan Requirements and Timing: The CAWS Letter shall be provided to the City prior to LUP issuance. Monitoring: The CAWS Letter must be on file with the City prior to LUP issuance.</p> <p>32. Outdoor water use must be minimized. Plan Requirements: The following measures must be implemented in the final landscape plan:</p> <ol style="list-style-type: none"> The final landscaping shall use approximately 70% drought-tolerant native and/or Mediterranean type species; drip irrigation or other water-conserving irrigation shall be installed; plant material shall be grouped by water needs; turf shall constitute less than 20% of the total landscaped area if proposed under the final landscape plan; no turf shall be allowed on slopes of over 4%; extensive mulching (2" minimum) shall be used in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction; and moisture sensing devices shall be installed to prevent unnecessary irrigation. <p>Timing: The final landscape plan must include these requirements and shall be reviewed and approved by City staff and DRB. The applicant shall implement all elements of the final</p>
<p>Attachment 1, Exhibit 3 Planning Commission Resolution No. 14-01 Conditions of Approval Somera Medical Building Project</p> <p>b. Fleet owners of mobile construction equipment are subject to the California Air Resources Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13, California Code of Regulations, §2449).</p> <p>c. All commercial diesel vehicles are subject to limitations on idling time (Title 13, California Code of Regulations, §2449). Idling of heavy-duty diesel construction equipment and trucks during loading and unloading is limited to five minutes. Electric auxiliary power units should be used.</p> <p>d. Diesel construction equipment meeting the CARB Tier 2 or higher emission standards for off-road heavy-duty diesel engines must be used. If such equipment is not commercially available, equipment meeting CARB Tier 1 or higher emission standards must be used.</p> <p>e. Where it is possible to do so, diesel-powered equipment must be replaced by electric equipment.</p> <p>f. Diesel construction equipment must be equipped with selective catalytic reduction systems, diesel oxidation catalysts, and diesel particulate filters as certified and/or verified by CARB or the EPA if available.</p> <p>g. Catalytic converters must be installed on gasoline-powered equipment if feasible.</p> <p>h. All construction equipment must be maintained in tune per the manufacturer's specifications.</p> <p>i. The engine size of construction equipment must be the minimum practical size.</p> <p>j. The number of construction equipment operating simultaneously must be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.</p> <p>k. Construction worker trips must be minimized by promoting carpooling and by providing lunch breaks.</p> <p>l. Coatings (e.g., paint) must be labeled as "low-VOC" or "zero-VOC" in accordance with EPA rules for interior and exterior surfaces.</p> <p>Timing: All requirements must be included on all grading and construction plans and be reviewed and approved by the Planning and Environmental Review Director, or designee, before the City issues any LUP. Requirements must be adhered to throughout all grading and construction periods. Monitoring: The Planning and Environmental Review Director, or designee, must ensure measures are printed on plans and periodically inspect the project site to verify compliance. SBAPCD inspectors will respond to nuisance complaints.</p> <p>19. Diesel fuel emissions must be limited as follows. Plan Requirements: The following limitations on diesel-fueled vehicles in excess of 10,000 pounds must apply during all construction and subsequent operational activities:</p> <ol style="list-style-type: none"> Diesel-fueled vehicles exceeding 10,000 pounds cannot idle in one location for more than five (5) minutes at a time. Diesel-fueled vehicles exceeding 10,000 pounds cannot use diesel-fueled auxiliary power units for more than five (5) minutes to power heater, air conditioner, or other auxiliary equipment on any such vehicle. 	<p>Attachment 1, Exhibit 3 Planning Commission Resolution No. 14-01 Conditions of Approval Somera Medical Building Project</p> <p>Waste</p> <ul style="list-style-type: none"> Install recycling and composting systems achieving a minimum 50% reduction in waste disposed (before issuance of Certificate of Occupancy). <p>Timing: These requirements must be shown on plans before the City issues a Land Use Permit for any building. Monitoring: Planning and Environmental Review Director, or designee, must verify compliance with this mitigation measure before the City issues any building permit or certificate of occupancy, as applicable.</p> <p>22. The applicant must prepare an Alternative Transportation/Transportation Demand Management (TDM) program to help reduce emissions associated with project-generated vehicular trips. Plan Requirements: The Alternative Transportation/Transportation Demand Management Program must include, but not be limited to, the following elements:</p> <ol style="list-style-type: none"> The applicant must contact the Metropolitan Transit District (MTD) and SBAG Traffic Solutions to identify appropriate Transportation Demand Management (TDM) programs that are available to serve both customers and employees. Notice of all available TDM programs must be given to all new employees when they are hired. All employees must be advised of any ride sharing program or similar carpooling program administered by the Santa Barbara Association of Governments. The applicant must request that all employees register semi-annually in the ride sharing program and make an effort to encourage participation in the program. Notice of MTD bus routes and schedules must be posted and maintained up-to-date in a central location. Separate male and female shower facilities must be provided onsite and be available for use during and after work hours for all employees. Notice of these facilities must be provided to all new employees when hired. An employee lunch room must be provided and must include the following amenities: refrigerator, microwave oven, sinks, food preparation tables, and tables/chairs. Secure bicycle storage must be provided onsite. <p>Timing: An Alternative Transportation/TDM Program must be prepared by the permittee for review and approved by the Planning and Environmental Review Director, or designee, before issuance of any Land Use Permit. Monitoring: Prior to final inspection, City staff shall verify compliance.</p> <p>23. Each Tenant of the project building must arrange for all medical waste disposal, which must be provided by a licensed medical waste hauler and must comply with all applicable laws, rules and regulations including California Health and Safety Code Section 117600 et seq. Plan Requirements and Timing: The permittee must ensure inclusion of a statement in</p>	<p>Attachment 1, Exhibit 3 Planning Commission Resolution No. 14-01 Conditions of Approval Somera Medical Building Project</p> <p>6. grading shall occur during the dry season (April 15th to November 1st) unless a City approved erosion control plan is in place and all erosion control measures are in effect; erosion control measures shall be identified on an erosion control plan and shall prevent runoff, erosion, and sediment; all exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion; graded surfaces shall be reseeded within four (4) weeks of grading completion, with the exception of surfaces graded for the placement of structures; these surfaces shall also be reseeded if construction of structures does not commence within four (4) weeks of grading completion.</p> <p>Timing: The final drainage/stormwater quality protection plan shall be submitted to City staff for review and approval prior to LUP issuance. Monitoring: The Planning and Environmental Review Director, or designee, must verify that the SWPPP has been implemented per the approved final plan prior to commencement of grading.</p> <p>27. The applicant shall prepare a final drainage/stormwater quality protection plan consistent with the City's Storm Water Management Plan that identifies all Best Management Practices (BMPs). Plan Requirements: The final drainage/stormwater quality protection BMPs plan shall be prepared by a licensed civil engineer. The plan may include, but is not limited to, the following BMPs:</p> <ol style="list-style-type: none"> a final drainage analysis that provides final estimates on prepost development, stormwater runoff volumes, required storage capacity, and specifications on all elements of the drainage control system; regular maintenance and cleaning of catch basins and detention basins; regular cleaning of streets, parking lots, and storm drains; stenciling of all storm drain inlets to discourage dumping by informing the public that water flows to the ocean; development of an integrated post management program for landscaped areas of the project, emphasizing the use of biological, physical, and cultural controls rather than chemical controls; provision of educational flyers to residential/commercial tenants regarding proper disposal of hazardous waste and automotive waste; provision of trash storage/intermittent storage areas that are covered by a roof and protected from sun/air runoff. <p>Timing: The final drainage/stormwater quality protection plan shall be submitted to City staff for review and approval prior to LUP issuance. Monitoring: The Planning and Environmental Review Director, or designee, must verify that drainage/stormwater quality protection plan has been constructed/installed per the approved final plan prior to final inspection.</p> <p>28. The applicant shall prepare a maintenance agreement that addresses maintenance requirements for all improvements associated with the stormwater quality protection/BMPs described in the final drainage/stormwater quality protection plan. Plan Requirements: At a minimum, the maintenance agreement shall include requirements that all mine storm drain lines shall be inspected, repaired, and cleaned per manufacturer specifications and at a minimum prior to September 30th of each year. Additional inspections, repairs, and maintenance shall be performed after storm events as needed throughout the rainy season (November 1st to April 1st) and/or per manufacturer specifications. Any necessary major</p>	<p>Attachment 1, Exhibit 3 Planning Commission Resolution No. 14-01 Conditions of Approval Somera Medical Building Project</p> <p>landscape plan prior to final inspection. Monitoring: Prior to final inspection, The Planning and Environmental Review Director, or designee, must verify installation according to plan.</p> <p>33. Reclaimed/non-potable water, if available, shall be used for all dust suppression activities during grading and construction. Plan Requirements and Timing: This measure shall be included as a note on all plans submitted for any LUP, grading, and/or building permit. Evidence of availability or lack thereof, shall be provided to the City. Monitoring: The Planning and Environmental Review Director, or designee, must site inspect to ensure that reclaimed/non-potable water is being used for dust suppression.</p> <p>34. A Waste Reduction and Recycling Plan (WRRP) shall be submitted to the Public Works Department for review and approval. The plan shall include the following measures, but is not limited to those measures. Said plan shall indicate how a 50% diversion goal shall be met during construction. Demolition and excess construction materials shall be separated onsite for recycling or proper disposal (e.g., concrete and asphalt). During grading and construction, separate bins for recycling of construction materials and trash shall be provided onsite. The applicant/property owner shall contract with a City-approved hauler to facilitate the recycling of all construction materials/recyclable material. (A copy of the contract shall be provided to the City.) Non-recyclable construction material shall include but not be limited to asphalt, lumber, concrete, glass, metals, and drywall. At the end of the project, applicant shall submit a Post-Construction Waste Reduction & Recycling Summary Report documenting the types and amounts of materials that were generated during the project and how much was reused, recycled, composted, salvaged, or landfilled. Plan Requirements and Timing: This requirement shall be printed on the grading and construction plans. Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to permit compliance sign-off. Monitoring: The Planning and Environmental Review Director, or designee, must inspect during construction and prior to permit compliance sign-off to ensure waste reduction and recycling components are established and implemented.</p> <p>35. The applicant must develop and implement a Solid Waste Management Program. The program must identify the amount of waste generation estimated during processing of the project. Plan Requirements: The program must include, but is not limited to, the following measures:</p> <ol style="list-style-type: none"> Provision of a recyclable material's storage area of at least 50 SF within the project site that is approved by Maricopa. Implementation of a green waste source reduction program focusing on recycling of all green waste generated onsite. Development of a Source Reduction Plan (SRP), describing the recommended programs and the estimated reduction of the solid waste disposed by the project. For example, the SRP may include a description of how fill will be used on the construction site, instead of landfilling, or a detailed set of office procedures such as use of duplex copy machines, and purchase of office supplies with recycled content. Implementation of a program to purchase materials that have recycled content for project construction and/or operation (i.e., plastic lumber, office supplies, etc.). The program could include requesting suppliers to show recycled material content. To ensure compliance, the applicant shall develop an integrated solid
<p>Attachment 1, Exhibit 3 Planning Commission Resolution No. 14-01 Conditions of Approval Somera Medical Building Project</p> <p>10</p>	<p>Attachment 1, Exhibit 3 Planning Commission Resolution No. 14-01 Conditions of Approval Somera Medical Building Project</p> <p>12</p>	<p>Attachment 1, Exhibit 3 Planning Commission Resolution No. 14-01 Conditions of Approval Somera Medical Building Project</p> <p>14</p>	<p>Attachment 1, Exhibit 3 Planning Commission Resolution No. 14-01 Conditions of Approval Somera Medical Building Project</p> <p>16</p>

PROJECT DIRECTORY

CLIENT/OWNER:

SOMERA CAPITAL MANAGEMENT
115 W. Canon Perdido St., Santa Barbara, CA 93101
PHONE: (805) 578-6319 FAX: (805) 681-5791
CONTACT: CHRIS HERTHEL (ch.orthel@somercapital.com)

CIVIL ENGINEER:

PHILIP ANDERSON SMITH
111 East Victoria Street
Santa Barbara, CA 93101
PHONE: (805) 963-9032 FAX: (805) 965-6901
CONTACT: STEVE WALKER (walker@philander.com)
WAYNE FITCH (wfit@philander.com)

ARCHITECT:

JK ARCHITECTURE
5125 Olsen Drive, Suite 110, Agoura Hills, California 91301
PHONE: (818) 564-0057 FAX: (818) 564-0056
CONTACT: BRIAN POLIGEN (bpoligen@jkarchitect.com)
MARK VILLARIN (mvillar@jkarchitect.com)

LANDSCAPE ARCHITECT:

TRUE NORTH
5215 Hollister Ave., Suite 230
Goleta, CA 93111
PHONE: (805) 770-0100
CONTACT: KIM TRUE (kim@truethenorthdesign.com)

Planning and Environmental Review Director, or designee, must verify compliance with the provision of the agreement and respond to instances of non-compliance with the agreement.

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<p>Attachment 1, Exhibit 3 Planning Commission Resolution No. 14-01 Conditions of Approval Somera Medical Building Project</p> <p>a) All portable diesel-powered construction equipment must be registered with the state's portable equipment registration program (PER) and must obtain an APCD permit.</p> <p>b) Fleet owners of mobile construction equipment are subject to the California Air Resources Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13, California Code of Regulations, Chapter 9, Section 2649).</p> <p>c) All commercial diesel vehicles are subject to limitations on idling time (Title 13, California Code of Regulations, Chapter 9, Section 2649). Idling of heavy-duty diesel construction equipment and trucks during loading and unloading must be limited to five (5) minutes. Electric auxiliary power units must be used, unless standards or protocol to ensure mitigation occurring without electric auxiliary power units.</p> <p>d) Diesel construction equipment meeting the CARB Tier 1 emission standards for off-road heavy-duty diesel engines must be used. Equipment meeting CARB Tier 2 or higher emission standards must be used, unless standards or protocol to ensure mitigation occurring without equipment meeting CARB Tier 2.</p> <p>e) Diesel-powered equipment must be replaced by electric equipment, unless standards or protocol to ensure mitigation occurring without electric equipment.</p> <p>f) Diesel construction equipment must be equipped with selective catalytic reduction (SCR), diesel oxidation catalysts, and diesel particulate filters as certified and/or verified by CARB or the Environmental Protection Agency (EPA), unless standards or protocol to ensure mitigation occurring without selective catalytic reduction systems, diesel oxidation catalysts, and diesel particulate filters.</p> <p>g) Catalytic converters must be installed on gasoline-powered equipment, unless standards or protocol to ensure mitigation occurring without catalytic converters.</p> <p>h) All construction equipment must be maintained in tune per the manufacturer's specifications.</p> <p>i) The engine size of construction equipment must be the minimum practical size.</p> <p>j) The number of construction equipment operating simultaneously must be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.</p> <p>k) Construction worker trips must be minimized by requiring carpooling and by providing lunch onsite.</p> <p>All requirements must be noted on all clearance plans and must be reviewed and approved by City staff prior to LUP issuance. Requirements must be adhered to throughout all grading and construction periods.</p> <p>64. If the construction site is graded and construction activity has not commenced in four weeks, the applicant must employ the following methods prior to the commencement of the fifth week to inhibit dust generation:</p> <p>a) Seeding and watering to revegetate graded areas; and/or</p> <p>b) Spreading of soil binders; and/or</p> <p>c) Similar methods to inhibit dust that are deemed appropriate by City staff.</p> <p>These requirements must be noted on all plans submitted for issuance of any LUP for the project.</p> <p>25</p>	<p>Attachment 1, Exhibit 3 Planning Commission Resolution No. 14-01 Conditions of Approval Somera Medical Building Project</p> <p>92. This permit is granted for the property/parcels of record on which the project is located and is not transferable.</p> <p>93. Violation of any of these Conditions of Approval is unlawful, prohibited and a violation of the Goleta Municipal Code. The City reserves the right to initiate civil, criminal and/or administrative enforcement, or other notice and a public hearing, to revoke this permit or modify these Conditions of Approval if it is found that there is a violation of these Conditions of Approval or the Goleta Municipal Code or that the project operates as or causes a public nuisance. This Condition of Approval is not intended to, nor does it limit in any manner whatsoever the ability of the City to take appropriate enforcement actions.</p> <p>94. The applicant must be responsible for the completeness and accuracy of all plans, forms and supporting materials submitted in connection with the project. Any errors or discrepancies found therein are a violation of this permit.</p> <p>95. Any new, expanded, or changed use on the project site must be subject to City review and approval. The City must determine whether the new, expanded, or changed use on the project site requires the applicant/owner to seek additional approval, permits, or other action by the City. Failure of the applicant/owner to obtain the above-described review and approval of the City is a violation of this permit.</p> <p>96. The applicant/owner must, at applicant/owner's expense, defend, indemnify and hold harmless the City and its agents, officers and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, review, set aside, void, or annul, in whole or in part, the City approval of this permit or any condition attached hereto or any proceedings, acts, or determinations taken, done, or made prior to the approval of this permit that were part of the approval process.</p> <p>97. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by the applicant/owner in an action filed in a court of law or threatened to be filed therein within the time period provided by law, this permit must be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the project must be reviewed by the City and substitute Conditions of Approval may be imposed.</p> <p>98. Approval of the Final Development Plan must expire five (5) years after approval, unless before the expiration date, substantial physical construction has been completed on the Development Plan or a Time Extension has been applied for by the applicant. The decision maker with jurisdiction over the project may, upon good cause shown, grant a time extension for one year. If the applicant requests a Time Extension, the project may be revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or additional identified project impacts. Fees must be those in effect at the time of issuance of a Land Use Permit.</p> <p>99. No permits for development, including grading, must be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of</p> <p>27</p>	<p>Attachment 1, Exhibit 3 Planning Commission Resolution No. 14-01 Conditions of Approval Somera Medical Building Project</p> <p>107. The applicant must pay the statutory school fees in effect at the time of issuance of each building permit to the appropriate school districts and/or must mitigate school impacts by other measures consistent with State law. The applicant must submit final square footage calculations and a copy of the fee payment to the school districts before issuance of each building permit.</p> <p>108. All work within the public right-of-way, including without limitation utilities and grading, must be explicitly noted on the building plans. The applicant must obtain all necessary encroachment permits from the City of Goleta Public Works Department before issuance of building permits for all work and construction that encroach within or over the public right-of-way, including, without limitation, water meters, backflow devices, signs, and curbs/curbside/sidewalk improvements.</p> <p>109. Any temporary building, trailer, commercial coach, etc. installed or used in connection with construction of this project must comply with the requirements of Section 35-251, Article III of the City's Municipal Code.</p> <p>110. All trees planted or preserved in accordance with this approval must be maintained according to the latest adopted American National Standard Institute (ANSI) guidelines for tree care, generally referred to as ANSI A300 (various parts), and the companion publication "Best Management Practices" published by the International Society of Arboriculture (ISA). Any pruning of trees, other than light pruning of no more than 25 percent (25%) of the foliage within any one growing season, requires review and approval of the City of Goleta before commencement of the work.</p> <p>111. The applicant must be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein in the City of Goleta Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City.</p> <p>112. When conflicts and/or written conditions of approval are in conflict, the written conditions must prevail.</p> <p>113. The applicant must pay all applicable development impact fees under the City of Goleta Development Impact Fee program in full, including without limitation, Quality of Life, Transportation, fire protection, fire facility, library, public administration and sheriff fees. The applicant must pay required Santa Barbara County Fire Department fees as outlined in their letter of August 6, 2012. Payment amounts must be based on the fees in effect and applicable at time of Land Use Permit approval.</p> <p>114. The applicant must be responsible for the completeness and accuracy of all forms and supporting materials submitted in connection with any application. Any errors or discrepancies found therein may constitute grounds for the revocation of any approvals.</p> <p>115. The applicant must consult with State Department of Fish and Wildlife Services to determine and obtain any permits as required prior to the commencement work as needed prior to the issuance of a grading permit.</p> <p>29</p>
<p>Attachment 1, Exhibit 3 Planning Commission Resolution No. 14-01 Conditions of Approval Somera Medical Building Project</p> <p>65. Diesel fuel emissions must be limited. The following limitations on diesel-fueled vehicles in excess of 10,000 pounds must apply during all construction and subsequent operational activities:</p> <p>a) Diesel-fueled vehicles in excess of 10,000 pounds must not idle in one location for more than five (5) minutes at a time.</p> <p>b) Diesel-fueled vehicles in excess of 10,000 pounds must not use diesel-fueled auxiliary power units for more than five (5) minutes to power heater, air conditioner, or other ancillary equipment on any such vehicle.</p> <p>c) The applicant must 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 vehicles idling in all areas of the property that may be frequented by such vehicles. Signs must be maintained in their approved location(s) as long as diesel-fueled vehicles in excess of 10,000 pounds are being used.</p> <p>All requirements must be noted on all clearance plans and must be reviewed and approved by City staff prior to LUP issuance. Requirements must be adhered to throughout all grading and construction periods. The location and information provided on the sign(s) must be reviewed and approved by City staff prior to LUP issuance.</p> <p>GENERAL CONDITIONS</p> <p>66. No signs are authorized with this permit. All signs require separate permits and must comply with City of Goleta Chapter 35, Article I, Sign Regulations, with setbacks specified in Article II, Inland Zoning Ordinance.</p> <p>67. The applicant must obtain from the City's Planning and Environmental Review Department a Land Use Permit prior to commencement of any use and/or development authorized by this permit. Prior to issuance of a Land Use Permit, the applicant must pay all applicable processing fees in full.</p> <p>68. The applicant must obtain from the City's Planning and Environmental Review Department all Building Permits required by Title 15 of the Goleta Municipal Code prior to the construction, erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, or any other action(s) requiring a Building Permit pursuant to Title 15 of the Goleta Municipal Code.</p> <p>69. The applicant must obtain a grading permit prior to the commencement of any grading activity related to any use and/or development authorized by this permit.</p> <p>70. These Conditions of Approval must be printed in their entirety on or attached to all plans or attached submitted for issuance of any LUP or Building Permit for the project.</p> <p>71. This permit runs with the land and the rights and obligations thereof, including the responsibility to comply with these Conditions of Approval and must be binding upon successors in interest unless or until this permit expires pursuant to Condition of Approval 954 or is expressly abandoned in writing by the applicant/owner.</p> <p>26</p>	<p>Attachment 1, Exhibit 3 Planning Commission Resolution No. 14-01 Conditions of Approval Somera Medical Building Project</p> <p>buildings, walkways, parking areas, drainage facilities, and landscaped areas must be developed in substantial conformity with the approved development plan marked Planning Commission Hearing Exhibits 1 and 2, dated February 24, 2014. Substantial conformity must be determined by the Director of Planning and Environmental Review.</p> <p>100. The Final Development Plan approval runs with the land and the rights and obligations thereof, including responsibility to comply with conditions of approval, must be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.</p> <p>101. On the date a subsequent Preliminary or Final Development Plan is approved for this site, any previously approved but unbuilt plans become null and void.</p> <p>102. Revised plans and building elevations incorporating all conditions of approval for this project must be coordinated and submitted to Planning and Environmental Review as one package in accordance with plan check requirements. All plans, including site, grading, landscape, irrigation, mechanical, and street improvement plans must be reviewed for conformance compliance before issuance of any permits such as grading, building, or encroachment permits. Any change to the site, colors, construction materials, design, or location of any structure, on-site, or other site or landscape improvements, except to the extent such changes are deemed in substantial conformity, must not be made without prior City approval.</p> <p>103. All plans submitted for Land Use Permit issuance, building, and/or grading permit must include all applicable conditions of project approval.</p> <p>104. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, demolition, enlarging, or rebuilding of any building, structure, or improvement, the applicant must obtain a Land Use Permit from the City of Goleta. These permits are required by ordinance and are necessary to ensure implementation of the conditions imposed on the project by the City. Before any permit may be issued by the City of Goleta, the applicant must obtain written clearance for each development phase from all Department/Agencies having conditions or project approval. Such clearance must indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Environmental Review.</p> <p>105. Planning and Environmental Review Compliance Review must be required. The applicant agrees to pay Compliance Review fees before Land Use Permit issuance to cover full costs of compliance monitoring. The decision of the Director must be final in the event of any dispute.</p> <p>106. Before approval of the first Land Use Permit for general grading and/or buildings for development, the applicant must pay all applicable City of Goleta permit processing fees in full. Before the start of any work on-site, the applicant must request and attend a preconstruction meeting that includes monitor(s), project superintendent, architect, subcontractors, as well as City representatives including staff from Planning and Environmental Review and Public Works.</p> <p>28</p>	<p>Attachment 1, Exhibit 3 Planning Commission Resolution No. 14-01 Conditions of Approval Somera Medical Building Project</p> <p>END OF CONDITIONS</p> <p>30</p>

PROJECT DIRECTORY

CLIENT/OWNER:

SOMERA CAPITAL MANAGEMENT
115 W. Canon Perdido St., Santa Barbara, CA 93101
PHONE: (805) 679-6219 FAX: (805) 683-5791
CONTACT: CHRIS HERTHEL (chertel@somercapital.com)

CIVIL ENGINEER:

PENFIELD AND SMITH
111 East Victoria Street
Santa Barbara, CA 93101
PHONE: (805) 963-9532 FAX: (805) 918-7931
CONTACT: STEVE HANCO (shanco@penfieldsmith.com)
WAYNE FITCH (wfitch@penfieldsmith.com)

ARCHITECT:

PK ARCHITECTURE
5126 Charleston Drive, Suite 110, Agoura Hills, California 91301
PHONE: (818) 364-3257 FAX: (818) 364-6019
CONTACT: BRIAN POLLOCK (bpollock@pkarchitecture.net)
MARK VILLALTA (mvillalta@pkarchitecture.net)

LANDSCAPE ARCHITECT:

TRUE NATURAL
5266 Hollister Ave., Suite 203
Goleta, CA 93111
PHONE: (805) 770-2105
CONTACT: KIM TRUE (kim@truenaturaldesign.com)

LUP/DRB Final
Submittal Set
10-11-15

client review
9-26-12

Planning
Submittal
8-11-12

client review
4-26-12

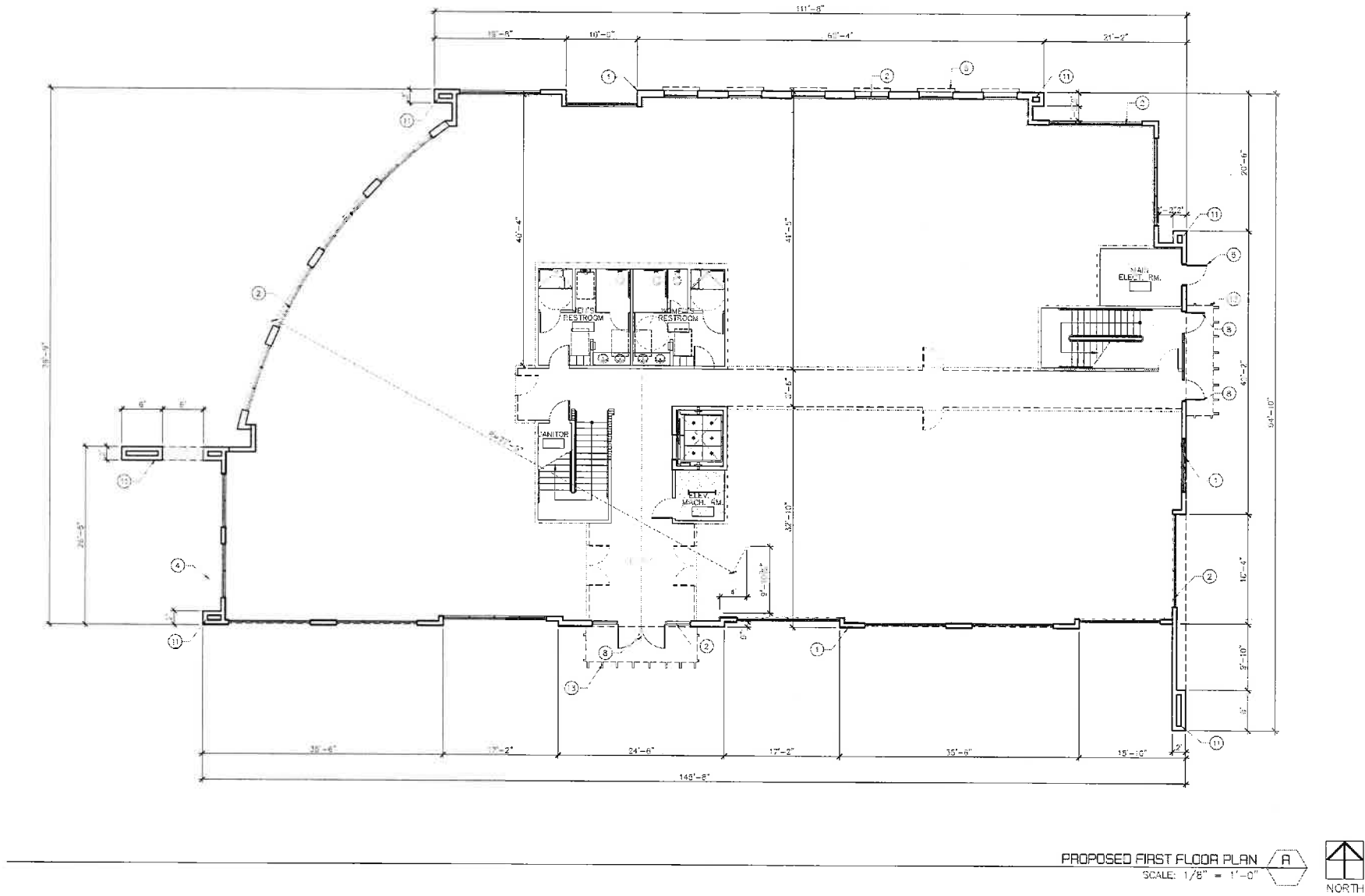


PLANNING CONDITIONS OF APPROVAL
scale: N.T.S.

MEDICAL OFFICE BUILDING
Somera Capital Management
454 S. Patterson Avenue, Goleta, California

pk architecture

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KEYNOTES

1. PAINTED TILT-UP WALL WITH SMOOTH FINISH TYPICAL.
2. DUAL GLAZED WINDOWS PPG SOLARBAN 50 LOW-E "AURORA" IN 2" X 4" CLEAR ANODIZED ALUMINUM FRAME.
3. FORMALINER HORIZONTAL HOLD 1 IN. TILT-UP PANEL OR PAINTED GALVALUME CORRUGATED METAL WALL PANELING.
4. INSTALL PAINTED STEEL TRELLIS AWNING WITH DIAGONAL BRACING (SHOWN DASHED ABOVE).
5. PAINTED HOLLOW METAL DOOR.
6. PLANT-ON EIFS SHORT AWNING BAND ABOVE WINDOW.
7. PAINTED ACCENT PANEL.
8. 1/2" TEMPERED-LAMINATED GLASS ENTRY DOOR.
9. VERTICAL AND HORIZONTAL REVEAL TYPICAL.
10. PANEL JOINT TYPICAL.
11. 12" THICKENED WING WALL.
12. HORIZONTAL REVEAL BAND AT PARAPET.
13. INSTALL PAINTED GALVALUME METAL AWNING. PROVIDE GALVALUME PANELIZED SOFFIT. SHOWN DASHED ABOVE.

PROJECT DIRECTORY

CLIENT/OWNER:

SOMERA CAPITAL MANAGEMENT
115 W. Canon Fieldside St., Santa Barbara, CA 93101
PHONE: (805) 679-5318 FAX: (805) 603-5791
CONTACT: CHRIS HERTHEL (chertel@somercapital.com)

CIVIL ENGINEER:

WENFELD AND SMITH
111 East Victoria Street
Santa Barbara, CA 93101
PHONE: (805) 963-9112 FAX: (805) 938-9918
CONTACT: STEVE WAYNE (swayne@wensmith.com)
WAYNE FITCH (wfitch@wensmith.com)

ARCHITECT:

PK ARCHITECTURE
5126 Claxton Drive, Suite 110, Agoura Hills, California 91301
PHONE: (818) 584-0057 FAX: (818) 584-0019
CONTACT: BRIAN POLKUP (bpolkup@pkarchitecture.net)
BLAKE VILLALBA (lvillalba@pkarchitecture.net)

LANDSCAPE ARCHITECT:

TRUE NATURE
1505 Hollister Ave. Suite 210
Goleta, CA 93111
PHONE: (805) 770-2100
CONTACT: KIM TRUE (kim@truenaturedesign.com)

LUPDRB Final
Submittal Set
10-15-15

Planning
Resubmittal
10-15-12

client review
8-26-12

Planning
Submittal
8-1-12

client review
4-26-12

pk:architecture

170-00-Somero-Paterson-Subdiv
URB-Schematic
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PROPOSED FIRST FLOOR PLAN
scale: 1/8" = 1'-0"

MEDICAL OFFICE BUILDING
Somera Capital Management
454 S. Patterson Avenue, Goleta, California

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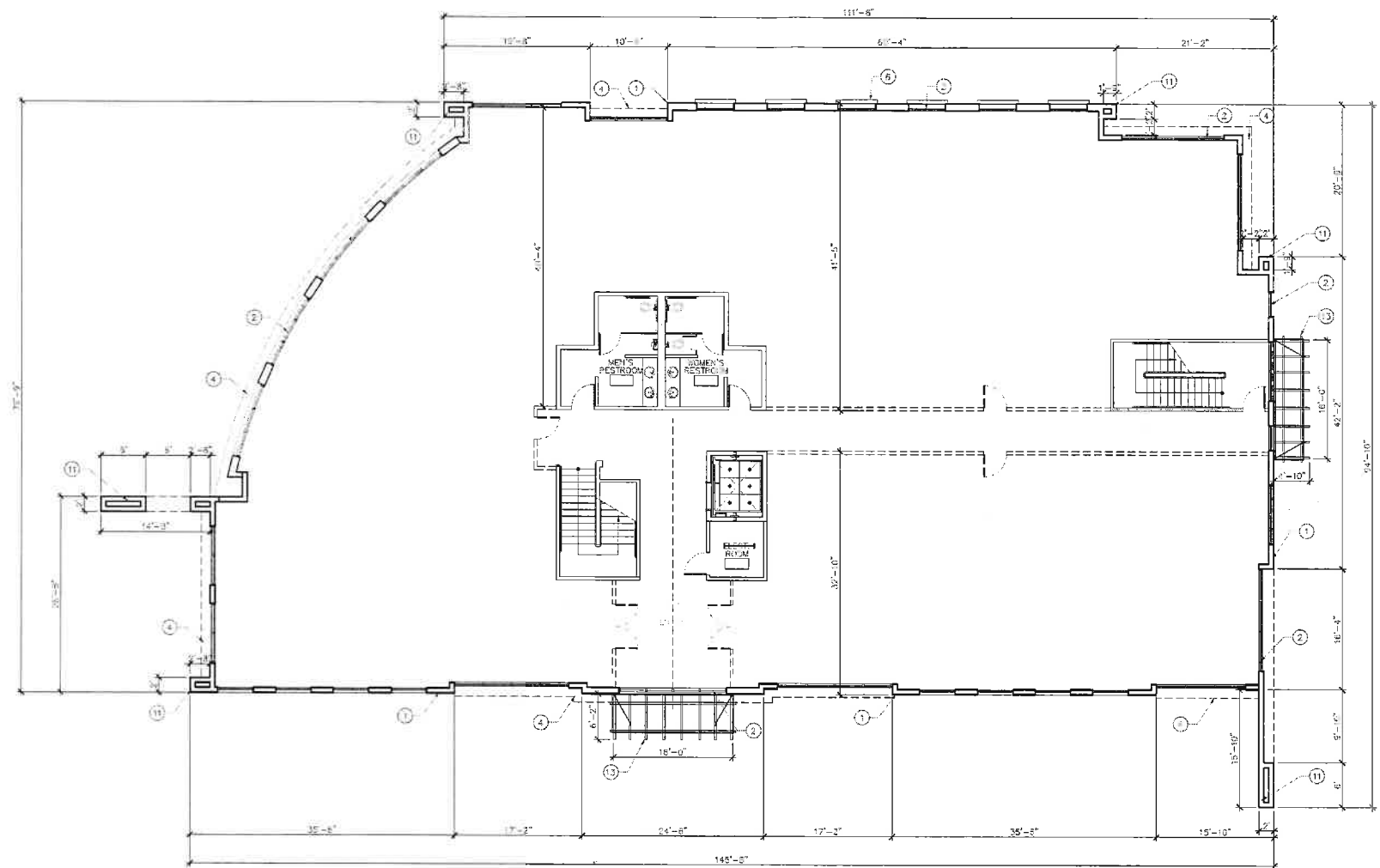


PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROPOSED SECOND FLOOR PLAN
scale: 1/8" = 1'-0"

MEDICAL OFFICE BUILDING
Somera Capital Management
454 S. Patterson Avenue, Goleta, California

02.2



PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



KEYNOTES

1. PAINTED TILT-UP WALL WITH SMOOTH FINISH TYPICAL
2. DUAL GLAZED WINDOWS PPG GLASS 80 LOW-E "AURORA" 6' 2" X 48" CLEAR ANODIZED ALUMINUM FRAME
3. FORMALINER HORIZONTAL MOLD (1) TILT-UP PANEL OR PAINTED GALVALUME CORRUGATED METAL WALL PANELING
4. INSTALL PAINTED STEEL TRELLEC AWNING WITH DIAGONAL BRACING SHOWN DASHED ABOVE
5. PAINTED HOLLOW METAL DOOR
6. PLANT-ON EPS SHORT AWNING BAND ABOVE WINDOW
7. PAINTED ACCENT PANEL
8. 8' TEMPERED-LAMINATED GLASS ENTRY DOOR
9. VERTICAL AND HORIZONTAL REVEAL TYPICAL
10. PANEL JOINT TYPICAL
11. 12" THICKENED WING WALL
12. HORIZONTAL REVEAL BAND AT PARAPET
13. INSTALL PAINTED GALVALUME METAL AWNING, PROMOTE GALVALUME PANELLED SOFFIT, SHOWN DASHED ABOVE

PROJECT DIRECTORY

CLIENT/OWNER:

SOMERA CAPITAL MANAGEMENT
119 W. Canon Perdido St., Santa Barbara, CA 93101
PHONE: (805) 679-6319 FAX: (805) 683-5701
CONTACT: CHRIS HERTHEL (chertel@somercapital.com)

CIVIL ENGINEER:

PENFIELD AND SMITH
111 East Victoria Street
Santa Barbara, CA 93101
PHONE: (805) 943-9112 FAX: (805) 966-9111
CONTACT: STEVE WATKINS (swatkins@penfieldsmith.com)
WAYNE FITCH (wfitch@penfieldsmith.com)

ARCHITECT:

PK ARCHITECTURE
5726 Clariton Drive, Suite 110, Agoura Hills, California 91301
PHONE: (818) 584-1017 FAX: (818) 584-0119
CONTACT: BRIAN POLKINS (bpolkins@pkarchitect.com)
BRIAN MULLIN (bmullin@pkarchitect.com)

LANDSCAPE ARCHITECT:

TRUE NATURE
5000 Hollister Ave, Suite 230
Goleta, CA 93111
PHONE: (805) 773-2101
CONTACT: ROB TRUE (rob@truenaturedesign.com)

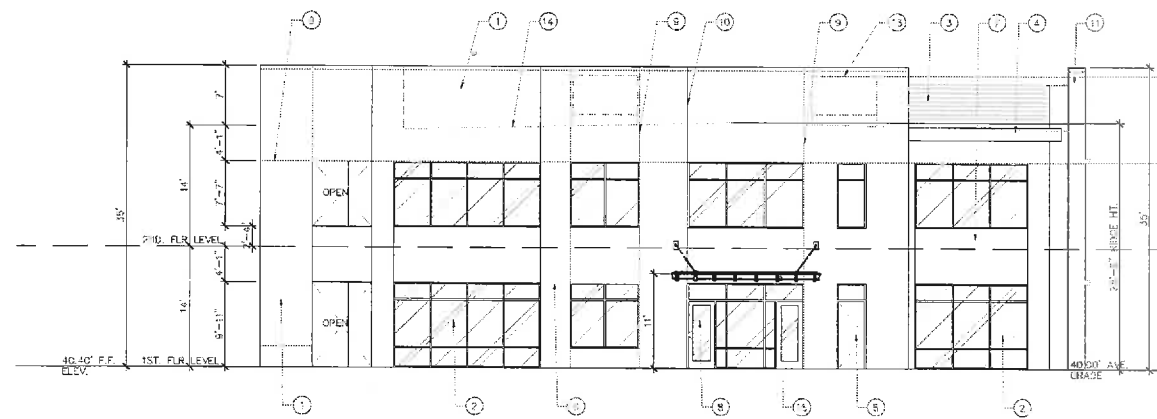
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LUP/DRB Final Submit: 05-20-16



PROPOSED NORTH ELEVATION A
SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION B
SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION C
SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION D
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

- 1 PAINTED TILT-UP WALL WITH SMOOTH FINISH TYPICAL
- 2 DUAL GLAZED WINDOWS PPG SOLARBAN 50 LOW-E "AZURIA" IN 2" X 4" CLEAR ANODIZED ALUMINUM FRAME
- 3 FORMALINER HORIZONTAL MOLD ON TILT-UP PANEL OR PAINTED GALVALUME CORRUGATED METAL WALL PANELING
- 4 INSTALL PAINTED GALVALUME METAL AWNING PROVIDE GALVALUME PANELLED SOFFIT (SHOWN DASHED ABOVE)
- 5 PAINTED HOLLOW METAL DOOR
- 6 PLANT-ON EPS SHORT AWNING BAND ABOVE WINDOW
- 7 PAINTED ACCENT PANEL
- 8 1/2" TEMPERED-LAMINATED GLASS ENTRY DOUBLE DOOR
- 9 VERTICAL AND HORIZONTAL REVEAL TYPICAL
- 10 PANEL JOINT TYPICAL
- 11 12" THICKENED WEIR WALL
- 12 HORIZONTAL REVEAL BAND AT PARAPET
- 13 HVAC UNITS BEYOND NOTE THAT THE UNITS ARE A FOOT ABOVE LOWEST PARAPET AND CENTRALLY LOCATED ON THE ROOF. THE PARAPET SCENT 33" OF FIRM FINISH FLUKE. THE HVAC UNITS WILL NOT BE SEEN FROM THE ADJACENT STREETS A 4'-0" TALL PERSON STANDING APPROXIMATELY 736 FEET FROM THE WEST ELEVATION FACING PATTERSON AVENUE WOULD START SEEING THE TIP OF THE NORTHWEST HVAC UNIT
- 14 DASHED LINE INDICATES ROOF LINE BEYOND
- 15 INSTALL PAINTED STEEL TRELLIS AWNING WITH DIAGONAL BRACING SHOWN DASHED ABOVE

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CLIENT/OWNER:
SOMERA CAPITAL MANAGEMENT
115 W. Canon "erido St., Santa Barbara, CA 93101
PHONE: (805) 679-6319 FAX: (805) 693-5731
CONTACT: CHRIS HERTHEL (chertel@somercapital.com)

CIVIL ENGINEER:
PENFIELD AND SMITH
111 East Victoria Street
Santa Barbara, CA 93101
PHONE: (805) 965-9532 FAX: (805) 966-9101
CONTACT: STEVE WAND (swand@penfieldsmith.com)
WAYNE FITCH (wfitc@penfieldsmith.com)

ARCHITECT:
PK ARCHITECTIVE
5126 Claret Drive, Suite 100, Agoura Hills, California 91301
PHONE: (818) 594-0657 FAX: (818) 594-0019
CONTACT: BRIAN BLOQUE (bbloque@pkarchitecture.net)
JULIAN VILLALBA (jvillalba@pkarchitecture.net)

LANDSCAPE ARCHITECT:
TRUE NATURE
5250 Hollister Ave. Suite 200
Goleta, CA 93111
PHONE: (805) 770-2106
CONTACT: KIM TRUE (kim@trueandnature.com)

LUPDRB Final
Submital Set
10-1-15

Planning
Resubmital
10-1-15

client review
8-26-12

Planning
Submital
6-1-12

client review
4-26-12

GENERAL CONSTRUCTION NOTES

1. ALL REFERENCED SPECIFICATIONS, CODES, DRAWINGS AND DETAILS SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT OR DELINEATED IN THEIR ENTIRETY HEREON.
2. GRADING OR OTHER CONSTRUCTION WORK OFFSITE IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE AFFECTED OFFSITE PROPERTY OWNERS AND PUBLIC AGENCIES.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE PROJECT'S PLANS AND SPECIFICATIONS AND ABIDE BY THEIR REQUIREMENTS AS APPLICABLE.
4. BEFORE BEGINNING WORK, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND THE UTILITY COMPANIES, AND SHALL DETERMINE FROM EACH: (1) SCOPE OF WORK TO BE OBSERVED AND BY WHOM, (2) SCOPE OF TESTING, AND (3) ADVANCE NOTICE REQUIRED (MINIMUM OF 48 HOURS). DURING THE COURSE OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS STIPULATED PURSUANT TO ABOVE DETERMINATIONS. WORK NOT OBSERVED AND TESTED WILL BE SUBJECT TO REJECTION.
5. BEFORE BEGINNING WORK, THE CONTRACTOR SHALL DETERMINE OR VERIFY THE LOCATION AND FLOWLINE ELEVATION OF ALL EXISTING WATER, SEWER, AND DRAINAGE STRUCTURES AND/OR CONDUITS TO BE JOINED BY NEW CONSTRUCTION. IF DIFFERENCES ARE OBSERVED THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE BY PHONE AND IN WRITING.
6. EXISTING PERMANENT SURVEY MONUMENTS SHOWN ON THE PLANS, INCLUDING PROPERTY CORNERS AND BENCHMARKS, SHALL BE PRESERVED BY THE CONTRACTOR OR SHALL BE TIED-OUT PRIOR TO CONSTRUCTION AND RE-SET AFTER CONSTRUCTION BY A LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
7. AREAS TO RECEIVE FILL MATERIAL AND AREAS TO RECEIVE BUILDINGS, WALLS, PAVEMENT, SIDEWALKS AND OTHER STRUCTURAL IMPROVEMENTS SHALL BE PREPARED AS RECOMMENDED BY, AND UNDER THE OBSERVATION AND TESTING OF THE OWNER'S REPRESENTATIVE. RECOMMENDATIONS FOR OVER-EXCAVATION, ADDITIONAL BACKFILL, BACKFILL AND RECOMPACTION ARE CONTAINED IN THE PROJECT SPECIFICATIONS AND PLANS.
8. IF NOT DIMENSIONED, LOCATION OF FINISH GRADE ELEVATIONS AND FEATURES SUCH AS SWALES, RIDGE LINES, ETC. SHALL BE DETERMINED BY SCALE FROM KNOWN POINTS SHOWN ON THE PLANS. UNIFORM GRADIENTS OR VERTICAL CURVES AS APPROPRIATE, SHALL BE ASSURED BETWEEN CONTOUR ELEVATIONS SHOWN ON THE PLANS.
9. ALL EXCESS EARTH, ASPHALT PIECES, ETC. (SPOILS) SHALL BE TRANSPORTED OFF SITE AND DISPOSED OF LEGALLY.
10. ACTUAL CONSTRUCTION HOURS ARE FROM 7:30 AM TO 5:00 PM, MONDAY THRU FRIDAY.
11. EARTH COMPACTION TESTING CONCRETE TESTING SHALL BE PROVIDED BY OWNER'S GEOTECHNICAL ENGINEER / TESTING LABORATORY.
12. ALL EXISTING AND PROPOSED STORM DRAIN GRATES AND UTILITY SURFACE FEATURES SHALL BE SET TO FINISH GRADE BY THE CONTRACTOR AS A PART OF THIS PROJECT.
13. SAWCUTTING OF EXISTING PAVEMENT SHALL BE TO A CLEAN STRAIGHT EDGE AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKING, INCLUDING CALCULATION AND FIELD STAKING, WHICH SHOULD BE PERFORMED BY A CALIFORNIA LICENSED SURVEYOR.

GENERAL REQUIREMENTS OF CONTRACTOR

1. THE CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF CONSTRUCTION FROM THAT SHOWN ON THE PLANS AND SPECIFICATIONS FOR THE PURPOSES OF PROVIDING A BASIS FOR CONSTRUCTION RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE AND THE AGENCY HAVING JURISDICTION. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL DELIVER THIS RECORD OF ALL CONSTRUCTION CHANGES TO THE OWNER'S REPRESENTATIVE ALONG WITH A LETTER WHICH DECLARES THAT THE PROJECT WAS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND APPROVED CHANGE ORDERS.
2. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE BY PHONE AND IN WRITING UPON DISCOVERY OF, AND BEFORE DISTURBING, ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY APPROVED PLANS AND SPECIFICATIONS.
3. THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ADOPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ALL LIABILITY AND CLAIMS, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONALS.
4. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY IN THE VICINITY OF THE JOB SITE AND FURTHER AGREES TO, AT CONTRACTOR'S EXPENSE, REPAIR OR REPLACE THE DRAINAGE CONDITION, ALL EXISTING IMPROVEMENTS WITHIN OR IN THE VICINITY OF THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL AND SAFETY THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD AND SHALL FURNISH, INSTALL, AND MAINTAIN SUCH FENCING, SIGNS, LIGHTS, TREXEN PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SAID CONTROL AND SAFETY.
6. EXISTING BURIED CONDUITS AND STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THESE PLANS. HOWEVER, ALL SUCH CONDUITS AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE. ONLY AND HAVE NOT NECESSARILY BEEN INDEPENDENTLY VERIFIED BY THE PREPARER OF THESE PLANS.
7. THE CONTRACTOR SHALL INDEPENDENTLY VERIFY THE PRESENCE OF BURIED CONDUITS AND STRUCTURES, BOTH ACTIVE AND ABANDONED-IN-PLACE AND, BEFORE COMMENCING WORK, CONTRACTOR SHALL DETERMINE THE EXACT LOCATION INCLUDING DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES, INCLUDING SERVICE CONNECTIONS, WHICH MAY BE AFFECTED OR BE AFFECTED BY HIS OPERATIONS. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR AS A RESULT OF CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES.
8. UPON ENCOUNTERING EXISTING BURIED CONDUITS OR STRUCTURES NOT SHOWN OR LOCATED DIFFERENTLY THAN SHOWN ON THE PLANS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE OWNER OF THE CONDUIT OR STRUCTURE BY PHONE AND IN WRITING. IF SUCH CONDUIT OR STRUCTURE AFFECTS OR IS AFFECTED BY THE WORK, CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION AND DIRECTION BEFORE PROCEEDING WITH THE WORK, EXCEPTING THAT IN AN EMERGENCY AFFECTING SAFETY OF LIFE, WORK OR ADJACENT PROPERTY, CONTRACTOR SHALL ACT AT ONCE WITHOUT INSTRUCTIONS TO PREVENT INJURY OR LOSS.
9. REMOVAL OF CONFLICTING MATERIALS (UTILITIES, PAVEMENT, WALLS, ETC.) SHALL BE DISPOSED OF OFFSITE OR STOCKPILED ONSITE AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
10. ALL DAMAGE CAUSED TO PUBLIC STREETS, INCLUDING MAIL ROUTES, ALLEYS, SIDEWALKS, CURBS OR STREET FURNISHINGS, OR TO THE PROPERTY AND ADJACENT PRIVATE PROPERTY SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE OWNER'S REPRESENTATIVE'S SATISFACTION.
11. ALL PERMITS NECESSARY SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION IN THE PUBLIC RIGHT OF WAY.

TRENCHING AND BACKFILLING NOTES

1. WATER ENCOUNTERED IN TRENCH OR STRUCTURE EXCAVATION SHALL BE REMOVED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE TO PROVIDE DRY CONDITIONS DURING CONSTRUCTION OF PIPE OR STRUCTURE.
2. TRENCH OR STRUCTURE EXCAVATION SUBGRADE SHALL BE OBSERVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT OF BEDDING MATERIAL OR FORMS. WET OR UNSTABLE SOIL ENCOUNTERED IN THE BOTTOM OF THE EXCAVATION AND DEEMED BY THE OWNER'S REPRESENTATIVE TO BE INCAPABLE OF PROPERLY SUPPORTING THE PIPE OR STRUCTURE BEING CONSTRUCTED, SHALL BE REMOVED TO THE DEPTH RECOMMENDED BY THE OWNER'S REPRESENTATIVE AND THE EXCAVATION BACKFILLED TO THE BOTTOM OF THE PIPE OR STRUCTURE GRADE WITH SUITABLE MATERIAL RECOMMENDED BY THE OWNER'S REPRESENTATIVE.
3. ALL WORK INVOLVING EXCAVATION FOR UTILITY LINES AND LATERAL CONNECTIONS SHALL BE COMPLETED, OBSERVED AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE STRUCTURAL BACKFILL OBSERVED, TESTED FOR COMPACTION AND APPROVED BEFORE AGGREGATE BASE, PAVING OR OTHER PERMANENT SURFACE CONSTRUCTION MAY COMMENCE.
4. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS, ORDINANCES, REGULATIONS, RULES, AND STANDARDS INCLUDING ALL REQUIREMENTS OF THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND OF CAL-OSHA.
5. CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN SUCH SHEETING, SHORING, BRACING AND/OR OTHER PROTECTION AS IS NECESSARY TO PREVENT FAILURE OF TRENCH.
6. VERTICAL TRENCH SHORING SHALL CONFORM WITH THE ORDERS OF THE STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY (DIS) AND O.S.H.A. STANDARDS. CONTRACTOR SHALL SUBMIT SHORING DETAILS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO TRENCHING CONSTRUCTION.

GENERAL GRADING NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (2010) UNLESS SUPERSEDED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
2. PERFORM WORK IN COMPLIANCE WITH STRICT REQUIREMENTS OF CAL/OSHA CONSTRUCTION SAFETY ORDER.
3. CONTRACTOR AND ITS HIRED QSP PROFESSIONAL SHALL BE RESPONSIBLE FOR MONITORING SITE STORM WATER RELATED CONSTRUCTION IN STRICT CONFORMANCE WITH THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND NOTICE OF INTENT (NOI) AS REQUIRED BY THE STATE REGIONAL WATER QUALITY CONTROL BOARD (SRWQCB), AND CONSTRUCT ADDITIONAL FACILITIES REQUIRED FOR STORM WATER EROSION PREVENTION. CONTRACTOR AND ITS QSP PROFESSIONAL SHALL FILE REQUIRED REPORTS INCLUDING BUT NOT LIMITED TO ANNUAL REPORT, NOTICE OF TERMINATION REPORT, AND ELECTRONICALLY ASSIST THE OWNER TO FILE NOTICE OF TERMINATION WITHIN 90 DAYS AFTER THE COMPLETION OF PROJECT CONSTRUCTION IN CONFORMANCE WITH SWPPP REQUIREMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SITE AIR POLLUTION CONTROL IN STRICT CONFORMANCE WITH THE COUNTY OF SANTA BARBARA AIR POLLUTION CONTROL DISTRICT REQUIREMENTS REQUIREMENTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SITE NOISE CONTROL IN STRICT CONFORMANCE WITH OWNER'S REPRESENTATIVE REQUIREMENTS.
6. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BRIDING AND FAMILIARIZE HIMSELF WITH EXISTING SITE CONDITIONS AND HOW THE SITE CONDITIONS AFFECT THE WORK OF THIS SECTION.
7. PROTECTION OF PERSONS AND PROPERTY, BARRICADE AND FENCE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AND POST WITH WARNING LIGHTS. KEEP GATES CLOSED AT ALL TIMES. SECURE GATES AND SITE WHENEVER THE WORK AREA IS UNOCCUPIED.
 - A. OPERATE WARNING LIGHTS AS REQUESTED BY OWNER'S REPRESENTATIVE AND THE OWNER, AND AS REQUIRED FOR SITE SAFETY.
 - B. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENT, AND OTHER FACILITIES FROM WASHOUT AND OTHER HAZARDS CREATED BY SURF WASHOUT AND CONSTRUCTION MATERIALS.
 - C. PREVENT DUST FROM BECOMING A NUISANCE TO THE RESIDENTS, PUBLIC, AND TO OTHER WORK BEING PERFORMED.
 - D. ALL TRENCHES SHALL BE EITHER BACKFILLED OR STEEL PLATED DAILY AND POSTED WITH WARNING LIGHTS. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS, FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
8. EXISTING UTILITIES:
 - A. NUMEROUS EXISTING ON-SITE UTILITY LINES LOCATED WITHIN THE PROJECT SITE. POT HOLE TO LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, REPORT ANY POTENTIAL CONFLICT WITH EXISTING AND PROPOSED UTILITIES TO OWNER'S REPRESENTATIVE. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF PROTECTION DURING GRADING OPERATIONS AND CONSTRUCTION.
 - B. ALL UNCHARTED, OR INCORRECTLY CHARTED, PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING EXCAVATION; CONTACT THE OWNER'S REPRESENTATIVE AND CONSULT WITH UTILITY OWNER IMMEDIATELY FOR DIRECTIONS. COOPERATE WITH THE OWNER'S REPRESENTATIVE IN KEEPING RESPECTIVE SERVICES AND FACILITIES IN OPERATION. REPAIR DAMAGED LINES AND UTILITIES TO SATISFACTION OF UTILITY COMPANY AND THE OWNER'S REPRESENTATIVE.
 - C. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE OWNER'S REPRESENTATIVE AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.
9. PROVIDE CONTINUOUS AND POSITIVE DRAINAGE OF SURFACE WATERS AWAY FROM ALL EXCAVATIONS, COMPLETED SIDEWALK, FILL, AND STOCKPILES. MAINTAIN EXCAVATIONS AND TRENCHES FREE OF STANDING AND RUNNING WATER AT ALL TIMES. PROVIDE DRAINAGE PUMPS, SUMPS AND/OR DRAINS AS NECESSARY TO PREVENT FURTHER COMPENSATION. CONTRACTOR SHALL COMPLY WITH PROJECT STORM WATER POLLUTION PREVENTION REQUIREMENTS WHEN DEALING WITH SITE STORM WATER RUNOFF.
10. CONSTRUCTION EQUIPMENT, INCLUDING ALL TRUCKS, CARS, ETC., SHALL NOT PARK OR BE DRIVEN UPON BIKE PATHS OR SIDEWALKS. NO OTHER ITEMS ARE ALLOWED ON BIKE PATHS, SIDEWALKS, MULTI-MODAL PATHS, OR ROADS INCLUDING HOSES, POWER CORDS, ROPES, CONSTRUCTION MATERIALS, DRIFT AND DEBRIS, ETC. ALL SIDEWALKS, BIKE PATH AND ROADWAY SHALL REMAIN CLEAR AND THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN TEMPORARY, SAFE AND EFFECTIVE PEDESTRIAN AND VEHICULAR ACCESS AT ALL TIMES, INCLUDING NON-CONSTRUCTION HOURS.
11. USE OF AND/OR STORAGE OF EXPLOSIVES WITHIN THE OWNER'S SITE AND THE CONSTRUCTION SITE IS STRICTLY PROHIBITED.
12. BURNING OF MATERIALS WITHIN THE OWNER'S SITE IS STRICTLY PROHIBITED.
13. SITE PREPARATION: SITE PREPARATION FOR THE PROJECT SITE WILL REQUIRE REMOVAL OF PAVEMENT SECTIONS, TREES, ROOTS, ORGANIC MATTER, UNSUITABLE FILL MATERIALS, CONSTRUCTION DEBRIS, OR OTHER DESTRUCTIVE MATERIALS. THOSE MATERIALS SHALL BE REMOVED AND WASTED FROM CONSTRUCTION AREAS. ABANDONED UNDERGROUND UTILITIES SUCH AS SEWER LINES, WELLS, PIPES, UTILITY CONDUITS, OLD FOUNDATIONS, ETC., SHALL BE REMOVED OR TREATED IN A MANNER PRESCRIBED BY THE CONTROLLING GOVERNMENT AGENCIES. EXCAVATIONS REQUIRED FOR THE REMOVAL OF SUCH FACILITIES THAT EXTEND BELOW THE PLANNED REMEDIAL GRADING LINES (E.G. OVEREXCAVATION DEPTH) SHALL BE OBSERVED BY OWNER'S REPRESENTATIVE PRIOR TO BACKFILLING.
14. REMEDIAL GRADING AND OVEREXCAVATION SHALL BE PERFORMED BENEATH THE PROPOSED BUILDING AREAS TO REMOVE EXISTING ARTIFICIAL FILL AND HELP REDUCE THE AFFECTS OF THE EXPANSIVE SOILS PRESENT AT THE SITE ON TO THE FOUNDATIONS AND FLOOR SLABS. THE OVEREXCAVATION AND SOIL REMOVAL SHALL EXTEND A MINIMUM 5 FEET BELOW THE EXISTING GROUND SURFACE OR AT LEAST 2 FEET BELOW THE DEEPEST FOUNDATION ELEMENTS, WHICHEVER RESULTS IN THE DEEPEST FOUNDATION ELEMENTS. THE OVEREXCAVATION SHALL EXTEND 1 FEET LATERALLY AT LEAST 5 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT. THE BUILDING FOOTPRINT IS CONSIDERED TO BE THE BUILDING PERIMETER PLUS ANY EXTERNAL STRUCTURES SUCH AS ENTRANCE WAYS, STAIRS, ETC., THAT ARE CONNECTED TO THE BUILDING. THE OVEREXCAVATED SUBGRADE SHALL BE CUT NEAT, AT A RELATIVELY UNIFORM ELEVATION, AND NOT DISTURBED BY THE EXCAVATION OPERATIONS.
15. REMEDIAL GRADING AND OVEREXCAVATION FOR EXTERIOR SLAB AREAS: OVEREXCAVATION FOR EXTERIOR SLAB ON GRADE SHALL EXTEND A MINIMUM 18 INCHES BELOW THE PROPOSED PAVEMENT SURFACE OR 12 INCHES BENEATH THE PROPOSED SUBGRADE ELEVATION, WHICHEVER IS DEEPER. OVEREXCAVATION SHALL EXTEND 1 FEET LATERALLY AT LEAST 1 FEET BEYOND THE PROPOSED PAVEMENT LIMITS OR EXTERIOR SLAB ON GRADE. THE OVEREXCAVATION SUBGRADE SHALL BE CUT NEAT AND NOT DISTURBED BY THE EXCAVATION OPERATIONS.
16. SUBGRADE PREPARATION: OVEREXCAVATION SUBGRADE IN BUILDING, PAVEMENT, EXTERIOR SLAB-ON-GRADE AREAS, AND IN AREAS TO RECEIVE FILL SHALL BE OBSERVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PROCESSING THE SUBGRADE OR PLACING FILL MATERIALS. IF SOFT OR LOOSE, COMPRESSIBLE, ORGANIC, OR OTHERWISE UNSUITABLE SOILS ARE PRESENT AT THE SUBGRADE LEVEL, THE OVEREXCAVATION WILL NEED TO BE DEEPENED TO REMOVE THOSE SOILS. THE PRESENCE OF LOOSE OR COMPRESSIBLE MATERIALS CAN BE EVALUATED VISUALLY BY INCLUDING IN THE PROJECT PLANS AND SPECIFICATIONS.
17. FOLLOWING APPROVAL OF THE SUBGRADE BY OWNER'S REPRESENTATIVE, THE EXCAVATION SUBGRADE SHALL BE SCARIFIED AND CROSS-SCARIFIED TO A MINIMUM DEPTH OF 8 INCHES. MOISTURE CONDITIONED TO WITHIN 0 TO 3 PERCENT ABOVE OPTIMUM, AND COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION. ROOTS OR ORGANICS OBSERVED DURING THE SCARIFYING WORK SHALL BE REMOVED PRIOR TO COMPACTION. COMPACTED FILL CAN BE PLACED TO FINISHED GRADE AFTER THE COMPLETION OF THE RECOMMENDED OVEREXCAVATION, WHERE UNSUITABLE OR PUMPING SUBGRADE IS ENCOUNTERED, STABILIZATION MEASURES WILL BE REQUIRED PRIOR TO THE PLACEMENT OF OVERLAYING FILL.
18. TEMPORARY SLOPES AND SUPPORT: TEMPORARY SLOPES, EXCAVATIONS, AND SUPPORT SHALL CONFORM TO FEDERAL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS AND ANY OTHER LOCAL ORDINANCES AND BUILDING CODES, AS REQUIRED. ON-SITE SOIL FINE-GRAINED ARTIFICIAL FILL AND TERRACE DEPOSITS MAY BE CLASSIFIED AS OSHA TYPE B SOIL MATERIALS. TEMPORARY SLOPES UP TO 10 FEET HIGH SHALL BE EXCAVATED AT AN INCLINATION OF 1H:1V OR FLATTER. EXCAVATIONS EXTENDING INTO COARSE-GRAINED TERRACE DEPOSITS DEEPER THAN 8 FEET SHALL CONFORM TO THE REQUIREMENTS FOR OSHA TYPE C SOIL MATERIALS AND SHALL BE EXCAVATED AT AN INCLINATION OF 1.5H:1V OR FLATTER.

THE CONTRACTOR SHALL BE MADE RESPONSIBLE FOR ALL SAFETY ISSUES AFFECTING OPEN EXCAVATIONS. THE CONTRACTOR SHALL CONTINUOUSLY MONITOR TEMPORARY SLOPES AND REMOVE LOOSE OR UNSTABLE ROCK, OR SOIL MASSES, STOCKPILED MATERIAL OR EQUIPMENT SHALL NOT BE PLACED CLOSER THAN 5 FEET FROM ANY SLOPE OR CREST.

RUNOFF SHALL BE DIRECTED AWAY FROM TEMPORARY EXCAVATIONS AND SHALL NOT BE ALLOWED TO FLOW ACROSS SLOPE FACES AND EXCAVATIONS. SINCE GROUNDWATER IS ANTICIPATED WITHIN THE EXCAVATION DEPTHS, DRAINAGE SHALL BE PROVIDED IN ADVANCE OF THE EXCAVATION TO AVOID THE POTENTIAL FOR GROUNDWATER TO DAYLIGHT ON THE SLOPE. SLOPES SHALL NOT BE CONSIDERED STABLE IF SEEPAGE DAYLIGHTS ON THE SLOPES.

GENERAL GRADING NOTES (CONT.)

19. FILL SELECTION, PLACEMENT, AND COMPACTION:

ALL FILL MATERIALS, ON-SITE OR IMPORTED, SHALL BE FREE FROM ORGANIC MATERIAL, HAZARDOUS SUBSTANCES, UNSUITABLE FILL DEBRIS, AND ANY OTHER DESTRUCTIVE MATERIALS. ROCK FRAGMENTS OR POORLY WEATHERED MATERIAL LESS THAN 3 INCHES IN DIAMETER COULD BE UTILIZED IN FILL MATERIALS PROVIDED THOSE MATERIALS ARE NOT PLACED IN CONCENTRATED POCKETS. THE FILL MATERIAL SHALL NOT CONTAIN ROCKS, BLOCKY MATERIAL, OR LUMPS OVER 3 INCHES IN MAXIMUM DIMENSION, OR MORE THAN 15 PERCENT MATERIAL LARGER THAN 2 INCHES. FILL SOILS SHALL BE THOROUGHLY MIXED AND BLENDED PRIOR TO USE AS COMPACTED FILL.

FILL MATERIALS SHALL BE PLACED IN LAYERS THAT, WHEN COMPACTED, SHALL NOT EXCEED 8 INCHES IN COMPACTED THICKNESS. EACH LAYER SHALL BE SPREAD EVENLY, MOISTURE-CONDITIONED TO BETWEEN 0 AND 3 PERCENT ABOVE OPTIMUM, AND PROCESSED AND COMPACTED TO OBTAIN A UNIFORMLY DENSE LAYER. THE FILL SHALL BE PLACED AND COMPACTED ON NEAR-HORIZONTAL PLANES, TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED FROM ASTM D1557.

ON-SITE SOILS CAN ALSO BE USED AS GENERAL BACKFILL AND FILL BENEATH PROPOSED STRUCTURES. ON-SITE CLAYEY SOILS ARE EXPANSIVE AND SHALL NOT BE USED AS FILL WITHIN 24 INCHES OF THE BASE OF INTERIOR CONCRETE FLOOR SLABS AND WITHIN 8 INCHES OF EXTERIOR CONCRETE SLABS. WE RECOMMEND THAT FILL USED WITHIN THIS ZONE CONSIST OF CLASS 2 AGGREGATE BASE. OTHER GRANULAR NON-EXPANSIVE MATERIAL COULD BE USED IN LIEU OF AGGREGATE BASE, IF APPROVED BY OWNER'S REPRESENTATIVE. FOR INTERIOR FLOOR SLABS, THE THICKNESS OF THE SAND-VAPOR BARRIER CAN BE CONSIDERED TO BE PART OF THE 24 INCHES OF GRANULAR, NON-EXPANSIVE MATERIAL.

IF ADDITIONAL RISK REDUCTION IS REQUIRED, ADDITIONAL REMOVAL AND SOILS REPLACEMENT, DEEP FOUNDATIONS, AND STRUCTURAL OR POST-TENSIONED FLOOR SYSTEMS WOULD LIKELY BE REQUIRED AND AS DIRECTED BY OWNER'S REPRESENTATIVE.
20. SUGGESTED MATERIALS SPECIFICATIONS

THE FOLLOWING ARE SUGGESTED SPECIFICATIONS FOR THE MATERIALS:

 - A. ON-SITE SOILS TO BE USED AS COMPACTED FILL SHALL BE FREE OF ORGANICS, DEBRIS, AND OVERSIZE ROCKS (GREATER THAN 3 INCHES IN DIAMETER). ON-SITE SOILS CAN BE USED AS COMPACTED FILL IN OVEREXCAVATED AREAS AND BENEATH FOUNDATIONS. ON-SITE CLAYEY SOILS SHALL NOT BE USED WITHIN 24 INCHES OF THE BASE OF INTERIOR SLABS AND WITHIN 8 INCHES OF THE BASE OF EXTERIOR SLABS.
 - B. IMPORTED BORROW SHALL CONSIST OF SOIL SUITABLE FOR ITS INTENDED USE AND AREA OF PLACEMENT AT THE SITE AND SHOULD BE REVIEWED BY THE OWNER'S REPRESENTATIVE BEFORE BEING BROUGHT TO THE SITE. IMPORTED BORROW FOR USE AS COMPACTED FILL SHALL HAVE AN EXPANSIVE INDEX OF NO MORE THAN 40 WITH NO MORE THAN 50 PERCENT PASSING THE NO. 200 SIEVE. IMPORTED BORROW PLACED AS FILL IN VEHICLE AND BIKE TRAFFIC AREAS SHALL HAVE AN R-VALUE OF AT LEAST 15.
 - C. AGGREGATE BASE SHALL CONSIST OF CLASS 2 CONFORMING TO SECTION 26-1.02B, "CLASS 2 AGGREGATE BASE," OF THE CALTRANS STANDARD SPECIFICATIONS.
 - D. DRAINAGE MATERIAL SHALL CONSIST OF CLASS 2 PERMEABLE MATERIAL, CONFORMING TO SECTION 68-1.02S OF THE CALTRANS STANDARD SPECIFICATIONS. CLASS 1 MATERIALS COULD ALSO BE USED PROVIDED THEY ARE USED IN CONJUNCTION WITH FILTER FABRIC OR A SEPARATION GEOTEXTILE.
 - E. GEOCOMPOSITE DRAIN SHALL CONSIST OF A MANUFACTURED PLASTIC CORE NOT LESS THAN 0.25 INCHES THICK WITH BOTH SIDES INTEGRALLY BONDED TO A LAYER OF FILTER FABRIC THAT WILL PROVIDE A DRAINAGE VOID. THE DRAIN SHALL PRODUCE A FLOW RATE THROUGH THE DRAINAGE VOID OF AT LEAST 10 GALLONS PER MINUTE PER FOOT OF WIDTH AT A HYDRAULIC GRADIENT OF 1.0 AT MAXIMUM EXTERNALLY APPLIED PRESSURE.
 - F. GEOTEXTILE FOR SEPARATION SHALL CONSIST OF UNKNOWN GEOTEXTILE THAT CONFORMS TO THE REQUIREMENTS OUTLINED IN THE CALTRANS STANDARD SPECIFICATIONS FOR FILTER FABRIC-UNDERDRAINS, SECTION 98-1.03.
 - G. GEOTEXTILE REINFORCEMENT FOR USE IN SUBGRADE STABILIZATION SHALL CONSIST OF TENSAR Bx1100 BIXAL GEOTEXTILE.
 - H. CRUSHED (FLOAT) ROCK TO BE USED FOR SUBGRADE STABILIZATION SHALL CONSIST OF 3-INCH OR 4-INCH MINUS QUARRY-RUN ROCK HAVING 100 PERCENT OF THE MATERIAL PASSING THE 4-INCH SIEVE, 0 TO 30 PERCENT PASSING THE 2-INCH SIEVE, 0 TO 10 PERCENT PASSING THE 3/4-INCH SIEVE, AND LESS THAN 5 PERCENT PASSING THE NO. 4 SIEVE. THE ROCK PARTICLES SHALL HAVE AT LEAST 75 PERCENT FRACTURED FACES.
 - I. RETAINING WALL BACKFILL MATERIAL SHALL CONSIST OF IMPORTED SOIL MATERIAL CONFORMING TO CALTRANS STANDARD SPECIFICATIONS FOR STRUCTURE BACKFILL, SECTION 19-3.06, EXCEPT THAT THE MINIMUM SAND EQUIVALENT VALUE FOR MATERIAL TO BE PLACED BEHIND RETAINING WALLS SHALL BE INCREASED TO AT LEAST 30.
21. CONCRETE WALKWAYS TO EXISTING UTILITIES THAT ARE NOT BE REMOVED, BUT ARE SHOWN TO BE DEMOLISHED BASED ON PROJECT GRADING REQUIREMENTS SHALL BE CONSTRUCTED TO CONCRETE REQUIREMENTS PER THE CONSTRUCTION DOCUMENTS. THE EXISTING NON-REMOVED UTILITIES WALKWAYS ARE NOT REQUIRED TO BE CONSTRUCTED TO ADA COMPLIANCE AND ARE SHOWN TO MATCH TO AN EXISTING STEP OR STAIR. NOT ALL SLOPES HAVE BEEN PLACED ON THESE WALKWAYS AND IF THE LONGITUDINAL SLOPE OF THE WALKWAY IS TOO STEEP BASED ON FIELD CONDITIONS, THE CONTRACTOR SHALL CONSTRUCT CONCRETE STEPS AS NECESSARY AT NO ADDITIONAL COST TO THE PROJECT.
22. THE CONTRACTOR SHALL POT HOLE AND VERIFY EXISTING UTILITIES AT ALL LOCATIONS WHERE PROPOSED STORM DRAIN PIPES ARE TO BE CONSTRUCTED PER THE CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THAT THE PROPOSED STORM DRAIN SYSTEM CAN BE CONSTRUCTED AS DESIGNED. THE CONTRACTOR SHALL INFORM THE OWNER'S REPRESENTATIVE OF ANY PROPOSED ADJUSTMENTS OR REALIGNMENTS OF THE STORM DRAIN PRIOR TO CONSTRUCTION.

DUST CONTROL NOTES

1. IN ADDITION TO THESE NOTES, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DUST AND EROSION CONTROL REQUIREMENTS IDENTIFIED IN THE CONDITIONS OF APPROVAL. THE CONTRACTOR SHALL UTILIZE DUST CONTROL METHODS ON ANY DUST-PRODUCING CONDITION IN COMPLIANCE WITH REGULATIONS OF THE OWNER AND THE COUNTY OF SANTA BARBARA AIR POLLUTION CONTROL DISTRICT.
2. AFTER CLEARING, GRADING, EARTH MOVING, EXCAVATION OR EMBANKMENT OPERATIONS ARE COMPLETED THE ENTIRE AREA OF DISTURBED SOIL IS TO BE TREATED TO PREVENT WIND PICKUP OF THE SOIL. THIS MAY BE ACCOMPLISHED BY: A) SEEDING AND WATERING UNTIL GRASS COVER IS GROWN. B) SPREADING SOIL BINDERS. C) WETTING THE AREA DOWN, SUFFICIENT TO FORM A CRUST ON THE SURFACE WITH REPEATED SOAKING AS NECESSARY TO MAINTAIN THE CRUST AND PREVENT DUST PICKUP BY THE WIND. D) OTHER METHODS APPROVED IN ADVANCE BY THE OWNER'S REPRESENTATIVE.
3. WATERING OR APPLICATION OF SOIL BINDERS SHALL CONTINUE IN THE AMOUNTS NECESSARY TO CONTROL DUST UNTIL THE SITE IS SEED AND PLANTS ESTABLISHED.
4. THE CONSTRUCTION CONTRACTOR SHALL DESIGNATE A PERSON(S) TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OUTSIDE THEIR DUTIES. SHALL BE FOR THE ENTIRE CONSTRUCTION DURATION, INCLUDING HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS.

CAUTION

CONTRACTOR SHALL POT HOLE AND VERIFY ALL EXISTING UTILITIES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO AN ADVISOR OR OWNER'S REPRESENTATIVE. CONTRACTOR SHALL PROPOSE ANY HORIZONTAL REALIGNMENT AND/OR VERTICAL ADJUSTMENT FOR UTILITY DESIGN TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION AT NO ADDITIONAL COST TO THE PROJECT.

EXISTING UTILITIES

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS ARE BASED ON AVAILABLE RECORD SOURCES AND ARE APPROXIMATE ONLY. THE RECORD INFORMATION MAY BE INCOMPLETE AND MAY BE SUBSTANTIALLY DIFFERENT FROM THE ACTUAL LOCATION AND DEPTH. THE CONTRACTOR SHALL EXCAVATE WITH CAUTION AND VERIFY EXISTING UTILITIES FOR THEIR DEPTH AND LOCATIONS PRIOR TO CONSTRUCTION. NO EXTRA PAYMENTS WILL BE MADE TO THE CONTRACTOR FOR REPAIR OF ANY UTILITY DAMAGED BY THE CONTRACTOR'S OPERATIONS.

STORM DRAIN CONSTRUCTION GENERAL NOTES

1. ALL STORM DRAIN LINE CONSTRUCTION SHALL BE IN CONFORMANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK, 2012 EDITION), AND ASTM STANDARDS.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
3. PIPE MATERIALS: HIGH DENSITY POLYETHYLENE PIPE (HDPE); HANCOX PRODUCT HIGH-DENSITY POLYETHYLENE PIPE, SURE-LOK WATER TIGHT PRODUCT, OR ADS PRODUCT, OR EQUAL. STORM DRAIN SHALL CONFORM TO ASTM D3012 WHEN TESTED ACCORDING TO THE METHOD DESCRIBED IN ASTM D3012. PIPE AND FITTINGS SHALL CONFORM TO AASHTO M294 TYPES, AND MATERIALS MEET ASTM D3350 MINIMUM CELL CLASSIFICATION 335420C. PIPE SHALL BE SUITABLE FOR 100 LADING AND WATER TIGHT.
4. PIPE ACCESSORIES
 - A. FITTINGS: SAME MATERIAL AS PIPE MOLDED OR FORMED TO SUIT PIPE SIZE AND END DESIGN, IN REQUIRED TEE, BENDS, ELBOWS, CLEANOUTS, REDUCERS, TRAPS AND OTHER CONFIGURATIONS REQUIRED. FITTINGS SHALL BE WATER TIGHT.
 - B. TRACE WIRE: MAGNETIC DETECTABLE CONDUCTOR, PLASTIC COVERING, IMPRINTED WITH "STORM DRAIN SENSOR" IN LARGE LETTERS.
5. CATCH BASINS AND MANHOLES
 - A. GRATES AND FRAMES: GALVANIZED GRATES AND FRAMES MANUFACTURED BY BROOKS COMPANY, ALHAMBRA FOUNDRY CO. OR EQUAL. USE TRAFFIC GRATE WITH MAXIMUM 4" OPENINGS IN BOTH DIRECTIONS FOR ALL GRATES LOCATED IN WALKWAY AREAS. IF GRATES HAVE ELONGATED OPENINGS, THE GRATES SHALL BE ORIENTED SO THE LONG DIMENSION IS PERPENDICULAR TO THE DRAINAGE DIRECTION OF TRAVEL.
 - B. CONCRETE CATCH BASINS AND MANHOLES: MANUFACTURED BY BROOKS COMPANY, ALHAMBRA FOUNDRY CO. OR EQUAL. CONTRACTOR MAY SUBMIT AN EQUIVALENT CAST-IN-PLACE CONCRETE CATCH BASIN TO OWNER'S REPRESENTATIVE FOR APPROVAL IN ACCORDANCE WITH DIVISION 1 SPECIFICATION. THE OWNER'S REPRESENTATIVE SHALL HAVE THE FINAL DECISION AS TO THE ACCEPTANCE OF SUCH CAST-IN-PLACE CATCH BASIN. ALL MANHOLES INCLUDING FRAME AND COVER SHALL SUSTAIN 1-20 LADING. THERE SHALL BE NO PONDING OF STORM WATER IN THE BOTTOM OF THE MANHOLE OR CATCH BASIN.
6. ALL CONCRETE SHALL BE CLASS 5000-C-3550 PER STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
7. BEDDING
 - A. PLACE BEDDING MATERIAL IN TRENCH BOTTOM, LEVEL MATERIALS IN CONTINUOUS LAYER. BEDDING SHALL BE 1/2 OF PIPE DIAMETER OR 4-INCH MINIMUM THICKNESS WHICHEVER IS GREATER, COMPACT TO MINIMUM 95 PERCENT COMPACTION.
 - B. MAINTAIN OPTIMUM MOISTURE CONTENT OF BEDDING MATERIAL TO ATTAIN REQUIRED COMPACTION DENSITY.
8. INSTALL PIPE, FITTINGS, AND ACCESSORIES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PER TRENCH SECTION IN CONSTRUCTION DOCUMENTS. SEAL JOINTS WATER TIGHT.
9. INSTALL 3-INCH WIDE CONTINUOUS TRACT TAPE FOR STORM DRAINS OVER TOP OF PIPE AND MAXIMUM OF 18-INCHES BELOW FINISH GRADE.
10. FIELD TESTS ON INSTALLED STORM DRAINAGE PIPE
 - A. GENERAL: THE CONTRACTOR SHALL FURNISH THE MATERIAL, LABOR, AND EQUIPMENT FOR MAKING TESTS FOR LEAKAGE AND INFILTRATION OF GROUNDWATER. TESTS SHALL BE MADE AFTER THE STORM DRAIN TRENCH HAS BEEN BACKFILLED AND COMPACTED BUT BEFORE PAVING. ALL SECTION OF STORM DRAIN SHALL BE TESTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS FOR LEAKAGE AND INFILTRATION TESTS AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
 - B. PRELIMINARY TESTS: THE CONTRACTOR MAY PERFORM ANY TESTS DESIRED WHICH ARE NOT HARMFUL TO THE LINES BEFORE BACKFILLING IS COMPLETED.
 - C. CLEANING: BEFORE FINAL TESTS ARE PERFORMED FOR ACCEPTANCE OF ANY STORM DRAIN PIPE, CLEAN THE PIPE BY INFLATABLE RUBBER BALL METHOD.
 - D. PIPE TESTING: THE CONTRACTOR SHALL PERFORM WATER INFILTRATION TEST PER SECTION 306-1.4 OF THE GREENBOOK.
 - E. REPAIRS, IF NECESSARY: IF THE LEAKAGE OR INFILTRATION AS SHOWN BY THE TESTS IS GREATER THAN THE AMOUNT SPECIFIED, THE PIPE SHALL BE OVERHAULED AND RE-PAID IF NECESSARY BY THE CONTRACTOR, AT ITS OWN EXPENSE, UNTIL THE JOINTS WILL HOLD SATISFACTORILY. REGARDLESS OF THE RESULTS OF THE ABOVE TESTS, ANY VISIBLE EVIDENCE OF INDIVIDUAL LEAKS SHALL BE CORRECTED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
 - F. CLEANING STORM DRAIN: AFTER ALL BACKFILLING, COMPACTION TESTING AND PAVING IS COMPLETED, STORM DRAIN LINES SHALL BE CLEANED BY INFLATABLE RUBBER BALL METHOD, FLUSHED AND CLEANED, BEFORE ACCEPTANCE BY THE OWNER'S REPRESENTATIVE AND CONNECTION TO THEIR STORM DRAIN SYSTEM IS MADE.
 - G. THE CONTRACTOR SHALL FURNISH ALL STORM DRAIN LINE PLUGS NECESSARY FOR BLOCKING OFF ALL LINES AS REQUIRED BY THE OWNER'S REPRESENTATIVE UNTIL FINAL ACCEPTANCE.

GRADING QUANTITIES

CUT: 400 C.Y.
FILL: 0 C.Y.
NET: 400 C.Y. CUT (EXPORT)

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

THE ABOVE QUANTITIES ARE FOR BUILDING PERMIT PURPOSES ONLY AND HAVE NOT BEEN FACTORED TO INCLUDE ALLOWANCES FOR BUILDING, CLEARING AND GRUBBING, SUBGRADE, SURFACING, OVEREXCAVATION AND RECOMPACTION, UNDERGROUND UTILITY AND SUBSTRUCTURE SPOILS, INCLUDING RETAINING WALL AND COLUMN FOOTINGS AND CONSTRUCTION METHODS. EARTHWORK IS NOT INTENDED TO BALANCE ON SITE.

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

GENERAL NOTES

MEDICAL OFFICE BUILDING

Somera Capital Management

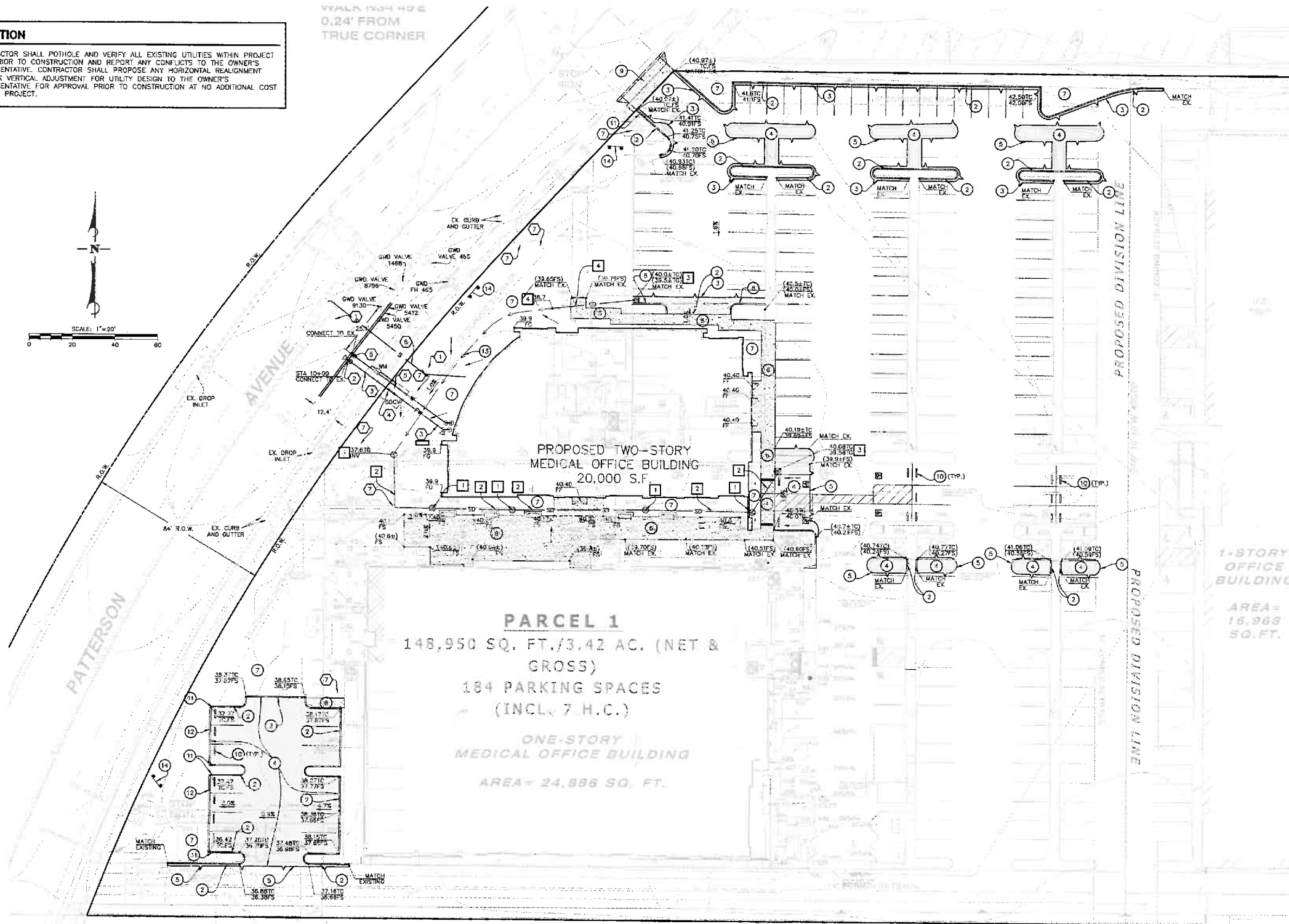
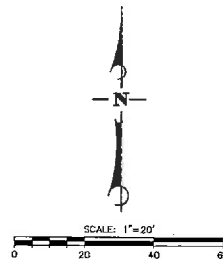
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454 S. Patterson Avenue, Goleta, California

CAUTION

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WALK INSH 40' E
0.24' FROM
TRUE CORNER



GRADING CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE ACCESSIBLE CURB RAMP.
2. CONSTRUCT 6" HIGH CONCRETE CURB.
3. SAWCUT AND REPLACE MIN. 12" WIDE ASPHALT CONCRETE (TYP.).
4. CONSTRUCT MIN. 4" THICK ASPHALT CONCRETE OVER MIN. 6" THICK CLASS 2 AGGREGATE BASE COMPACTED TO MIN. 95% RELATIVE COMPACTION. THICKNESS OF ASPHALT AND BASE SHALL BE CONFIRMED OR ADJUSTED BASED ON R-VALUE TESTS TAKEN IN COMPLETED SUBGRADE.
5. SAWCUT EXISTING CONCRETE AND MATCH EXISTING.
6. CONSTRUCT 4" THICK CONCRETE SIDEWALK.
7. CONSTRUCT PLANTER PER ARCHITECTURAL OR LANDSCAPE PLANS.
8. CONSTRUCT 6" HIGH CONCRETE CURB AND 18" WIDE CONCRETE GUTTER.
9. CONSTRUCT CONCRETE DRIVEWAY.
10. CONSTRUCT CONCRETE WHEELSTOP.
11. CONSTRUCT 3' LONG CURB HEIGHT TRANSITION FROM 6" HIGH TO 6" HIGH.
12. CONSTRUCT 6" HIGH CONCRETE CURB.
13. CONSTRUCT VEGETATED SWALE.
14. APPROXIMATE LOCATION TO CONSTRUCT CONSTRUCTION SITE SIGN PER CITY CONDITION OF APPROVAL. #2 SIGN SHALL CONTAIN CONSTRUCTION HOURS, ALLOWABLE WORKDAYS, TELEPHONE NUMBER OF JOB SUPERVISOR, AND CITY CONTACT TELEPHONE NUMBER. EXACT LOCATION TO BE DETERMINED IN FIELD.

DRAINAGE CONSTRUCTION NOTES

1. CONSTRUCT 18" DIA. CATCH BASIN, NYLOPLAST OR EQUAL, WITH CAST IRON DOME PARKWAY GRATE.
2. CONSTRUCT 12" DIA. HOPE STORM DRAIN PIPE, HANCO SURE-LOK WT OR EQUAL, PER COUNTY STANDARD DETAILS 2-010, 2-020, AND 2-040. CONNECT TO EXISTING OR PROPOSED CONCRETE CATCH BASIN OR MANHOLE.
3. CONSTRUCT 18"x18" CONCRETE CATCH BASIN, BROOKS OR EQUAL, WITH TRAFFIC RATED GRATE WITH FLOW-GUARD FOSIL FILTER, KRISTAN PRODUCT OR EQUAL.
4. CONSTRUCT 6" DIA. HOPE STORM DRAIN PIPE, HANCO SURE-LOK WT OR EQUAL, PER COUNTY STANDARD DETAILS 2-010, 2-020, AND 2-040. CONSTRUCT ROCK RIP-RAP AT END OF PIPE TO DISSIPATE FLOW INTO VEGETATED SWALE.

UTILITY CONSTRUCTION NOTES

1. CONSTRUCT 8" DIA. SDR35 PVC SEWER LATERAL FROM 5' OUTSIDE OF PROPOSED BUILDING TO EXISTING SEWER MAIN. CONNECT TO SEWER MAIN WITH WYE CONNECTION.
2. CONSTRUCT 4" TAPPING VALVE AND SLEEVE ON EXISTING WATER MAIN FOR FIRE WATER CONNECTION. CONSTRUCT CONCRETE THRUST BLOCK.
3. CONSTRUCT 4" DIA. CSDO CL. 305 PVC WATER LINE AND ALL NECESSARY FITTINGS AND CONCRETE THRUST BLOCKS TO 5' OUTSIDE OF BUILDING AND CONNECT TO BUILDING FIRE SPRINKLER SERVICE PER PLUMBING PLAN.
4. CONSTRUCT 4" DOUBLE DETECTOR CHECK VALVE ASSEMBLY BACKFLOW PREVENTER WITH FIRE DEPARTMENT CONNECTION AT BUILDING SIDE OF BACKFLOW PREVENTER, AND CONCRETE THRUST BLOCKS. THE FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN THE EXISTING PLANTER AND ANY NECESSARY SUPPORTS SHALL BE CONSTRUCTED AS TO HAVE NO IMPACT ON THE EXISTING PLANTER WALLS. UPON INSTALLATION THE BACKFLOW PREVENTER SHALL BE TESTED BY A CERTIFIED BACKFLOW TESTER AND THE TEST REPORTS SENT TO THE GOLETA WATER DISTRICT CROSS CONNECTION OFFICE. THE WATER FOR THE FIRE LINE WILL NOT BE TURNED ON UNTIL THE BACKFLOW ASSEMBLY IS TESTED. BACKFLOW PREVENTER SHALL BE APPROPRIATELY SCREENED WITH VEGETATION FROM PEDESTRIAN VIEW.
5. CONSTRUCT 1" WATER SERVICE TAP INTO EXISTING WATER MAIN WITH CORPORATION STOP PER GOLETA WATER DISTRICT STANDARDS. CONSTRUCT 1" COMMERCIAL WATER METER AND METER BOXES PER GOLETA WATER DISTRICT STANDARDS. CONSTRUCT 1" TYPE "K" COPPER TUBING TO 5' OUTSIDE OF BUILDING AND CONNECT TO BUILDING WATER SERVICE PER PLUMBING PLANS.
6. CONSTRUCT 6" SEWER CLEANOUT.
7. PROTECT EXISTING UTILITIES IN PLACE.

EARTHWORK QUANTITIES

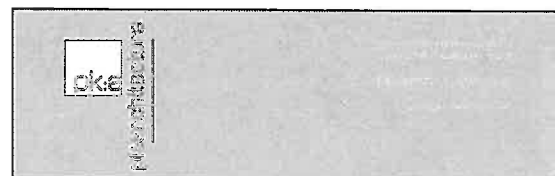
ESTIMATED EARTHWORK QUANTITIES - RAW QUANTITIES

TOTAL EARTHWORK: CUT= 400 C.Y. FILL=0 C.Y. EXPORT=400 C.Y.

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Stantec
111 East Victoria Street, Suite 200, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 963-9001

GRADING AND
DRAINAGE PLAN

MEDICAL OFFICE BUILDING
Somera Capital Management

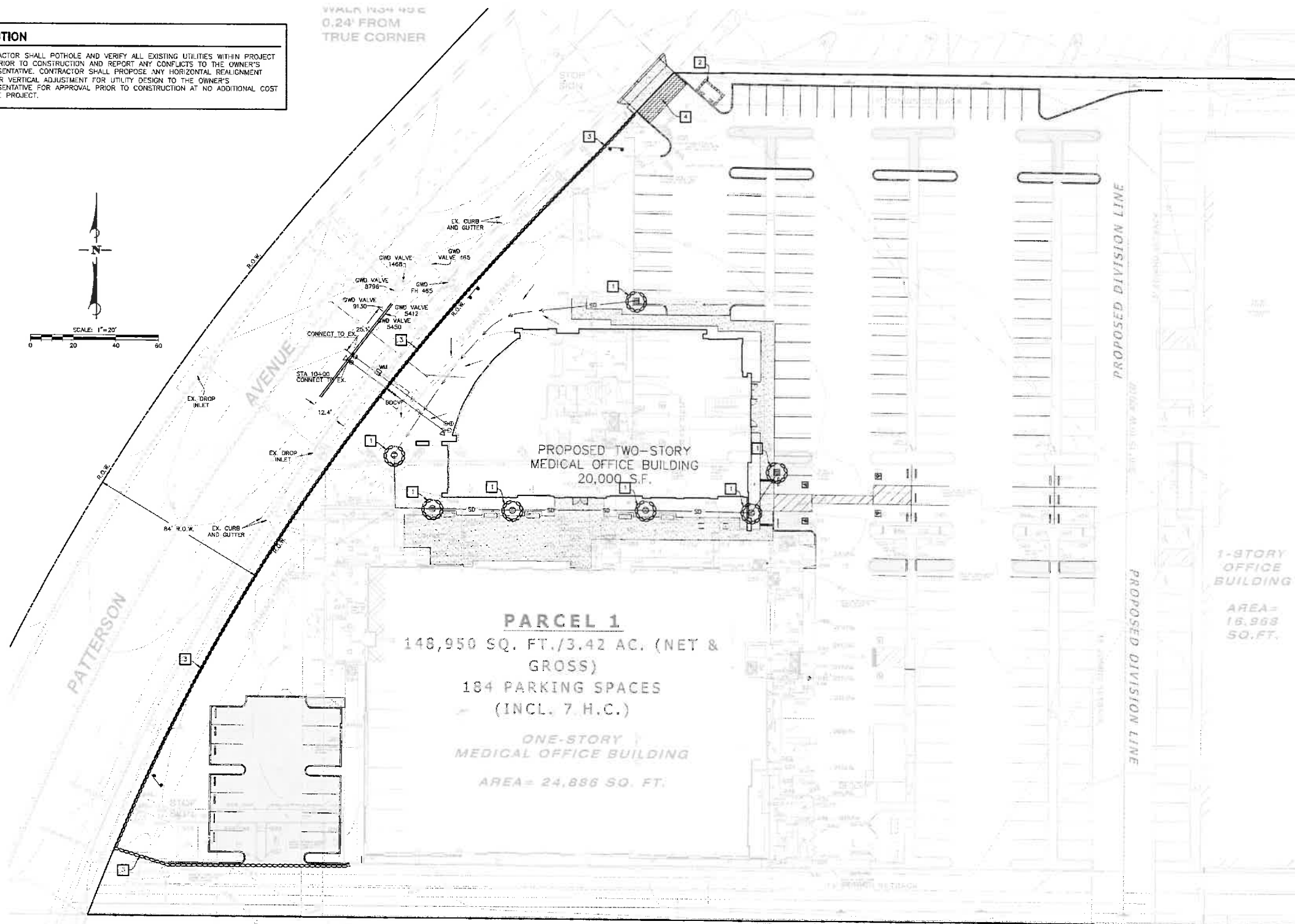
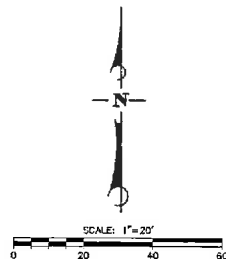
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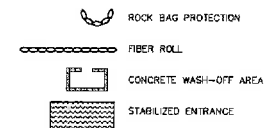
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WALK FROM 45° E
0.24' FROM
TRUE CORNER



EROSION CONTROL LEGEND

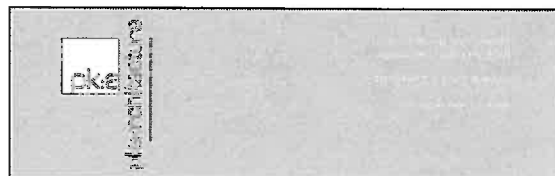


GENERAL NOTES

1. THE CONTRACTOR SHALL UTILIZE THIS PLAN ONLY AS A GUIDE TO FULFILL ALL REGULATORY AND PRACTICAL REQUIREMENTS RELATED TO EROSION CONTROL AND STORM WATER POLLUTION PREVENTION.
2. CONTRACTOR SHALL REVIEW AND PERFORM ALL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS, WHICH MAY NOT BE LIMITED TO THE FEATURES SHOWN ON THIS SHEET.
3. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
4. EROSION CONTROL DEVICES MAY BE REMOVED WHEN APPROVED BY THE OWNER'S REPRESENTATIVE IF THE GRADING OPERATIONS HAVE PROCEEDED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
5. EARTHEN AREAS ADJACENT TO THE PUBLIC RIGHT OF WAY SHALL DRAIN AWAY FROM THE PUBLIC RIGHT OF WAY AT THE CONCLUSION OF EACH WORKING DAY.
6. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM.
7. EXCEPT AS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE, ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR WEEKENDS WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
8. ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY, SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
9. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION AND/OR RUNOFF DAMAGE WITHIN THE SITE SHALL BE AT THE DISCRETION OF THE OWNER'S REPRESENTATIVE.
10. EROSION CONTROL DEVICES SHALL NOT BE MODIFIED WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE. REVISED PLANS SHALL BE SUBMITTED FOR APPROVAL.
11. THE CONTRACTOR SHALL HIRE A CERTIFIED QUALIFIED SWPPP PRACTITIONER (QSP) TO MONITOR EROSION CONTROL WORK IN ACCORDANCE WITH THE APPROVED PLANS. THE WORK ALSO INCLUDES, BUT IS NOT LIMITED TO, INSPECTION OF EROSION CONTROL MEASURES BEFORE EACH RAINSTORM AND 5-DAY PROBABILITY RAIN FORECAST, AS WELL AS WEEKLY AND QUARTERLY MONITORING AND THE ANNUAL REPORTS AND NOTICE OF TERMINATION AFTER THE PROJECT COMPLETION.
12. IF RAIN IS FORECAST OR THREATENING, ALL STOCKPILED MATERIALS SHALL BE TARPED TO PREVENT EROSION. TARP SHALL BE ANCHORED WITH GRAVEL FILLED BAGS AT 6' INTERVALS.
13. WHENEVER SEDIMENT-LADEN WATER MUST BE REMOVED FROM THE CONSTRUCTION SITE, A Dewatering PUMP, A FILTER BOX, PORTABLE SEDIMENT TANK, OR SOME FORM OF FILTERING MEDIA IS TO BE USED PRIOR TO OR DURING DISCHARGE.

EROSION CONTROL CONSTRUCTION NOTES

1. CONSTRUCT DRAIN INLET PROTECTION DURING PROJECT CONSTRUCTION.
2. CONSTRUCT CONCRETE WASH-OFF AREA.
3. CONSTRUCT FIBER ROLL. FIBER ROLL SPACING SHALL NOT EXCEED 20' SPACING FOR SLOPES 4:1 AND FLATTER, 15' FOR SLOPES BETWEEN 2:1 AND 4:1, AND 10' FOR SLOPES 2:1 AND GREATER (UNQ.).
4. CONSTRUCT STABILIZED ENTRANCE.



Stantec
111 East Victoria Street,
Phone: (805) 963-9532
Santa Barbara, CA 93101
Fax: (805) 966-8901

EROSION
CONTROL PLAN

MEDICAL OFFICE BUILDING
Somera Capital Management

C-3

454 S. Patterson Avenue, Goleta, California

LEGEND

EXISTING WATER FACILITIES		PROPOSED WATER FACILITIES	
END DRAIN		END DRAIN	
BLOWOFF		BLOWOFF	
COMB. AIR VALVE		COMB. AIR VALVE	
WATER METER & SERVICE		WATER METER & SERVICE	
TEE & RUN		TEE & RUN	
CROSS & RUN		CROSS & RUN	
TAPPING SLEEVE		TAPPING SLEEVE	
CROSSING-UNCONNECTED W.L'S ONLY			
REDUCER		REDUCER	
GATE VALVE, MJ X MJ		GATE VALVE, MJ X MJ	
GATE VALVE, FL X FL		GATE VALVE, FL X FL	
BUTTERFLY VALVE		BUTTERFLY VALVE	
CHECK VALVE		CHECK VALVE	
FIRE HYDRANT		FIRE HYDRANT	
REDUCED PRESSURE DETECTOR ASSEMBLY			
DOUBLE CHECK DETECTOR ASSEMBLY WITH FIRE CONNECTION		DOUBLE CHECK DETECTOR ASSEMBLY WITH FIRE CONNECTION	
SIZE, MATERIAL & CLASS OF PIPE		SIZE, MATERIAL & CLASS OF PIPE	
RECLAIMED WATER		RECLAIMED WATER	
STANDPIPE		STANDPIPE	
THRUST COLLAR		THRUST COLLAR	
CONC. THRUST BLOCK		CONC. THRUST BLOCK	
FLANGED FITTING		FLANGED FITTING	
WELDED FITTING		WELDED FITTING	
MECHANICAL JOINT FITTING		MECHANICAL JOINT FITTING	
SOCKET-WELD, BELL & SPIGOT OR HUBLESS FITTING		SOCKET-WELD, BELL & SPIGOT OR HUBLESS FITTING	
EXPANSION JOINT		EXPANSION JOINT	
COUPLING		COUPLING	
FLANGE COUPLING ADAPTER		FLANGE COUPLING ADAPTER	
CAPPED END OR PLUG		CAPPED END OR PLUG	

NOTE: STATION, SIZE, TYPE, & OTHER DATA TO BE NOTED ON ITEMS TO BE INSTALLED.

SURVEY NOTES

- BOUNDARY AND EASEMENT DATA: THE EASEMENT AND BOUNDARY INFORMATION WAS PROVIDED BY FIDELITY NATIONAL TITLE COMPANY PER PRELIMINARY TITLE REPORT NO. 725113947 AS AN AGENT FOR CALIFORNIA LAND TITLE ASSOCIATION. WATERS LAND SURVEYING, INC. CAN NOT GUARANTEE OR WARRANT THE ACCURACY OR COMPLETENESS OF SAID TITLE REPORT.
- TOPOGRAPHIC INFORMATION: THIS PLAT IS BASED ON AN EXISTING A.L.T.A./A.C.S.M. SURVEY PREPARED BY ROSELL SURVEYING & MAPPING, INC. AND A FIELD SURVEY PERFORMED BY WATERS LAND SURVEYING, INC. IN JUNE OF 2008 AND APRIL OF 2011 AT THE REQUEST OF SOMERA CAPITAL MANAGEMENT AT A SCALE OF 1" = 30'.
- BASIS OF BEARINGS: THE TIE LINE HAVING A BEARING OF NORTH 34°30'20" EAST AND A DISTANCE OF 484.17' AS SHOWN HEREON PER PARCEL MAP 10,545 RECORDED IN BOOK 2, PAGE 30 OF MAPS.
- BENCHMARK: INITIAL B.M. #EW 3774 ELEVATION = 48.36' DATUM = NAVD88. LOCAL B.M. AERIAL PANEL CONTROL POINT AT NORTHEAST CORNER OF PROPERTY IN GOLETA, AT THE INTERSECTION OF THE SOUTHERN PACIFIC RAILROAD AND KELLOGG AVENUE, 116.8 FT SOUTH OF THE NEAR RAIL, 29.9 FT EAST OF THE CENTER OF THE AVENUE, 23.6 FT SOUTH OF THE CENTER OF A DRIVEWAY, 15.4 FT NORTHWEST OF THE NORTHWEST CORNER OF A BUILDING AT 50 SOUTH KELLOGG AVENUE, 8.2 FT NORTHEAST OF A FIRE HYDRANT, 1.3 FT NORTH OF A FENCE CORNER, LEVEL WITH THE AVENUE, AND IS A CAP RIVETED TO THE TOP OF A 3-1/2" METAL PIPE THAT IS FLUSH WITH THE GROUND SURFACE.
- CONTOUR INTERVAL: 1.0'; CONTOURS AS SHOWN HEREON WERE PROVIDED BY ROSELL SURVEYING & MAPPING, INC. A.L.T.A./A.C.S.M. SURVEY DATED AUGUST 22, 2003.
- UTILITY INFORMATION: THE UTILITY INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY BY WATERS LAND SURVEYING, INC. IN JUNE OF 2008, DATA PROVIDED BY RECORD INFORMATION AND AN A.L.T.A./A.C.S.M. SURVEY PREPARED BY ROSELL SURVEYING & MAPPING, INC. DATED AUGUST 22, 2003. ACTUAL LOCATION OF UNDERGROUND UTILITIES MUST BE VERIFIED BEFORE DESIGN/CONSTRUCTION COMMENCES. WATERS LAND SURVEYING, INC. CAN NOT VERIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF SAID RECORD UTILITY DATA.

EASEMENTS

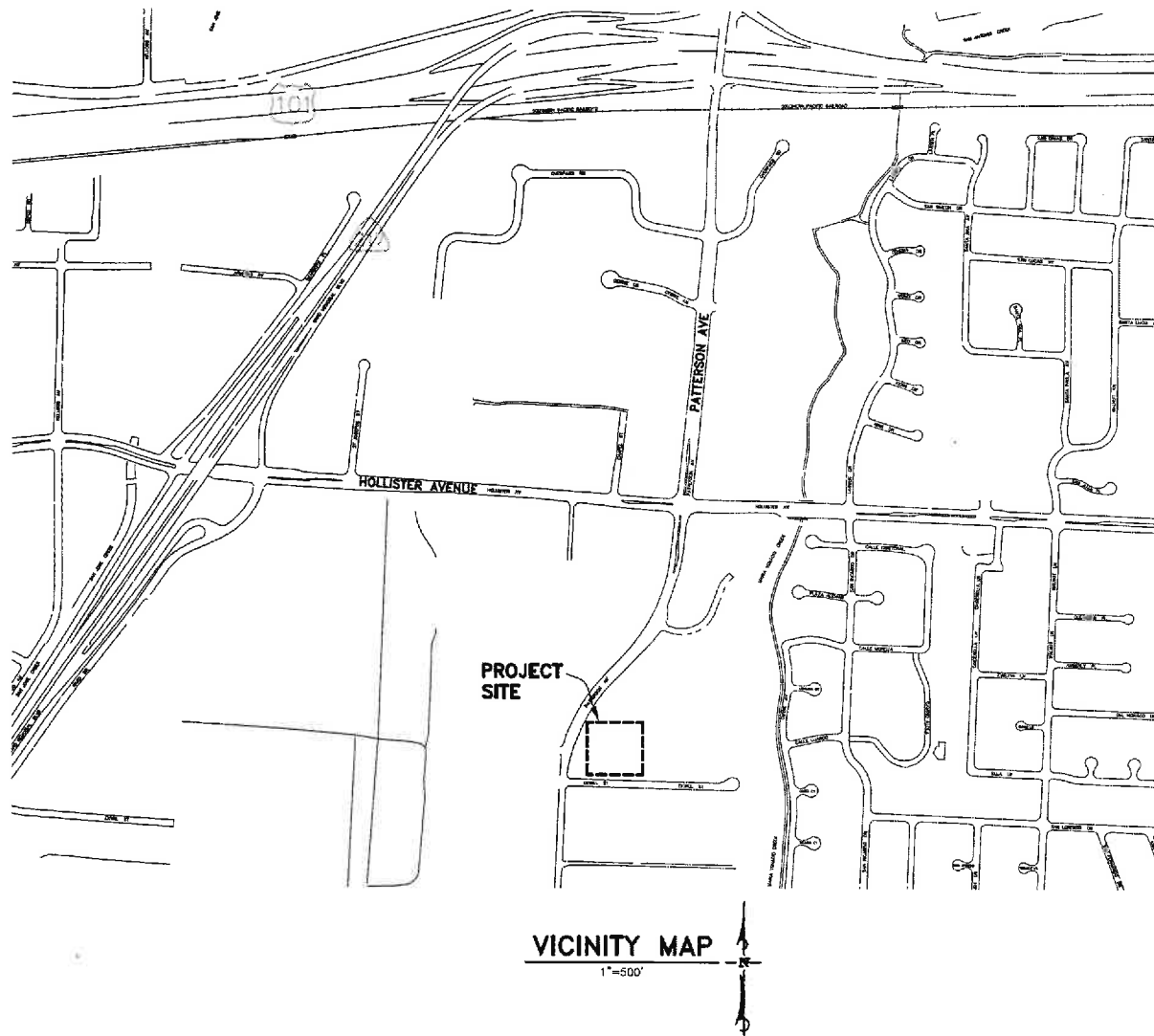
THE FOLLOWING INFORMATION IS BASED ON A PRELIMINARY TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY ON APRIL 2, 2008 AS ORDER NO. 725113947 AS AN AGENT FOR CALIFORNIA LAND TITLE ASSOCIATION. WATERS LAND SURVEYING CAN NOT WARRANT THE COMPLETENESS OR ACCURACY OF SAID TITLE REPORT.

- AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF SANTA BARBARA AND THE SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AFFECTING THE SOUTHERLY 10 FEET OF THE WESTERLY 496 FEET OF THE PARCEL, RECORDED MAY 24, 1967 AS INSTRUMENT NO. 14133 IN BOOK 2191, PAGE 719 OF OFFICIAL RECORDS. (Item# 10 PTR)
- LICENSE FOR PUBLIC UTILITIES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED ON JULY 25, 1967 AS INSTRUMENT NO. 20871 IN BOOK 2198, PAGE 361 OF OFFICIAL RECORDS. (Item# 11 PTR)
- AN EASEMENT FOR ELECTRICAL UTILITY PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED ON APRIL 27, 2010 AS INSTRUMENT NO. 2010-0021954 OF OFFICIAL RECORDS.
- PROPOSED 25' EASEMENT IN FAVOR OF PROPOSED PARCEL 2 OVER PROPOSED PARCEL 1 FOR INGRESS/EGRESS PURPOSES.
- PROPOSED 25' EASEMENT IN FAVOR OF PROPOSED PARCEL 2 OVER PROPOSED PARCEL 1 FOR INGRESS/EGRESS & PUBLIC UTILITY PURPOSES.
- PROPOSED 15' DRAINAGE EASEMENT OVER PROPOSED PARCEL 2 IN FAVOR OF PARCEL 1 FOR PRIVATE DRAINAGE PURPOSES.
- PROPOSED 30' WIDE RECIPROCAL ACCESS EASEMENT TO ALLOW VEHICULAR BACKING AND MANEUVERING.

GOLETA WATER DISTRICT

WATER IMPROVEMENT PLANS

454 SOUTH PATTERSON AVE

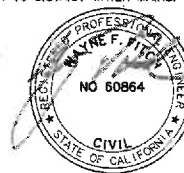


SHEET INDEX

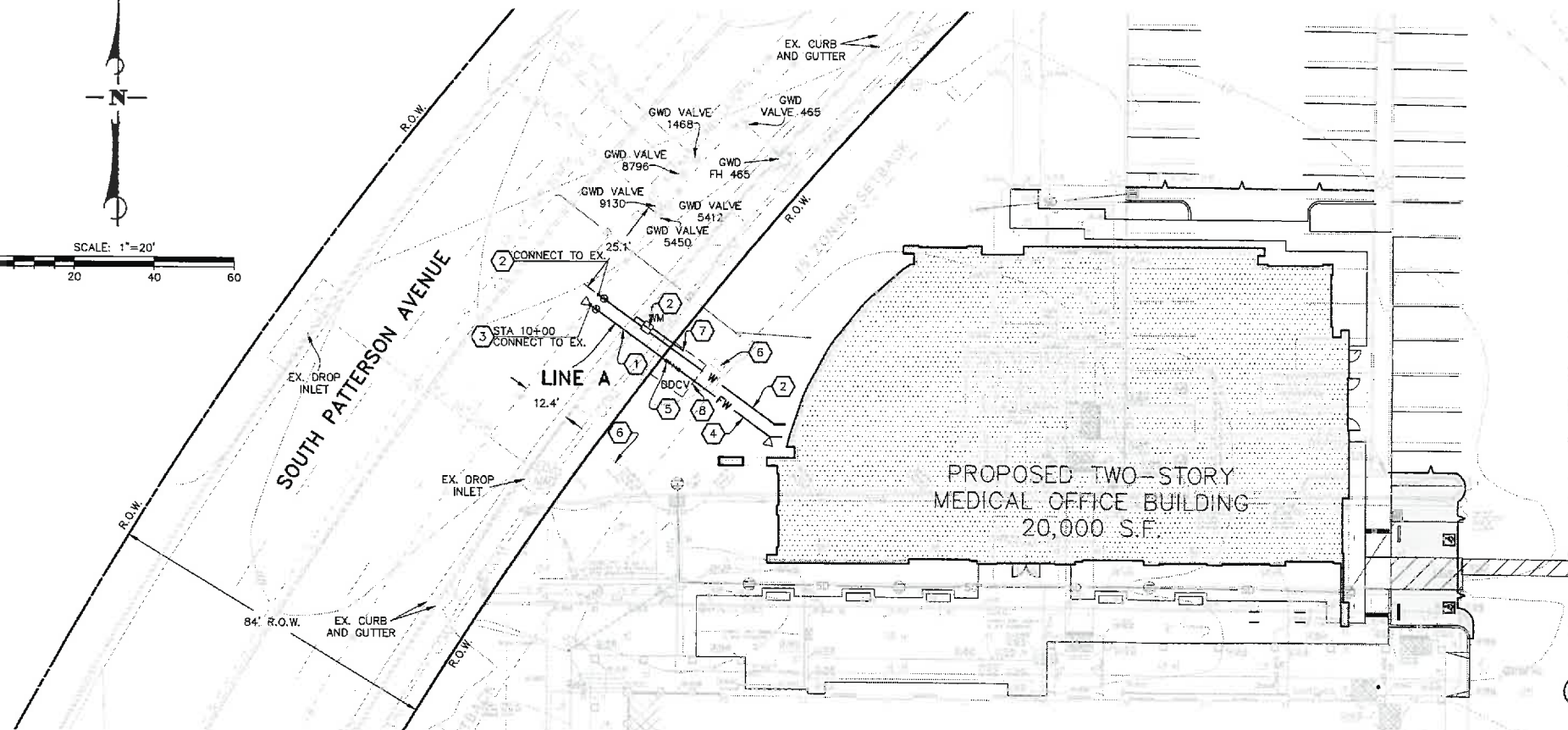
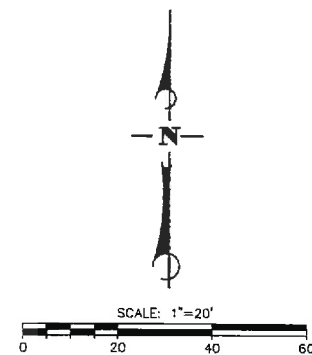
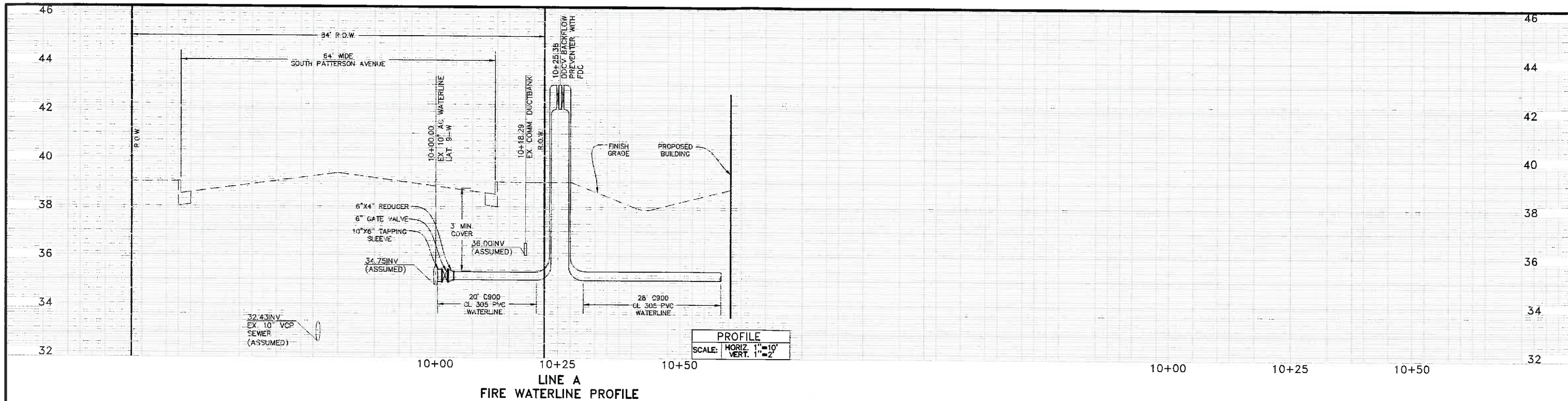
SHEET 1 - TITLE SHEET & SHEET INDEX
SHEET 2 - PLAN & PROFILE-LINE A
SHEET 3 - GOLETA WATER DISTRICT STANDARD DETAILS

NOTICE

CONTRACTOR SHALL POTHOLE AND VERIFY ALL EXISTING UTILITIES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE OWNER'S REPRESENTATIVE AND THE ENGINEER. REVISIONS TO THE PLANS WILL REQUIRE THE APPROVAL OF THE ENGINEER AND GWD.



SCALE:		WAR TING		DESIGNED: CEP		PROJECT ENGINEER		GOLETA WATER DISTRICT		WATER SYSTEM IMPROVEMENT PLANS		SHEET 1	
HOR.:		1/2"		DRAWN: JTZ		WALLACE F. FITCO, P.E.		WATER FACILITIES REVIEWED		SOMERA CAPITAL MANAGEMENT		OF 3 SHEETS	
VER.:		1"		CHECKED: SCW		DATE:		DATE:		TITLE SHEET & SHEET INDEX			
		IF THIS BAR DOES NOT MEASURE 1" TO SCALE								454 SOUTH PATTERSON AVENUE		PROJECT NO. 20640205	
										GOLETA, CALIFORNIA		76	



UTILITY CONSTRUCTION NOTES

- 1 GWD TO CONSTRUCT 4" PVC C900 (CL 305, DR14) WATER LINE PER GWD SPECIFICATIONS AND GWD STANDARD DETAIL 1-05 (SEE SHEET 3).
- 2 CONSTRUCT 2" WATER SERVICE FROM EXISTING WATER MAIN PER GWD STANDARD DETAILS 2-01 AND 2-03 FOR DOMESTIC AND IRRIGATION WATER CONNECTION. CONSTRUCT MANIFOLD WATER SERVICE PER GWD STANDARD DETAIL 2-04 WITH (1)-1/2" COMMERCIAL WATER METER AND (1)-3/4" IRRIGATION WATER METER. (NOTE: GWD PERSONNEL SHALL CONSTRUCT THESE FACILITIES)
- 3 CONSTRUCT 10"x6" TAPPING SLEEVE, 6" FLG. GATE VALVE, 6"x4" FLG. xM/J REDUCER, AND CONCRETE THRUST BLOCK PER GWD STANDARD DETAIL 2-08 (SEE SHEET 3) ON EXISTING WATER MAIN FOR FIRE WATER CONNECTION. (NOTE: GWD PERSONNEL SHALL CONSTRUCT THESE FACILITIES)
- 4 CONSTRUCT 4" DIA C900 CL 305 DR14 PVC WATER LINE AND ALL NECESSARY FITTINGS PER GWD STANDARD DETAIL 1-05 (SEE SHEET 3) AND CONCRETE THRUST BLOCKS PER GWD STANDARD DETAIL 2-08 (SEE SHEET 3) TO 5' OUTSIDE OF BUILDING AND CONNECT TO BUILDING FIRE SPRINKLER SERVICE PER PLUMBING PLAN.
- 5 CONSTRUCT 4" DOUBLE DETECTOR CHECK VALVE ASSEMBLY BACKFLOW PREVENTER WITH FIRE DEPARTMENT CONNECTION AT BUILDING SIDE OF BACKFLOW PREVENTER PER GWD STANDARD DETAIL 4-03 (SEE SHEET 3), AND CONCRETE THRUST BLOCKS PER GWD STANDARD DETAIL 2-08 (SEE SHEET 3). THE FIRE DEPARTMENT CONNECTION SHALL BE LOCATED ON THE BUILDING END OF THE BACKFLOW PREVENTER. UPON INSTALLATION THE BACKFLOW PREVENTER SHALL BE TESTED BY A CERTIFIED BACKFLOW TESTER AND THE TEST REPORTS SENT TO THE GOLETA WATER DISTRICT CROSS CONNECTION OFFICE. THE WATER FOR THE FIRE LINE WILL NOT BE TURNED ON UNTIL THE BACKFLOW ASSEMBLIES ARE TESTED. BACKFLOW PREVENTER SHALL BE APPROPRIATELY SCREENED WITH VEGETATION FROM PEDESTRIAN VIEW.
- 6 PROTECT EXISTING UTILITIES IN PLACE.
- 7 CONNECT TO IRRIGATION SERVICE PER SITE LANDSCAPE PLANS.
- 8 PROVIDE 10'X10' EASEMENT FOR ACCESS BY GOLETA WATER DISTRICT.

CAUTION

CONTRACTOR SHALL POTHOLE AND VERIFY ALL EXISTING UTILITIES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL PROPOSE ANY HORIZONTAL REALIGNMENT AND/OR VERTICAL ADJUSTMENT FOR UTILITY DESIGN TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION AT NO ADDITIONAL COST TO THE PROJECT.



REV	DATE	BY	DESCRIPTION
2	01/24/16	WFF	GWD PLAN CHECK NO. 2 RESUBMITTAL
1	01/13/16	WFF	GWD PLAN CHECK NO. 1 RESUBMITTAL

SCALE:
HOR. 1"=10'
VERT. 1"=2'

WARNING
IF THIS BAR DOES NOT MEASURE 1",
THE DRAWING IS NOT TO SCALE

DESIGNED: WFF
DRAWN: WFF
CHECKED: SCW

Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

PROJECT ENGINEER

WAYNE F. FITCH, P.E.

DATE

GOLETA WATER DISTRICT

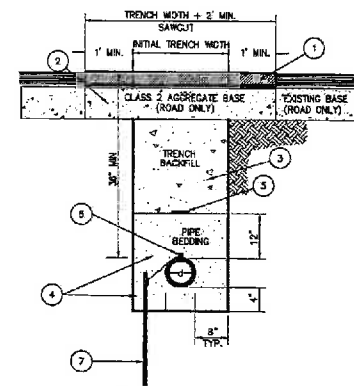
WATER FACILITIES REVIEWED

BY: OPERATIONS MANAGER DATE:

WATER SYSTEM IMPROVEMENT PLANS
SOMERA CAPITAL MANAGEMENT
PLAN AND PROFILE - LINE A
454 SOUTH PATTERSON AVENUE
GOLETA, CALIFORNIA


SHEET 2
OF 3 SHEETS

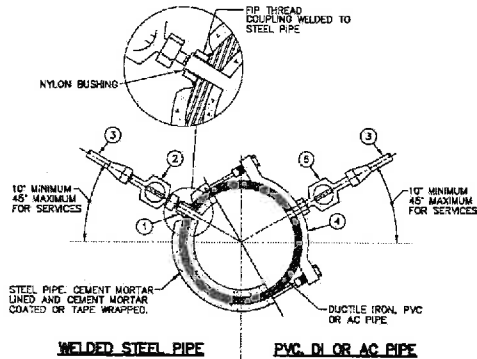
PROJECT NO.
2064020516



ITEM	QTY.	DESCRIPTION
1	VAR	ARMED SEAL, 10' STRAPS, 40' BY 60" BY 10" OF DENSITY 1.42, 100 LB. 20' LONG
2	VAR	ARMED SEAL SHALL BE PROVIDED AS REQUIRED BY THE S&C CIV. DEPT. OF PUBLIC WORKS ON CUSTOMER
3	VAR	TRUCK HANDLING FOR SECTION 6000 (EXCAVATION) AND TRENCHING OF THE 10' LONG TRENCH SPECIFICATIONS
4	VAR	PIPE BEDDING FOR SECTION 6000 (EXCAVATION) AND TRENCHING OF THE 10' LONG TRENCH SPECIFICATIONS
5	VAR	PLASTIC/METALLIC EXCAVATION TAPES AS SPECIFIED IN NOTE #17 OF SET. DETAIL - 65A
6	VAR	10' DUAL RING CORNER LOCATIONS WHEN REQUIRED FOR PIPE INSTALLATION. TAPES TO RUN AT 30' INTERVALS
7	VAR	10' LONG 1/2" DIA. COPPER BRUSHING RODS - SEE NOTE #18


1. WHERE PIPE IS NOT LOCATED IN THE COUNTY, CITY OR STATE HIGHWAY OF MAX AVAILAB. MATERIAL SHALL MAINT. EXISTING PLUS 1 INCH. AND BASE IMPROVEMENT SHALL MATCH EXISTING.
2. PIPE BEDDING AND TRENCH BACKFILL SHALL MEET THE REQUIREMENTS OF THE FDOT TECHNICAL SPECIFICATIONS.
3. EXISTING CONDUIT SHALL MEET THE REQUIREMENTS OF THE FDOT TECHNICAL SPECIFICATIONS.
4. ALL MANHOLES SHALL BE RETIEVEED WITH ALL RINGS METALLIC MATERIALS AND REINFORCED MATERIALS IN A CONCRETE SLAB, PLACES ON TOP OF PIPE, AND SECURED WITH TOPPS.
5. GROUNDING RODS SHALL BE INSTALLED AT VALVES, TIE CRUISELS, DEAD ENDS, AND AT INTERVALS NOT GREATER THAN 5000 FEET AT GROUNDING RINGS. IF AN AVAILABLE SHALL BE STOPPED FROM LOCATION TIME AND PIPE SECURED.

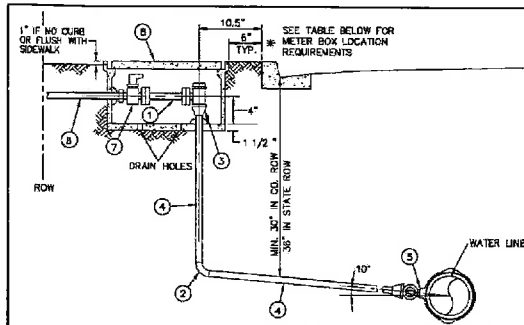
APPROVED:  2009.07.25 13:12:07 -0700 _____ ENGINEERING MANAGER DATE	GOLETA WATER DISTRICT TYPICAL WATERLINE TRENCH SECTION	STD. DETAIL 1-05
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ITEM	QTY.	DESCRIPTION
1	1	STEEL-LOW THROATED HALF COUPLER WELDED TO STEEL INTERLINE WITH WELDS BLUNDED
2	1	COMPENSATOR TIE WITH 16" THREADED BOLT WITH WELDS BLUNDED AND FLARED OUTLET. ALL THROATED JOINTS SHALL POLISH JOINTS TO 1000 GRIT FINISH. ALL THROATED JOINTS SHALL BE 100% UT INSPECTED.
3	1	TYPE "N" DON'T COVER TIMES
4	1	BRONZE BLUNDED SADDLE WITH PP THREAD
5	1	COMPENSATOR DROP WITH 16" THREADED PLAT AND FLARED OUTLET. ALL THROATED JOINTS SHALL POLISH JOINTS TO 1000 GRIT FINISH.

- NOTE
1. SEE THE TECHNICAL SPECIFICATIONS FOR APPROVED MATERIALS AND MANUFACTURERS.
 2. SERVICE AND OTHER TAPS SHALL NOT BE MADE CLOSER THAN 2 FEET TO A BELL, COUPLING, JOINT, FITTING, OR OTHER SERVICE.

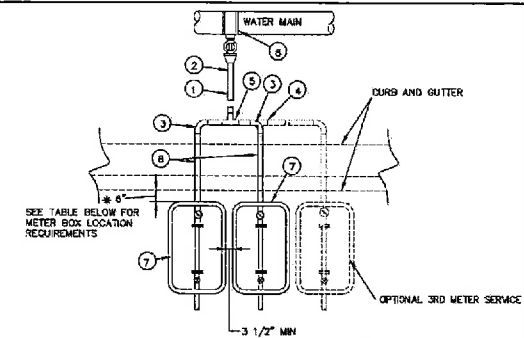
APPROVED:  2009.07.25 13:12:30 -07'00' _____ ENGINEERING MANAGER DATE	GOLETA WATER DISTRICT 2" AND SMALLER SERVICE CONNECTION	STD. DETAIL 2-01
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[illegible]

METER BOX LOCATIONS		
CASE NO.	CONDITIONS	METER BOX LOCATION
#1	GRASS PARALLEL BETWEEN CURB AND SIDEWALK	#1 BEHIND BACK OF CURB (AS SHOWN IN DETAIL ABOVE)
#2	NEAR WALL OF CURB W/ BUSHES CURB AND R/W EXTENDS MIN. OF 4' BEHIND SIDEWALK	IN FRONT OF CURB (AS SHOWN IN DETAIL ABOVE)
#3	SIDEWALK A/C ONLY BEHIND CURB AND R/W SHOS. LOCAL TRUCKS OR BUSES	#3 BEHIND BACK OF CURB (AS SHOWN IN DETAIL ABOVE)

1. SEE OUR TECHNICAL SPECIFICATIONS FOR APPROVED MATERIALS AND MANUFACTURERS.
2. SEE SPECIFIC AREAS INDICATED ON PLANNED PLANS.
3. PIPE THREADS SHALL BE CLEAN AND RAW AND WATER TIGHT BEADED WITH APPROVED JOINT COMPOUND.
4. WATERS REQUIRED, CUSTOMER SHALL STATE HOW MUCH IS REQUIRED OF INSURANCE PREMIUMS COMPANY.
5. ALL COPPER TUBING SHALL BE LEAD SWEATED AND BE UP TO STANDARD OF INSURANCE PREMIUMS COMPANY.
6. JOINTS MUST BE MADE BY OR UNDER THE CLOSEST SUPERVISOR OF THE WATER MAIN.
7. METHODS SHALL BE LOCATED A MINIMUM OF FIVE FEET CLEAR OF HIGHWAY AND BELOW GROUND OBSTRUCTIONS SUCH AS VALVES, JUNCTIONS, CURB RETURN, DRIVEWAYS, STREET LIGHTS AND STREET SIGNS AND TWO FEET CLEAR OF TREES AND BUSHES.

APPROVED:	GOLETA WATER DISTRICT	STD.
2009.07.25 13:13:23 -07'00'	1 1/2" OR 2" WATER SERVICE	DETAIL
ENGINEERING MANAGER	DATE	2-03

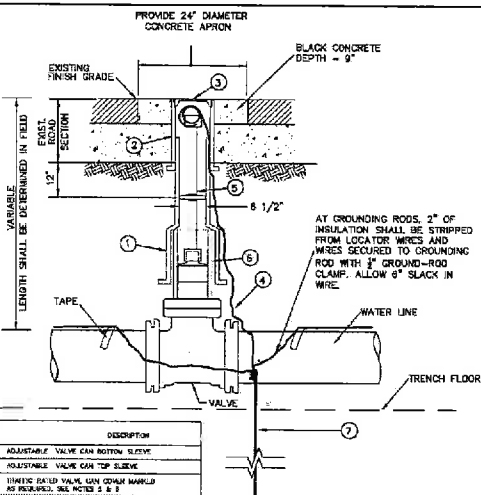


ITEM	QTY.	DESCRIPTION
1	VAR	1 1/2" TYPE K SOFT COPPER TUBING (FOR 5 METERS ON BRACKET BLANK SET OR LONGER)
2	VAR	1" TYPE K SOFT COPPER TUBING (FOR 2 METERS AND SCHWABE BLANK LESS THAN 2' LONG)
3	2	1" COPPER JOE (CLOSE SLIDER SOLDERS)
4	1	OPTIONAL 1" COPPER TEE, SLIDER SOLDERS, LAST 1" FOR STRIKE TAP
5	1	1" TEE FOR "HOLD" SLIDE, 1 1/2" TEE WITH 1" REDUCERS FOR LONG SIDE SERVICE, SLIDER SOLDERS
6	VAR	1" TYPE K SOFT COPPER TUBING
7	VAR	METRIC BOLTS INSTALLATION PER STD DETAIL 2.36
8	VAR	SERVICE CONNECTION INSTALLATION PER STD DETAIL 3-01

METER BOX LOCATIONS		
CASE NO.	CONDITIONS	METER BOX LOCATION
#1	GRASS PARKWAY BETWEEN CURB AND SIDEWALK	8' BEHIND BACK OF CURB (AS SHOWN IN DETAIL ABOVE)
#2	SIDEWALK DIRECTLY BEHIND CURB AND W/ W/ EXTENDS MIN. OF 4' BEHIND SIDEWALK	DIRECTLY BEHIND SIDEWALK
#3	SIDEWALK DIRECTLY BEHIND CURB AND W/ W/ EXTENDS MIN. OF 4' BEHIND SIDEWALK	8' BEHIND BACK OF CURB (AS SHOWN IN DETAIL ABOVE)


1. SEE TWO TECHNICAL SPECIFICATIONS FOR APPROVED MATERIALS AND MANUFACTURERS.
2. SIZE SERVICE AS INDICATES ON PROJECT PLANS.
3. PIPE TRENCHES SHALL BE CLEAN AND SHARP AND WATER TIGHT SEALED WITH APPROVED JOINT COMPOUND.
4. WELDS REINFORCED, CRACKS SHALL BE REPAIR. TYPICAL ON LEFT HAND OF MAIN PLANE INTERSECTION SERVICE.
5. ALL COPPER TRENCH SHALL BE LINED STRUTTED AND AT RIGHT ANGLES TO THE BARRIER MAIN.
6. JUNCTION SHALL BE ON CENTER LINE WITH METAL BORN HEADING LID.
7. TRENCH SHALL BE LOCATED A MINIMUM OF ONE FEET CLEAR OF ADJACENT AND BELOW BROWN OBSTRUCTIONS SUCH AS WALLS, UTILITY CURB, RETAINING WALLS, DRIVEWAYS, STREET LIGHTS AND SIGNS.

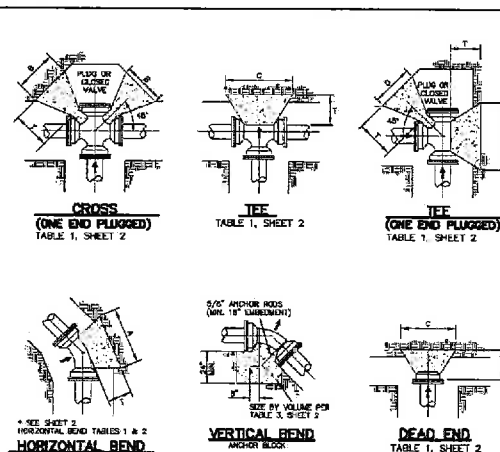
APPROVED: _____ 2009.07.25 13:15:50-0700		GOLETA WATER DISTRICT WATER SERVICE WITH MULTIPLE METERS	STD. DETAIL 2-04
_____ ENGINEERING MANAGER	_____ DATE		



ITEM	QTY	DESCRIPTION
1	1	ADJUSTABLE VALVE CAN BOTTOM SLAVE
2	1	ADJUSTABLE VALVE CAN TOP SLAVE
3	1	WATER TIGHT VALVE CAN COLLAR MARKER
4	VAR	12 GAUGE SOFT COPPER INSULATED LOCATION WIRE
5	1	SELF CONTAINED VALVE STEM EXTENSION PER SHIP DETAIL 2-7, LENGTH AS REQUIRED
6	1	8" CHD - 4"IC IF NECESSARY, LENGTH AS REQUIRED
7	1	32" LONG 1/2" DIAMETER COPPER GROUNDING ROD

- NOTES
1. USE ONLY TECHNICAL SPECIFICATIONS FOR APPROVED MATERIALS AND MANUFACTURERS.
 2. VALVE STEM EXTENSION, FITTED WITH HELIX-CONTROLLING DISC AND ADAPTER SHALL BE INSTALLED WHEN COVER OF VALVE IS OPEN. MAIN VALVE STEM EXTENSION IS REQUIRED. OPERATING HUB SHALL BE AT THE BELLY TOP OF VALVE.
 3. FOR VALVE CAN EXTENSION, USE IT CLEAR AND BE LOCATED INSIDE BOTTOM SLEEVE.
 4. LOCKING WIRE SHALL BE INSULATED FROM OUTSIDE VALVE CAN TO TOP OF VALVE CAN AT EVERY VALVE LOCATION.
 5. VALVE SLEEVE SHALL BE OF A DESIGN AS NOT TO TRANSMIT SHOCK TO THE VALVE.
 6. LID SHALL BE LABELED "WATER" FOR POTABLE LINE.
 7. LID SHALL BE LABELED "WTP" AND PUMPED PUMP FOR REGULATOR VALVE LINE.
 8. IN UNPAVED AREAS, PROTECT VALVE MANHOLES SHALL BE INSTALLED ADJACENT TO VALVE CAN.

APPROVED: 		GOLETA WATER DISTRICT	STD. DETAIL
2005.07.25 13:14:39 -0700		ADJUSTABLE VALVE CAN	2-06
_____ ENGINEERING MANAGER	_____ DATE		



* SEE SHEET 2
 HORIZONTAL BEND TIMES 1 & 2
HORIZONTAL BEND

TABLE 3, SHEET 2
VERTICAL BEND
 ANCHOR BLOCK

DEAD END
 TABLE 1, SHEET 1

-
- The figure contains three separate technical drawings of mechanical parts:
- A**: A cross-sectional view of a cylindrical component with a central hole. It shows internal features like a shoulder and a smaller hole.
 - B**: A side view of a similar cylindrical component, showing its profile and a central feature.
 - C**: Another cross-sectional view, possibly of a different part or a different section of the same assembly, showing complex internal geometry.

APPROVED:	GOLETA WATER DISTRICT	STD.
2009.07.25	CONCRETE	DETAIL
13:15:53 - 07'00"	THRUST BLOCKS	2-08
ENGINEERING MANAGER	DATE	DATE


THRUST BLOCK DIMENSIONS

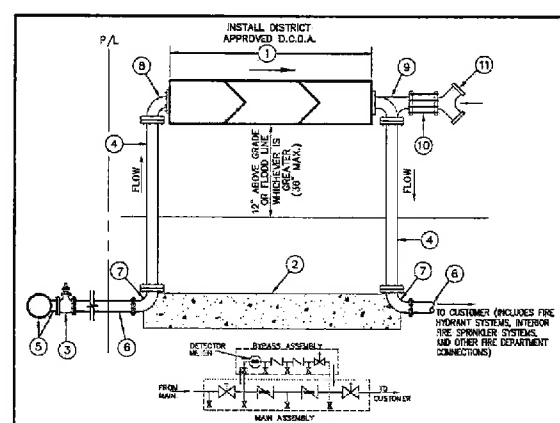
PIPE SIZE (IN.)	DIMENSIONAL ARI IN FEET							90 & 45 DEGREE HORIZ. BENDS	
	T	N	B	C	D	E	F	A (90°)	A (45°)
4	3.00	2.63	1.25	1.50	2.25	2.00	1.00	1.25	1.25
5	4.00	2.85	2.25	3.00	4.00	2.00	1.50	1.50	1.50
6	4.00	3.00	3.25	4.50	6.75	2.00	2.00	1.50	1.50
8	4.00	3.50	4.00	5.50	7.00	2.50	2.00	1.50	1.50
10	4.00	3.50	4.00	5.50	7.00	2.50	2.00	1.50	1.50
12	4.00	4.00	4.50	7.00	7.50	3.00	2.50	2.00	1.50
14	4.00	4.50	5.00	8.50	13.50	3.00	2.50	2.00	1.50
16	4.00	4.50	5.00	8.50	13.50	3.00	2.50	2.00	1.50

PIPE SIZE (IN.)	22°/2 IN 1/4 DEGREE HORIZONTAL BENDS DIMENSION ARE IN FEET			
	T	b	A(22°/2°)	A(11°/4°)
4	2.00	1.50	1.50	1.50
6	2.50	1.50	2.00	1.50
8	3.00	2.00	2.50	1.50
10	3.50	2.00	4.00	2.00
12	3.50	2.50	3.50	2.75
14	4.00	2.50	5.00	3.00

PIPE SIZE (IN.)	VERTICAL BENDS REQUIRED VOLUME 1 CUBIC FEET		
	45°	22 1/2°	11 1/4°
4	15	8	4
6	28	18	9
8	44	32	18
10	100	51	25
12	144	73	37
14	196	100	50

- NOTES:**
1. THE VALUES IN TABLE 1 ABOVE FOR SIZE OF THURST BUSHES ARE BASED ON A TEST PRESSURE OF 200 PSI AND 50% THURST CAPACITY OF 1000 PSI. A HIGHER TEST PRESSURE MAY BE USED IF THE PROJECT ENGINEERING SUBMITTAL DATA INDICATES A THURST CAPACITY OF A THURSTED THURST BUSHES INDICATING THAT THE HAVING SOLE AT THE PROJECT SITE MAY BE HIGHER THAN BEARING PRESSURE.
 2. THE PROJECT ENGINEER SHALL SUBMIT CALCULATIONS FOR THURST BUSHES OTHER THAN THOSE RECOMMENDED ABOVE. DIMENSIONS OF THURST BUSHES SHALL BE AS SHOWN.
 3. CONCRETE MIX SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
 4. THURST BUSHES SHALL BE INSTALLED TO THE DIMENSIONS & CONFIGURATIONS AS SHOWN.
 5. THURST BUSHES SHALL BE THURSTED SUCCESSELY AGAINST UNREINFORCED HAVING SOLE.
 6. THURSTED THURSTED AGAINST THE PPE FITTING SHALL NOT EXCEED BEYOND THE JOINTS, AND A MIN. 3" CLEARANCE SHALL BE MAINTAINED FROM RAILS.
 7. JOINTS SHALL BE REPAIRED WITH 2 LAYERS OF 50 MIL. ULTIMATE TAPF TAPR BEFORE POURING CONCRETE.
 8. UNLESS APPROVED OTHERWISE BY THE OWNER, UNREINFORCED WOOD FORMS SHALL BE USED FOR FORMING THURST BUSHES EXCEPT ON REMAINING FACE OF BUSHES.
 9. ANCHOR BOLTS AT VALVES AND VERTICAL BOLTS SHALL BE EPOXY COATED.

APPROVED:	2009.07.25 13:16:20 -0700'	GOLETA WATER DISTRICT	STD. DETAIL 2-08
 SUPERVISOR		CONCRETE THRUST BLOCKS	

[illegible]

1. USE ONLY MECHANICAL SPECIFICATIONS FOR WOUNDING MATERIALS AND MANUFACTURES.
2. THE COCA SHALL BE TESTED AND APPROVED BY A CERTIFIED TESTER PRIOR TO ACCEPTANCE BY ORO.
3. ALL TEST COCKS SHALL BE 1/4" DIAMETER.
4. ALL BURIED FERRULES PIPE AND FITTINGS SHALL BE TIGHT WRAPPED.
5. ALL SWEATED METAL PIPE SHALL BE PAINTED FOR AND TESTS, SUCH COLORED - PROTECTIVE COATING.
6. ALL CUSTOMER CONCERNS SHALL BE DOCUMENTED BY BUREAU PERSONNEL.
7. ALL COCKS AND FITTINGS SHALL BE INSPECTED AND APPROVED BY ORO INSPECTOR.
8. ALL CALIBRATED WORK SUBMITTALS WITH "AS BUILT" OR "AS ORDERED" SHALL BE OBTAINED.

6. 2" GALVANIZED PIPE SUPPORT(S) WITH 1/8" X 5/8" X 1/8" THICK CONCRETE PADS ARE OPTIONAL.			
APPROVED:  2009.07.25 13:23:19 -0700	<table border="1"> <tr> <td> GOLETA WATER DISTRICT 4" AND LARGER DOUBLE CHECK DETECTOR ASSEMBLY FOR 4" AND LARGER </td> <td> STD. DETAIL 4-03 </td> </tr> </table>	GOLETA WATER DISTRICT 4" AND LARGER DOUBLE CHECK DETECTOR ASSEMBLY FOR 4" AND LARGER	STD. DETAIL 4-03
GOLETA WATER DISTRICT 4" AND LARGER DOUBLE CHECK DETECTOR ASSEMBLY FOR 4" AND LARGER	STD. DETAIL 4-03		



**TREE PRESERVATION &
LANDSCAPE DEMOLITION
PLAN**

Somera Medical Office Building
454 S. Patterson Avenue
Goleta, California



Drawn By: KJT

Sheet

L-1

Of 6

Job No. 1527

EXISTING PLANTS TO REMAIN LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	EUC (PP)	EUCALYPTUS SPECIES	EUCALYPTUS
	LAG (PP)	LARGE FLOODEA SPECIES	CRANE MYRTLE
	CEP (PP)	CELESTINEA SPECIES	CELESTINE
	POE (PP)	PODOCARPUS SPECIES	PINE PINE
SHRUBS & GRASSES	CODE	BOTANICAL NAME	COMMON NAME
	AR (PP)	ARGENTAEAE SPECIES	ARGENTAEAE
	CAR (PP)	CARLEA SPECIES	CARLEA
	CEP (PP)	CELESTINEA SPECIES	CELESTINE
	EUC (PP)	EUCALYPTUS SPECIES	EUCALYPTUS
	LAG (PP)	LARGE FLOODEA SPECIES	CRANE MYRTLE
	POE (PP)	PODOCARPUS SPECIES	PINE PINE
	SHR (PP)	SHRUB SPECIES	SHRUB
	GRS (PP)	GRASS SPECIES	GRASS

TREE REMOVAL LEGEND

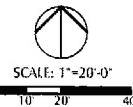
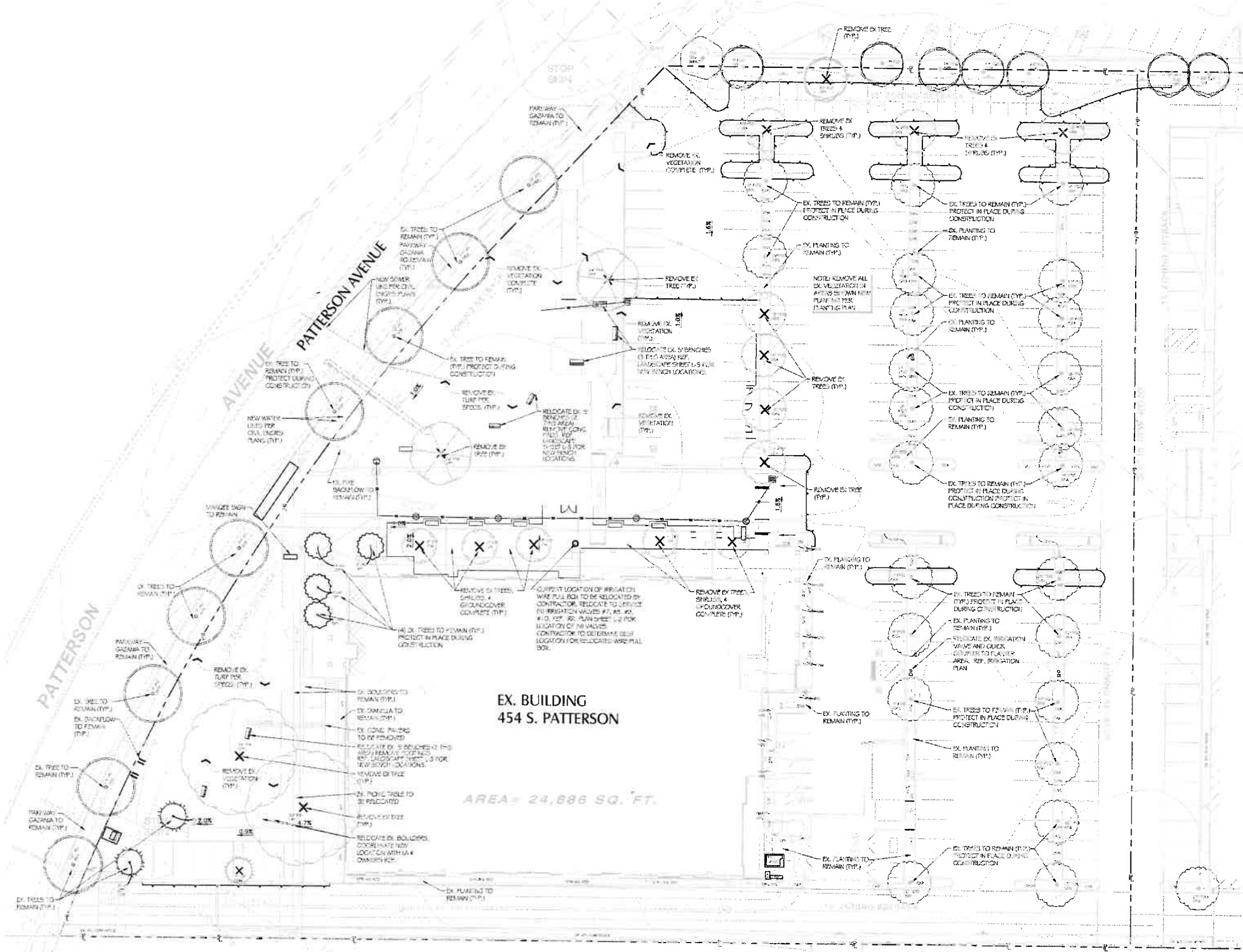
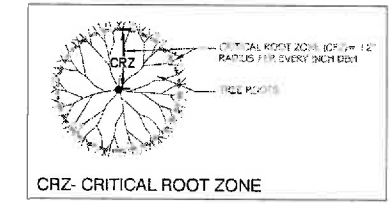
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE (DBH)
	EUC (PP)	1	EUCALYPTUS SPECIES	EUCALYPTUS	30"
	LAG (PP)	2	LARGE FLOODEA SPECIES	CRANE MYRTLE	(1) 24", (1) 30"
	CEP (PP)	1	CELESTINEA SPECIES	CELESTINE	4"
	POE (PP)	2	PODOCARPUS SPECIES	PINE PINE	(1) 20", (1) 24"
	SHR (PP)	6	SHRUB SPECIES	SHRUB	(1) 10", (1) 12", (1) 18"
	GRS (PP)	5	GRASS SPECIES	GRASS	(2) 1", (1) 2"
TOTAL: 17 TREES TO BE REMOVED					

DEMOLITION NOTES:

1. CONTRACTOR SHALL CONFIRM LOCATION OF ALL EXISTING UTILITIES AND WATER LINES ON SITE AND PROTECT ALL UTILITIES WITHIN SCOPE OF WORK. AREA, CONFIRM LOCATION WITH OWNER. CALL UTILITY/GROUND SERVICE ALERT AT LEAST TWO WORKING DAYS BEFORE TRENCHING, GRADING, OR EXCAVATING.
2. REFERENCE CIVIL ENGINEER'S PLANS FOR ADDITIONAL SITE DEMOLITION REQUIREMENTS.
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY REGARDING DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS.

TREE PROTECTION:

1. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED.
2. GRADING, TRENCHING AND OTHER GROUND DISTURBANCE ACTIVITIES SHALL OCCUR OUTSIDE OF THE CRITICAL ROOT ZONE (CRZ) OF ALL TREES TO REMAIN. IF TRENCHING MUST OCCUR WITHIN CRZ, IT SHALL BE DONE BY HAND. ANY ROOTS CUT SHALL BE REPAIRED OR REPLANTED IMMEDIATELY.
3. CRITICAL ROOT ZONE (CRZ) IS DEFINED AS AN AREA OF 1' FOR EVERY 1" OF TRUNK DIAMETER EXTENDING OUT FROM TRUNK. SEE DETAIL BELOW.
4. ONLY TREES DESIGNATED FOR REMOVAL SHALL BE REMOVED.
5. REFERENCE CIVIL GRADING PLANS FOR GRADES, SLOPES, EROSION CONTROL MEASURES, AND ADDITIONAL NOTES.



CRITICAL ANALYSIS	
Generated:	2015-09-22 10:39
P.O.C. IDENTIFIER:	Swing Lamppost Marker, 72 PSI for Curve Data, 60 PSI for Water Pressure, Fire Hydrant Flow Capacity (600 GPM) (1)
NETS AVAILABLE:	
Water Meter Size:	1"
New Available:	57.50 ypm
PRESSURE AVAILABLE:	
Water Pressure in POC:	72.00 psi
Pressure Change:	5.00 ft
Current Line Size:	2"
Length of Service Line:	70.00 ft
Pressure Available:	70.00 psi
DESIGN ANALYSIS:	
Maximum Station Meter:	9.92' csm
Flow Available at POC:	87.00 gpm
Flow at Pump Available:	27.50 ypm
Critical Station:	5
Design Pressure:	25.00 psi
Min-Max Loss:	0.00 psi
Friction Loss:	2.05 psi
Water Loss:	0.20 psi
Loss to High Valve:	4.23 psi
Pressure Risk at Critical Station:	42.16 psi
Loss for Flange:	0.31 psi
Loss for Man Hole:	3.14 psi
Loss for P.O.C. in Value Estimated:	0.00 psi
Loss for Backflow:	10.90 psi
Loss for Water Meter:	0.05 psi
Critical Station Pressure at POC:	37.20 psi
Program Available:	
Residual Pressure Alert:	12.00 psi

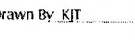
IRRIGATION NOTES

- [illegible]



2-22-15 DRB comments

Somera Medical Office Building
454 S. Patterson Avenue
Goleta, California

Sheet
1.2




of 6

[illegible]

PLANT SCHEDULE

SHAVER	CODE	SIZE	BS INITIAL NAME	COMMON NAME	SIZE	WATER USE	THROW
	ARB 1847	35	Arbutus occidentalis - "Blue roan"	Kingspan Flow	1 1/2 ft	Low	24" dia.
	48B RED	50	Arbutus occidentalis - "Red Cloud"	Kingspan Flow	1 1/2 ft	Low	24" dia.
	ARB COM	15	Arbutus occidentalis - "Compass"	Dwarf Kingspan Flow	1 1/2 ft	Low	24" dia.
	GA-LIT	12.7	Gaultheria procumbens - "UGA-LIT"	Dwarf Redstart Shrub	5 ft	Low	48" dia.

[illegible]

<u>GROUND TRUTH</u>	<u>CUTP</u>	<u>CCV</u>	<u>BIOLOGICAL NAME</u>	<u>CLASSIFICATION NAME</u>	<u>CUTP</u>	<u>ACCURACY</u>	<u>PRECISION</u>
	CUTP: 0.96	CCV: 1.00	Common grasshopper	Grasshopper	0.96	Low	0.97
	CUTP: 0.91	CCV: 0.99	Common grasshopper	Grasshopper	0.91	Low	0.92
	CUTP: 0.95	CCV: 0.99	Common grasshopper	Grasshopper	0.95	Low	0.96

	POT. IND. 4.15 "Plants to be sold: Electronic medium" Price flexibility 5% Low 12% c.c.
	BID. DALL 1994 "Electric medium: 100% Cash Sales" Payment 50% Low 12% c.c.

NOTE: PLANT QUANTITY QUOTIES ARE FOR CONCRETE PURCHASE ONLY. CONTRACTOR IS RESPONSIBLE TO CONSIDER ALL PLANT QUANTITIES AND QUALITY PRIORS TO GOING INTO PRODUCTION. FOR PLANTS INCORPORATED IN PLANT. BECAUSE THE QUANTITY OF PLANT IS GOVERNED BY NUMBER OF PLANTS IN PLANT TO DESIGNER IN QUANTITY OF PLANT.

NOTE: PLANT QUANTITY COUNTS ARE FOR CONVEYANCE PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE TO CONFIRM ALL PLANT QUANTITIES AND COUNTS PRIOR TO INSTALL AND INSTALLATION. FOR PLANTS SPECIFIED IN PLAT, DIVIDE THE NUMBER OF PLANTS SHOWN IN PLAT BY NUMBER OF PLANTS IN PLAT TO DETERMINE QUANTITY OF PLANTS.

PLANTING NOTES

- [illegible]

ROOT BARRIER NOTE:

ALL TREE LOCATIONS WITHIN 50' OF ANY HAZARDOUS SUBSTANCES SHOWN RETURNING A
FLAMMABLE ROOF DANGER TO BE INSTALLED ALONG WITH ANOTHER 16' IN A 6'
DISTANCE AS MEASURED FROM CENTER OF THE TRUNK IN OTHER
DIRECTION. IF THE TREE IS LOCATED IN A HAZARDOUS AREA, ALL ROOF
PARTS ARE SHOWN ON PLAN. IF THE LOCATIONS ARE ADJUSTED IN
THE FIELD CONTRACTOR SHALL INSTALL ROOF DANGER IF THE 5' WITHIN
5' OF ANY HAZARDOUS.

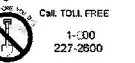
PLANT QUANTITY NOTE:

PLANT QUANTITIES ARE FOR PLANTING IN THE PLANTERS ONLY. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PLANT QUANTITIES AND COORDINATE PRIOR TO FINAL BID AND INSTALLATION.

TREE PLACEMENT NOTE:

THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD TO PROTECT EXISTING UTILITIES, UNDERGROUND UTILITIES, ETC. CONTRACTOR SHALL STATE TREE LOCATIONS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO COMMENCING FINAL PLANTING SPECIFICATIONS.

Background Service Alert

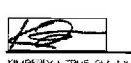


SCALE: 1"=20'-0"

LANDSCAPE COVERAGE:		
WATER USE CLASSIFICATION	TOTAL SQ	% COVER
LOW WATER USE		
PERMITTED TO REMAIN:	7,293.51	26.7%
SEEDS:	18,131.12	77.27%
TOTAL:	25,424.63	93.97%
MEDIUM WATER USE		
PERMITTED TO REMAIN:	290.45	1.07%
SEEDS:	0.00	0.00%
TOTAL:	290.45	1.07%
HIGH WATER USE		
PERMITTED TO REMAIN:	0.00	0.00%
SEEDS:	0.00	0.00%
TOTAL:	0.00	0.00%
TOTAL LANDSCAPE AREA:	27,015.58	100%

COMPLIANCE STATEMENT:

I CERTIFY THAT ALL PLANTS FFOCUSSED ARE ZONED FOR THE LOCAL SANTA BARBARA GOLF CLIMATE (SUNSET ZONE 24). PLANT WATER USE BASED ON SUGGOLS CLASSIFICATION AND/OR CITY OF SANTA BARBARA ADOPTED JAN. WUCOLS PLANT LIST DATED 01-5-2013.

[illegible]

HOLD HARMLESS AND INDEMNIFICATION CLAUSE:

CONTRACTOR, A. (2011) AS THE SOLE RESPONSIBILITY FOR THE SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THE NEIGHBORHOOD SURROUNDING CONSTRUCTION, HAS NOT BEEN LIMITED TO NORMAL CONSTRUCTION, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND INCLUDE THE OAKLEY WILDERNESS, COUNTY OF CALIFORNIA, AND THE LANDSCAPE ARCHITECT HARMONY FROM ANY AND ALL LIABILITY, REGARDLESS OF ITS CONNECTION WITH THE BEST MANAGEMENT PRACTICES OF THE PROJECT, TO GET THE FULL BENEFITS OF THE SOLUTION. THE SOLUTION SHALL BE OVERLOOKED, ADOPTED, COUNTY OF CALIFORNIA, OF THE LANDSCAPE ARCHITECT.

SOILS:

NOTE: NO OTHER SALINE CONCENTRATED SOLS WERE FOUND ON 5

HYDRZONES:

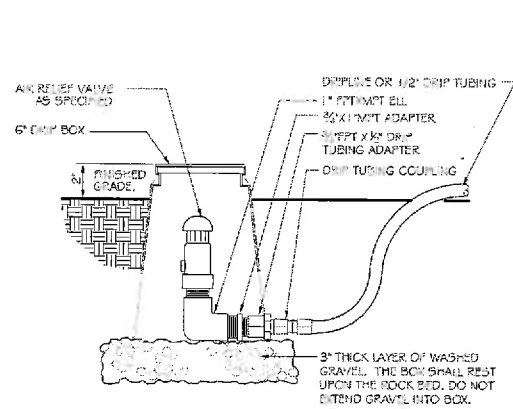
ALL PLANTS ARE GROUPED IN MICROCLIMATES, AND LIGHT PERGOLA AND SYSTEMS HAVE BEEN DESIGNED BY PLANT WATER NEEDS & SUN EXPOSURE.

UTILITY SCREENING NOTE:

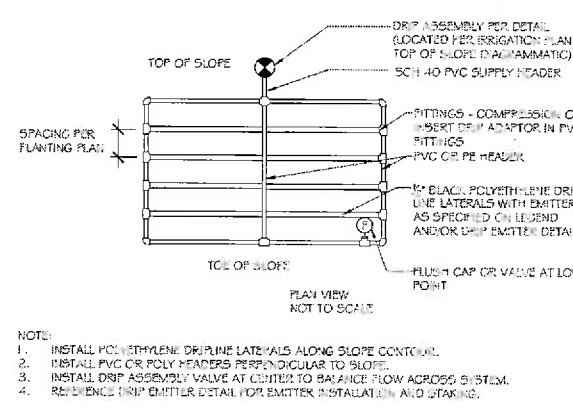
ADJUST PLANT LOCATIONS AS REQUIRED ON SITE TO SCREEN ABOVE-GROUND UTILITIES. REVIEW W/ LANDSCAPE ARCHITECT PRIOR TO PLANTING.

UTILITY SCREENING NOTE

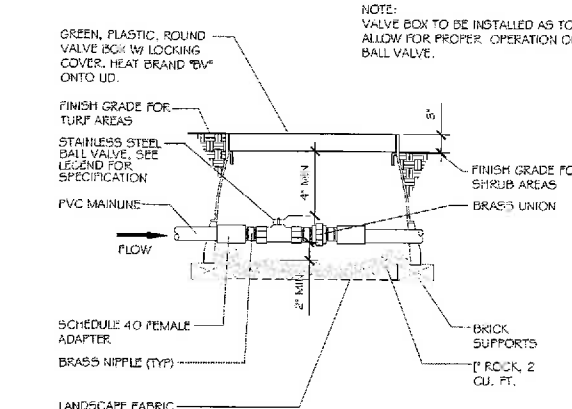
ADJACENT PLANT LOCATIONS AS REQUIRED ON SITE TO SCREEN ABOVE-GROUND UTILITIES. REVIEW W/ LANDSCAPE ARCHITECT PRIOR TO PLANTING.



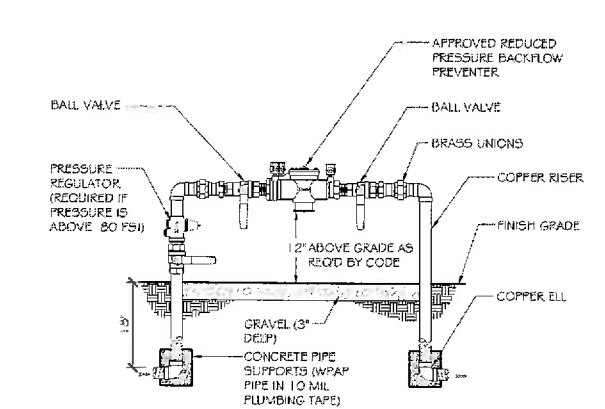
13 DRIP AIR RELIEF VALVE IN BOX



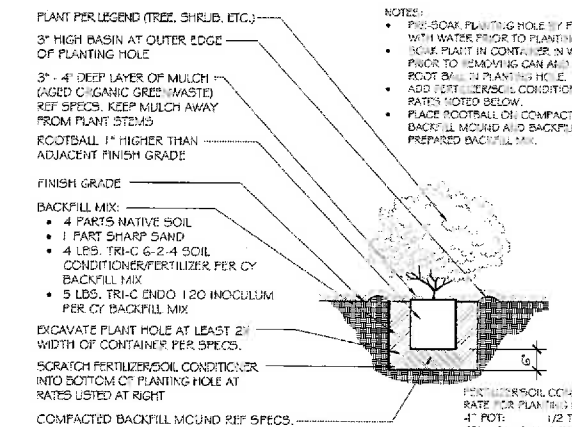
9 DRIP TUBING LAYOUT



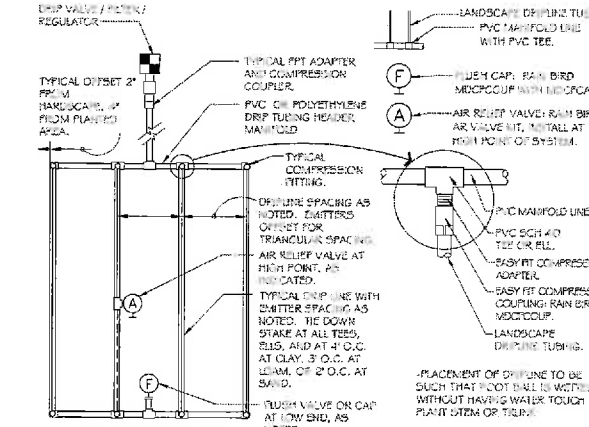
5 STAINLESS STEEL BALL VALVE



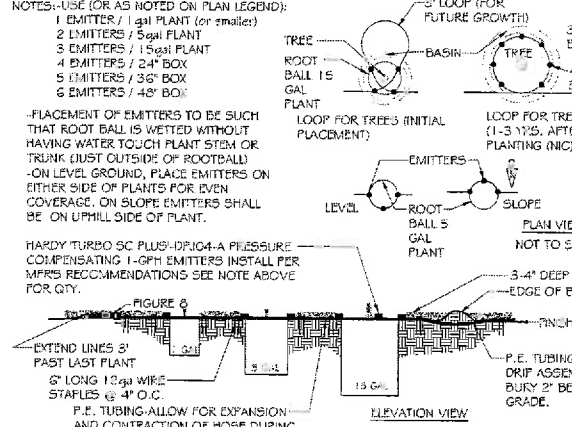
1 RP BACKFLOW PREVENTER



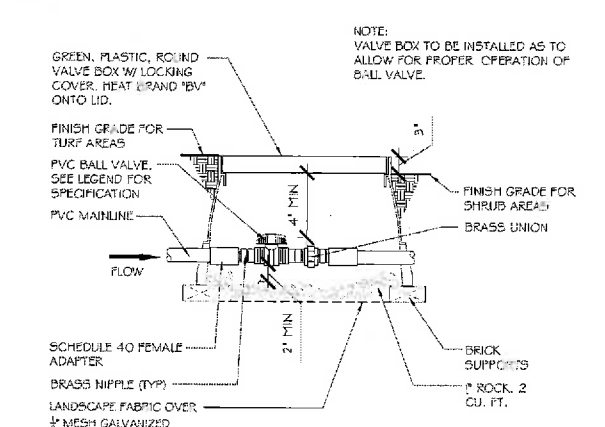
14 RESTORATION TREE OR SHRUB PLANTING



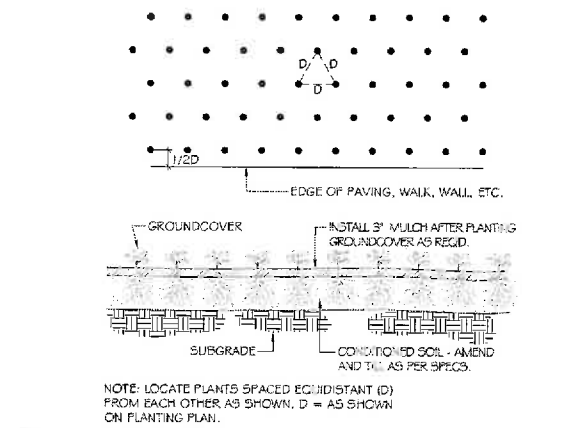
10 INLINE DRIP



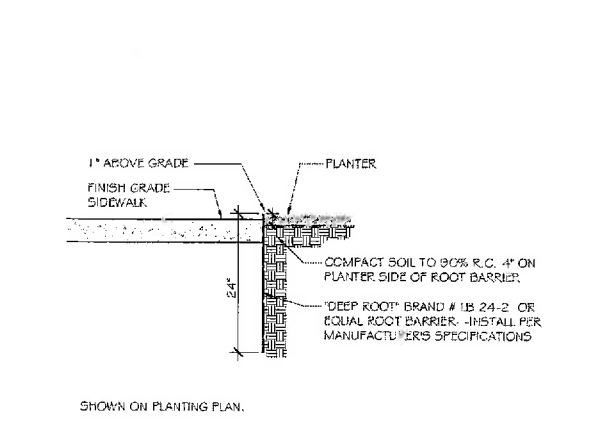
6 DRIP EMITTER-CLAY



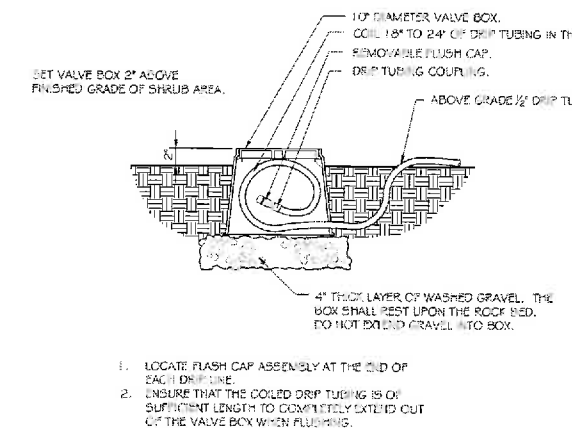
2 BALL VALVE



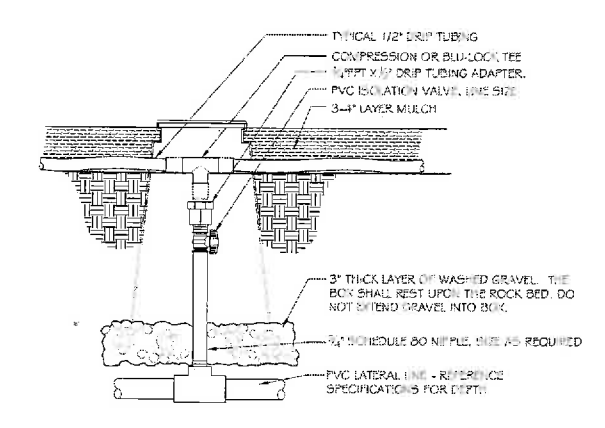
15 GROUND COVER SPACING



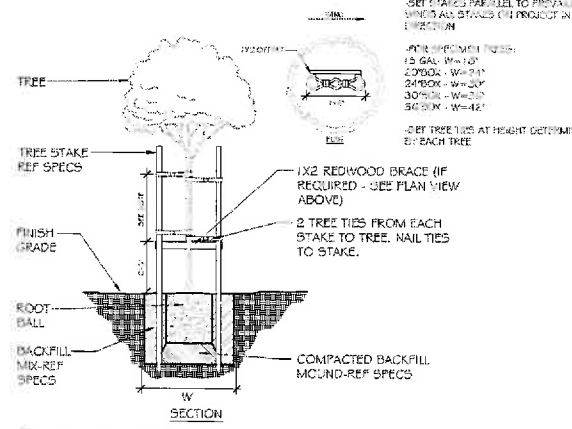
11 LINEAR ROOT BARRIER



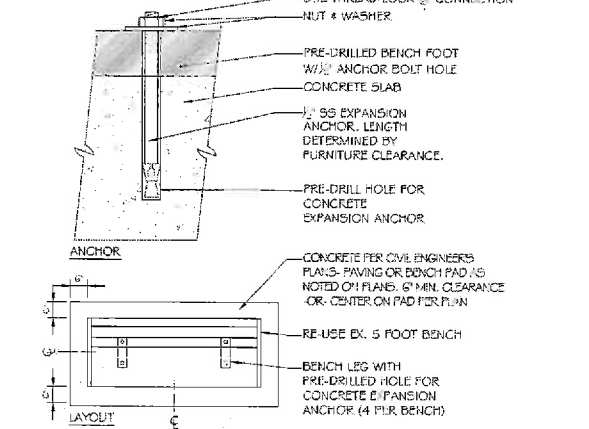
7 DRIP FLUSH CAP ASSEMBLY



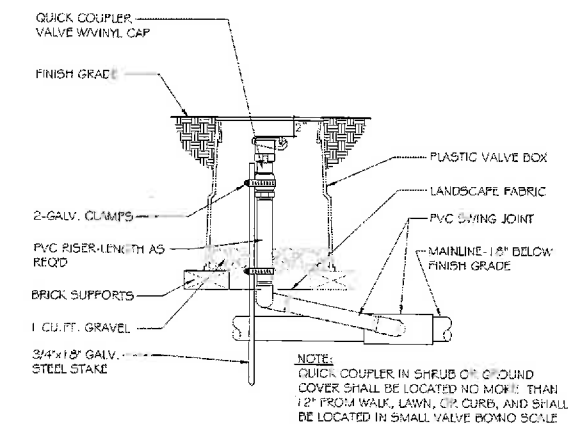
3 DRIP TRANSITION IN ROUND BOX



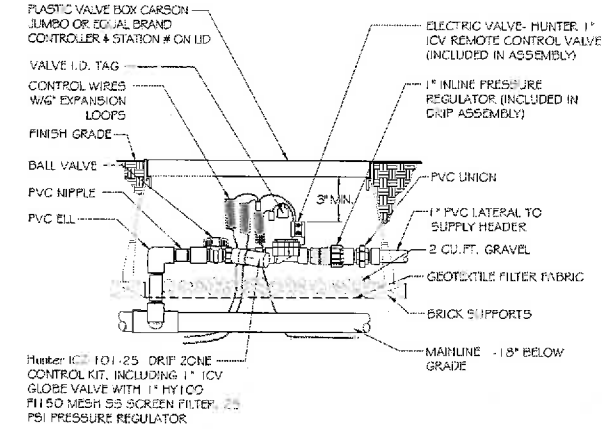
16 DOUBLE TREE STAKE



12 BENCH ANCHOR



8 QUICK COUPLER - IN VALVE BOX



4 DRIP ASSEMBLY-1" HUNTER

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

A. General

- This Section specifies requirements for complete irrigation system and related items as shown on drawings and as specified herein. Work includes labor, materials, appliances, tools, equipment, facilities, transportation, and services necessary for and incidental to performing operations in connection with furnishing, delivery and installation of the work of this Section, complete as shown on the drawings and/or specified herein.

B. Related Sections

- Section 02900: Landscaping

1.2 REFERENCES

A. American Society for Testing and Materials (ASTM)

- B88: Seamless Copper Water Tube
- D2466: Polyvinyl Chloride (PVC) Plastic Pipe Fittings - Schedule 40

1.3 QUALITY ASSURANCES

A. Installer Qualifications

- Provide at least one person who shall be present at all times during installation of Work, familiar with type of materials specified herein and material manufacturer's recommended method of installation and direct Work performed in this Section. Coordinate Work with General Contractor.

B. Fees, Codes and Standards

- Pay applicable fees for State Test of Backflow Prevention Devices.
- Comply with State, County and Municipal codes and regulations.

C. Plastic Pipe

- Provide manufacturer's guarantee that plastic pipe has passed or is capable of passing the Acetone Immersion Test and is free from manufacturing defects.

D. Drawings

- Due to scale of drawings, it is not always possible to indicate all offsets, fittings and sleeves which may be required. Investigate structural and finished conditions affecting Work. Install Work to avoid conflicts between plantings, other site utilities and architectural features.

1.4 GENERAL CONDITIONS

- Follow current printed manufacturer's specifications and drawings for items or information not specified or graphically indicated in the most current set of construction drawings.

- Work involving substantial plumbing for installation of copper piping, backflow prevention devices and other related work shall be executed by a licensed and bonded plumbing contractor. Any necessary permits shall be obtained prior to beginning work.

- Specified depths of pressure supply lines, laterals and pitch of pipes as stated in this section are minimums. Settlement of trenches lower than grades specified on the final grading plans is cause for removal of finish grade treatment, refilling trenches, compacting and repairing of finish grade treatment.

- Do not install the irrigation system as shown on the construction drawings when it is obvious that actual field conditions such as physical obstructions, grading discrepancies and field dimensions vary from those recorded on the construction drawings. Immediately bring any such discrepancies to the attention of the Landscape Architect prior to proceeding with work. If immediate notification is not given and such discrepancies exist, the contractor shall assume full responsibility for necessary revisions, as determined by the Landscape Architect.

- Preserve and protect all existing trees, plants, monuments, structures, hardscape and architectural elements from damage due to work in this section. In the event that damage does occur to inanimate object and structures, the contractor will repair or replace such damage to the satisfaction of the Owner or Owner's representative. The contractor at the contractor's expense will replace damage or injury to living plant material. Damaged plant material shall be replaced like in kind.

- Trenching or other work required in this section under the limb spread of existing trees shall be done by hand or by other methods to prevent damage or harm to limbs, branches, and roots.

- Trenching in areas where root diameter exceeds 2 inches shall be done by hand. Exposed roots of this size shall be heavily wrapped with moistened burlap to avoid scarring or excessive drying. Where a trenching machine is operated in proximity to roots that are less than 2 inches, the wall of the trench shall be hand trimmed, making clean cuts through roots.

- Trenches adjacent to or under existing trees shall be closed within 24 hours, and when this is not possible, the side of trench closest to the tree or trees affected shall be covered with moistened burlap.

- Protect, maintain, and coordinate work with other contracts, specifications, trades, and utilities. Extreme care shall be exercised in excavating and working in the area due to existing utilities. Contractor shall be responsible for damages caused by their operations. In the event that damage does occur, the contractor shall pay the costs of such repairs unless other arrangements have been made with the Owner.

- Use caution where trenches and piping cross existing roadways, sidewalks, hardscape, paths or curbs. In the event that damage does occur, the contractor will repair such damage at the contractor's expense.

1.5 SUBMITTALS

A. Materials List

- Within thirty (30) days from date of Notice to Proceed and before materials are delivered to job site, submit two (2) complete lists of materials.
 - Furnish manufacturer's name, catalog number, complete catalog cut, technical data and manufacturer's recommendations for installation and operation.
- Do not permit materials to be installed until reviewed by Landscape Architect.

B. Record Drawings

- Record changes made during installation. Dimension from two permanent points of reference such as building corners, sidewalks and road intersections, the location of the following:
 - Point of connection or connection to existing water lines
 - Electrical connections
 - Gate or ball valves
 - Routing of pressurized main line and control wires
 - Control valves, quick coupling valves, or other valves
 - Irrigation controller, weather or soil sensing devices, and other equipment
 - Other related equipment
 - Depth of pipe if different than specified
- Transfer Record Data to new, clean blackline prints of irrigation system and submit two (2) copies to Owner.

C. Controller Charts

- Provide one (1) laminated controller chart per controller.
- Show area controlled by automatic controller. Provide one non-laminated digital PDF copy of controller chart.
- Reduce Record Drawings for chart except when controller sequence is illegible after reduction; then enlarge to a readable size.
- Use different colors to highlight coverage of stations.
- Seal completed reduction of Record Drawings between 10 mil plastic laminate.

D. Manuals

- Furnish two (2) sets of service manuals to Landscape Architect. Include manufacturer's catalogue cuts, catalogue numbers, price lists, local source, address and phone number, manufacturer's address and operating instructions for equipment installed.

E. Tools and Equipment

1. Furnish:

- Two (2) sets of special tools required for removing, disassembling and adjusting sprinklers and valves installed.
- Two (2) keys for automatic controllers installed.
- One (1) quick coupler key and matching hose swivel for every five (or fraction of) quick coupler valves installed.

1.6 DELIVERY, STORAGE AND REPLACEMENT

- Deliver to job site and provide safe storage. Coordinate with General Contractor.

- Protect materials from vandalism and other trades.

- In event of damage, make repairs and replacements within seven (7) days at no cost to Owner. Review damage and method of repair with Landscape Architect.

1.7 GUARANTEE

A. Guarantee for One Year from Final Acceptance

- Materials are new and free from defects.
- Against defects of materials and workmanship and damage caused by defects.
- To make required replacements with new materials and correct damage caused by defects at no cost to Owner.
- Complete coverage of areas indicated to be irrigated on drawings including minor adjustments required by field conditions.

B. Guarantee

- On company letterhead, type following information and submit two (2) copies with original signatures to Landscape Architect:

GUARANTEE FOR IRRIGATION SYSTEM

We hereby guarantee that the irrigation system we have furnished and installed is free from defects in materials and workmanship and the Work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse or neglect excepted. We agree to repair or replace defects in materials and Workmanship including damages consequential to defects in materials and workmanship and repair or replacement, which develop during one (1) year after Final Acceptance of the Work, at no additional cost to the Owner. We agree to make such repairs and replacements within thirty (30) days after receipt of written notice. In the event of our failure to make such repairs and replacements within thirty (30) days of written notice, we authorize the Owner to proceed to have such repairs and replacements made at our expense and we will pay all costs and charges upon demand:

Project:

Location:

Date of Final Acceptance:

Signed:

Company Name:

Address:

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- Provide products of manufacturers indicated on drawings or equivalent.

2.2 PIPE AND TUBING

- Copper: ASTM B88, Type L, hard-drawn copper tube and wrought solder type.

B. Plastic Pipe

- Polyvinyl chloride (PVC), new and unused; no more than 15 percent less than full manufactured length.
- Continuously and permanently marked plastic pipe with following information:
 - Manufacturer's name
 - Pipe size
 - IPS size (schedule number)
 - Type of material
 - Code number
- Non-pressure lateral lines, Schedule 40 PVC, bearing National Sanitation Foundation (NSF) seal, except as otherwise indicated on drawings.
- Pressure lines, 1/2 in. through 2-1/2 in., Schedule 40, bearing NSF seal.
- Pressure lines, 2 in. and larger, Class 315.
- Sleeves for lines under paving as shown on drawings, Class 160.
- Fittings for pipe, Schedule 40 polyvinyl chloride, Type I-II, bearing NSF seal and complying with requirements of ASTM D2466.
- Nipples: Schedule 80.
- For joining, use solvent complying with requirements of ASTM D2466 and recommended by manufacturer of plastic pipe used:
 - primer: Weld-on P-70 or equivalent
 - clear solvent: Weld-on 710 or equivalent
 - grey solvent: Weld-on 711 or equivalent

C. Drip tubing

- Polyethylene (P.E.) distribution tubing, 3/8".
- "Dripline" w/ built in emitters as shown on drawings, available from Aqua-Flow (805) 967-2374.

2.3 DETECTABLE TAPE

- Minimum 5.5 composition film containing metalized layer laminated between two layers of inert plastic.

2.4 BRASS PIPE FITTINGS

- Furnish as indicated on drawings.

2.5 HOSE FITTINGS

- Quick couplers: as detailed on drawings.

2.6 VALVES

- Ball valves: Metal model specified on drawings, manufactured by Nibco, or equivalent, brass, of size required for line indicated on the drawings. Install as detailed.

- Plastic Model as indicated on drawings

- Automatic control valves: 24-volt electric, normally closed-type with flow control and manual override as detailed on drawings.

2.7 VALVE BOXES

- Black or green plastic, Carson, Ametek, Roby or equal, with lockable lid. Install as detailed. One valve per box.

2.8 CONTROLLER WIRES

2.9 CONTROLLER WIRES

- Twenty-four volt (24-volt) direct burial type. Size wire according to valve manufacturer; no wire smaller than No. 14 gauge, except that multi-strand wiring, 18 gauge, is permitted if used according to manufacturer's directions. Provide different colored pilot wires for valves. Provide white common wires.

2.10 AUTOMATIC IRRIGATION CONTROLLER

- Existing as noted on drawings.

2.11 BACKFLOW PREVENTION DEVICES

- Existing as shown on drawings.

2.12 PRESSURE REGULATORS

- As shown on drawings.

2.13 RAIN SHUT-OFF

- Existing, as shown on drawings

2.13 OTHER MATERIALS

- Provide other materials, not described but required to complete installation, which are new and unused. Review these materials with Landscape Architect.

PART 3 - EXECUTION

3.1 SURFACE CONDITIONS

A. Inspection

- Prior to work of this Section, carefully inspect installed work of other trades and verify that such work is complete to point where this installation may properly commence.
- Verify that irrigation system may be installed in strict accordance with pertinent codes and regulations, the original design, the referenced standards, and manufacturer's recommendations.
- Discrepancies
 - In event of discrepancy between drawings and actual conditions, immediately notify Landscape Architect.
 - Do not proceed with installation in areas of discrepancy until such discrepancies have been fully resolved.

3.2 PREPARATION

- Field Measurements: Scaled dimensions are approximate; verify. Make necessary measurements in field to ensure precise fit of items in accordance with original design.

- Preparation: Locate underground utilities and protect. Remove rock or other such obstructions or avoid. Repair existing utilities if damaged at no additional cost to Owner.

3.3 TRENCHING

- Trench with mechanical trencher or by hand. Notify owner if rock is encountered that cannot be removed in the aforementioned manners. Trench by hand under drip line of existing trees.

- No wider than necessary to lay pipe.

- Straight with vertical sides and level bottoms.

- Remove rocks, debris, and sharp objects.

3.4 INSTALLATION OF PIPING

A. General

- Lay out piping system in accordance with the Irrigation Plan, while recognizing diagrammatic nature of drawings.
- Where piping is shown on drawings to be under paved areas by running parallel and adjacent to planted areas, intention is to install the piping in planted areas.
- Do not install a line parallel to and directly over another line. Minimum 6 in. horizontal clearance between irrigation pipes. Where pipes cross, allow minimum 1 in. soil between.
- Allow minimum horizontal clearance of 12 in. from lines of other trades.
- Mark headers on ground prior to layout of lawn heads.

- Piping Depth: Install piping with at least the following depth:

- | | |
|---|--------------------|
| 1. Pressure Lines: | 18 inches of cover |
| 2. Sprinkler Laterals: | 12 inches of cover |
| 3. Sleeves under roadways: | 24 inches of cover |
| 4. Sleeves under walks or other paving: | |
| a. Pressure lines: | 18 inches of cover |
| b. Sprinkler laterals: | 12 inches of cover |
| 5. Drip Tubing: | 2 inches of cover |

C. Piping under Paving

- Pipe under new walks and paving shall be laid in sleeves prior to installation of paving or walks. Contractor will coordinate with other trades.
- Pipe under existing concrete walks shall be installed by jacking.
- Where cutting or breaking of existing pavement is necessary, secure permission from Owner before cutting or breaking pavement and then make necessary repairs and replacements to approval of the owner at no additional cost to Owner.
- Coordinate installation of sleeving under A.C. paving with general contractor.

- Inspection of Pipe and Fittings: Carefully inspect pipe and fittings before installation, removing dirt, scale, and burrs and reaming as required; install pipe with markings up for visual inspection and verification.

E. Plastic Pipe

- Exercise care in handling, loading, unloading, and storing plastic pipe and fittings.
- Store plastic pipe and fittings under cover until ready to install.
- Transport pipe only on a vehicle with a bed long enough to allow pipe to lay flat to avoid undue bending and concentrated external load.
- Cut accurately with square ends.
- Repair dented and damaged pipe by cutting out damaged section and rejoining with a coupling.
- In jointing, use only the specified solvent and make joints in strict accordance with manufacturer's recommended methods; give solvent welds at least 15 minutes set-up time before moving or handling and 24 hours curing time before filling with water. Apply primer and solvent to both male and female fittings, insert gently checking to ensure proper alignment, twist 1/4 turn and hold for 15 seconds minimum.
 - Clear solvent: lateral lines 1/2 in. - 1-1/2 in.
 - Primer and grey solvent: lateral lines 2 in. and larger, all pressure lines
- Centerload plastic pipe with a small amount of backfill to prevent arching and unloading under pressure.
- Install approved dielectric couplings, unions, or fittings wherever two dissimilar metals are connected.

F. Drip Tubing:

- Polyethylene. Size and install as shown on plans.

- Detectable Tape: Install on top of mainline pipe where control wires are not in mainline trenches.

3.5 INSTALLATION OF EQUIPMENT

- Quick Couplers: Furnish and install as detailed.

- Drip Irrigation System: Furnish and install as detailed, or re-use existing and install as detailed.

- Valves: Furnish and install in locations shown on plan according to details.

- Valve Boxes: Furnish and install as detailed, or re-use existing valves.

- Automatic controllers: Existing

F. Controller Wires

- Install according to manufacturer's directions.
- Tape wire together minimum 12 ft. 0 in. O.C. Do not tape to side of pressure pipe. In PVC sleeve under walks or paving, wires may be in same sleeve as pipe; do not tape to pipe in sleeve.
- Encase in plastic conduit wire passing under future or existing paving, construction, etc., extending conduit at least 12 in. beyond edges of the paving or construction.
- Install controller wires in common trench with pressure line wherever possible.
- Provide looped slack at valves and snake wires in trench to allow for contraction.
- Controller wire splices allowed only on runs more than 500 feet. Splice with Scotch-Lok. Install splices in 6 in. to 10 in. diameter valve box.

3.6 BACKFILLING

- Backfill only after review by Landscape Architect. Backfill in the cool of the day; backfill with fine materials free of rocks or sharp objects tamped to 85% compaction; 90% under paving. Leave grade flush and smooth.

3.7 MAINTENANCE

- Continuously maintain involved areas of contract during progress of work and during Maintenance Period of contract. Work includes: checking drip emitters for clogging and cleaning, insuring that any leaks in tubing, etc. are fixed immediately.

3.8 TESTING AND OBSERVATION

- Forty Eight (48) hour notice required by Landscape Architect for observations.

B. Closing In Work

- Do not allow or cause work of this Section to be covered up or enclosed until it has been reviewed by Landscape Architect.

C. Flushing

- Before backfilling main line, and with all control valves in place, but before lateral pipes are connected, completely flush and test main line and repair leaks.
- Flush out each section of lateral pipe and drip tubing before drip emitters are attached.

D. Testing

- Make necessary provisions for thoroughly bleeding line of air and debris.
- Before testing, fill line with water for a period of at least 24 hours.
- After valves have been installed, test pressure lines with fittings exposed for two hours at 125 pounds pressure with gauge on pump. In presence of Landscape Architect.
- Coverage Test in presence of Landscape Architect: adjust valves and align sprinkler heads. Should it be determined by Landscape Architect that adjustments of irrigation equipment would provide more adequate coverage, make necessary arrangements to have adjustments accomplished prior to planting. This includes changes of nozzles and addition or deletion of sprinklers. Do not commence planting operations until entire irrigation system operates properly.

E. Final Review

- Thoroughly clean, adjust, and balance all systems.
- Demonstrate entire system to Landscape Architect proving that remote control valves are properly balanced, that heads are properly adjusted for radius and area of coverage, and that the installed system is workable, clean, and efficient.
- Final Acceptance will be given only when the plantings and irrigation system are acceptable, and when the signed Guarantee and valve keys have been delivered to Owner.
- 72 hours notice required for Final Review.

END OF SECTION 02800



Date 10-01-15 LUP

Revisions
12-22-15 DAB comments

IRRIGATION
SPECIFICATIONS

Somera Medical Office Building
454 S. Patterson Avenue
Goleta, California



Drawn By KJT

Sheet

L-5

OF 6

Job No. 1527

PART I - GENERAL

1.01 DESCRIPTION OF WORK

A. General

This section includes requirements for landscaping as shown on drawings and as specified herein.

B. Related Sections

- Section 02100: Irrigation System

1.02 QUALITY ASSURANCE

A. Source Qualify

- Provide plant materials conforming to State of California grading code of Nursery Stock (2011) Grade, for quality and site. Use only nursery grown stock.
- Plants: subject to review by Landscape Architect at place of growth or storage yard and upon delivery. Plants to be substituted. Such review shall not preclude right to review and objection during progress of work.
- Documentation: Use Sunset Western Garden Book, 2012 or current nursery advice.

B. Requirements of Regulatory Agencies

- Permit work in accordance with all laws, codes and regulations retained by authorities in limiting, transporting and installing materials.
- Certificates of inspection required by law for transportation shall accompany invoice for each shipment of plants. File copies of certificate with Landscape Architect after review of material.

C. Continuous Supervision

- Have one person responsible for work specified in this section continuously on job site throughout installation.

1.03 SUBMITTALS

A. Samples

- Soil amendments with analysis prior to materials being brought on job site.
- Submit photos of plants, 15 gallons and larger, from other than local nurseries, with a measuring tape clearly marked at 18" intervals placed next to trees for scale. Label photo with following information:
 - Botanical and Common Name
 - Name, Location and Phone Number of Nursery
 - Size of Container
 - Trunk Height to Lowest Branching
 - Caliper at 36" from ground

B. Invoices

- Copies of invoices for soil amendments, fertilizers and materials specified herein. Invoices shall contain job site name, job site address, contractor's name, materials delivered, quantities delivered and date.

C. Soil Testing

- Imported fill: Provide soil analysis from companies of borrow area prior to delivery on job site.
- Existing soil: Existing soil: Provide soil analysis of representative samples from 44 locations of job site, as determined by Landscape Architect. Dig 12" and provide a representative amount of soil from profile. Mix soil samples together well in a clean container, and extract a final sample weight lbs into a 1 gallon plastic bag. Send to agronomic soil testing lab (3) days.
- 24 hours.
- Imported to soil: Provide soil analysis (confirmed by a certified testing laboratory) prior to delivery to job site. Identify source location, percentages of silt, clay, sand, organic matter, pH, mineral and plant nutrient content of soil. Soils unsuitable for planting will be rejected.
- Provide soil analysis addressed in plants for mulch including the following:
 - Organic Content
 - Time
 - Chlorine
 - Manganese
 - Phosphorous
 - Copper
 - Potassium
 - Iron
 - Magnesium
 - Boron
 - Calcium
 - Fluorine
 - Sulfur
 - ECE

II. Analysis

- (Confirmed by certified testing laboratory) Fruit Growers Laboratory in Santa Paula, CA, 153 Corporation St., Santa Paula, CA 93060, (805) 392-2000. Provide sample for laboratory protocol and submit sample with completed sample chain of custody form, available from their website at: <http://www.fginc.com/documents/FGAgChain.pdf>. Soils deemed unsuitable for planting will be rejected.
- Suitable to soil and chemical deficiencies will be determined by Landscape Architect. Deliver test results to Landscape Architect.
- Soil under previous building or parking areas: tests at surface and six inches below grade by germinating radishes or annual rye grass. (3) germination trials, remove sterilized soil and place to soil.
- Test for dechlorination: dig a minimum of three, 30" deep holes in planting areas and fill with water. Record amount of time it takes for water to dechlorinate. Deliver results to Landscape Architect.

1.04 DELIVERY, STORAGE AND PROTECTION

A. Furnish

- standard products in manufacturer's containers bearing original labels showing quantity, analysis and name of manufacturer.

B. Deliver

- plants in closed trucks or well-strengthened containers to prevent windburn. Windburned plants will be rejected.

C. Provide Protection

- for plants and products from weather conditions or other adverse conditions.

D. Deliver

- plants with legible identification labels. Label trees, bundles of containers of shrubs, and groundcover plants. Use durable water-proof labels with water-resistant ink which will remain legible for at least six (6) months.

E. Label

- plants in container only. Plants with broken limbs, loose root balls, or loose trunks will be rejected.

F. Provide

- 24-hour advance notification of delivery schedule so material may be reviewed upon arrival at job site. Remove unacceptable material from the job site immediately.

G. Deliver

- pesticides and soil fumigants to job site in original unopened containers. Containers that do not have legible label (that identifies Environmental Protection Agency and State registration number, and manufacturer's registered uses) will be rejected. Poison may be used only with Owner's approval.

H. Do not

- store soil sterilant and pesticides with other landscape materials. Store in locked separate structure or vehicle.

1.05 JOB CONDITIONS

A. Existing conditions: base bids on following conditions:

- That existing ground elevations will be brought to elevations indicated on grading plan.
- That no utilities or artificial obstructions, other than those indicated will be encountered. (Note: Landscape Architect will be responsible for obstructions are encountered).
- That soil unsuitable for plant growth will be encountered and will be removed to depths of 18 inches.

B. Coordination

- Coordinate and coordinate with other contractors to enable work to proceed as scheduled and efficiently as possible.

C. Sanitary Facilities

- Furnish and install all required temporary toilet buildings with sanitary toilets for use by all personnel. Comply with all minimum requirements of all public agencies having jurisdiction. Maintain in a sanitary condition at all times.

D. Cleanup

- Keep areas clean, neat and orderly.
- Clean paved surfaces at the end of each day.
- Remove deleterious materials and debris prior to Maintenance Period.

E. Protection

- Protect the project from fire or loss. All damage to existing structures, buildings, utilities, etc. for planting trees, shrubs, lawn, or ground cover caused by the Landscape Architect during the operation or as a result of malfunction of installed work during the guarantee period shall be retained at Landscape Contractor's expense.
- Cause minimum interference with workers, materials, or other equipment or other trades on the project.
- Landscape work shall not begin until all construction adjacent to the planting areas has been completed, unless otherwise directed by Owner or General Contractor.

1.06 SUBSTITUTIONS

A. Locate

- plants as soon as they are awarded.
- Inform Landscape Architect of unavailable plants at least two weeks prior to anticipated planting.
- Be directed with suggested available alternates and price difference.

B. Landscape Architect will select substitutes.

1.07 GUARANTEE

- Plants 1 gallon or larger for one (1) year after Final Acceptance. Plants 15 gallons and larger for two (2) years after Final Acceptance. Replace dead plants and plants not in vigorous, thriving condition as soon as weather permits and on notification by Landscape Architect. Replace plants which have partially died, thereby damaging scale, site or symmetry.

- Replace with same kind and size as original planted, at no cost to Owner. Provide guarantee on replacement as indicated in section 1.07 A. Protect irrigation system and other piping, conduit or other work during replacement. Repair damage immediately at no cost to Owner.

C. Exclude replacement of plants due to "acts of God."

- Guarantee: On completion letterhead, fill in following information and submit two (2) copies with original signatures to Landscape Architect:
 - Contract Number
 - Project Name
 - Location
 - Date of Final Acceptance

- On completion letterhead, fill in following information and submit two (2) copies with original signatures to Landscape Architect:
 - Contract Number
 - Project Name
 - Location
 - Date of Final Acceptance

GUARANTEE FOR PLANTING

We hereby guarantee that the planting we have designed and installed is free from defects in materials and workmanship and the Work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse or neglect excepted. We agree to replace plants 1 gallon and larger for one (1) year after final acceptance, and plants 15 gallons and larger for two (2) years after final acceptance, due to plants dying or partially dying, thereby damaging scale, site or symmetry, including damages consequential to defects in materials and workmanship and repair or replacement, which develop during two (2) years after Final Acceptance of the Work, at no additional cost to the Owner. We agree to make such repairs and replacements within thirty (30) days after receipt of written notice. In the event of our failure to make such repairs and replacements within thirty (30) days of written notice, we authorize the Owner to proceed to have such repairs and replacements made at our expense and we will reimburse costs and charges upon demand.

Project:
Location:
Date of Final Acceptance:

Signed:
Contract Name:
Address:

PART II - PRODUCTS

2.01 PLANTS

- Provide healthy and vigorous, well-branched and densely foliated plants when in leaf; free of disease, insect pests, eggs or larvae; with healthy, well-developed root systems; and free from physical damage or adverse conditions that would prevent thriving growth.

- Provide plants true to species and variety and conforming to measurements specified. Provide standard sized plants.

- Provide container stock grown for at least six (6) months, but not over two (2) years in containers in which they are delivered. Cracked or broken root balls shall not be planted.

- If a plant species is not available, Landscape Architect will select substitute. (Refer to 1.06 Substitutions.)

E. Do not

- bring plants prior to delivery.

F. Match in site plants of same species in rows.

- Do not use root-bound, sunburned, or wind-tattered plants. Several plants of each species to be examined and checked for root growth. In event that sample plants reviewed are found to be defective, entire lot or lots of plants represented by defective samples may be rejected. Such plants shall be replaced with new plants conforming to the requirements of this section at no cost to Owner.

- In event of disagreement as to condition of root system, root conditions of imported plants will be determined by removal of plants from roots on not less than two plants or more than 2 percent of total number of plants of each species or variety. Where plants are from several sources, roots of not less than two plants of each species or variety from each source will be reviewed. If sample plants are defective, entire lot or lots of plants may be rejected. Plants rendered unsuitable for planting due to this inspection will be considered samples and provided at no cost to Owner.

- Guarantee that plants are species called out on plan. Should it be determined by Landscape Architect within one (1) year of Final Acceptance that incorrect species was installed, replace with correct species at no additional cost to Owner. Install replacement plants one container size larger than called out on plans, to compensate for lost growing time.

2.02 TOPSOIL

- Natural, fertile, friable, sand loam, characteristic of productive soils in the vicinity 0.5 to 1.0 ft.

- Free of weeds, seeds, bermuda and other grass stolons, subsoil, clay, lime, stones, roots, sticks, substances 1-1/2" or more in diameter and debris.

C. Do not

- deliver or spread while in muddy condition.

2.03 FERTILIZER AND SUPPLEMENTS

- Gro-Power Plus, 5-3-1 with 12% sulfur, or equivalent, manufactured by Southern California Organic Fertilizer Company. Available from Agri-Tech Supplies (805) 569-2257.

2.04 SOIL AMENDMENTS

A. Pre-emergents: may not be used without Owner's approval.

B. Bone meal: standard horticultural brand.

C. Gypsum: Agricultural grade (minimum 95 percent calcium sulfate).

- Nitrogen-based savings: redwood, fir or cedar with minimum 0.40 percent nitrogen based on dry weight. Provide one of the following or equivalent:

Product Name	Source
"Fir-Denise-Dead-Bar" or Nitrogen-fertilized Redwood Stavings	Agri-Cut (805) 562-7005
"Forest-Denise" or Nitrogen-fertilized Redwood Stavings	Agri-Cut (805) 562-7005

2.05 PREPARED BACKFILL MIX

A. Prepare as follows for trees and shrubs:

- 4 parts to soil
- 1 part nitrogen-fertilized savings
- 5 lbs Gro-Power Plus per cubic yard of backfill

2.06 PESTICIDES

- Do not use pesticides containing chlorinated hydrocarbons (DDT, Dieldrin, Lindane, or organo phosphates (Parathion or Carbofent).
- Use broad spectrum systemic herbicide, miticide and all other manufacturers specifications. Mix with blue dye so that areas where herbicide is applied can be seen. Obtain approval from owner prior to use.

2.07 MULCH

- Brown wood chips 2" minus, available from Agri-Cut or equal, submit physical sample for approval.

2.08 STAKING MATERIALS

- Rough sawn redwood, 2x2x12 construction grade or Lodge Pole Pine, (3) treated with Colcemate (Marine Wood Preservative, 2-inch nominal nominal size) diameter by 12 feet long, no split stakes.

- Staking Materials: Wire-liable, 12-gauge galvanized (1/2-inch) rubber or nylon reinforced plastic stakes in (3) 1/2 inch tree tie or submit sample.

2.09 ROOT BARRIERS

- Use 1/2 inch thick polyethylene or polyethylene manufactured specifically for this purpose.

PART III - EXECUTION

3.01 MEASUREMENT

- Staked dimensions are approximate; verify.
- Inform Landscape Architect of discrepancies between drawings and field conditions.
- Using a transit, verify that landscape areas can be graded to drain for code and the following: (1) this cannot be accomplished, notify the Landscape Architect in writing.

3.02 FINISH GRADING

- Provide positive surface drainage of planted areas. Inform Landscape Architect of discrepancies between drawings, specifications and field conditions which preclude establishing positive drainage.

- Prior to soil preparation, remove all roots over 1-1/2" in diameter, sticks, claster, concrete, debris and foreign growth from planting areas.

- Prior to planting, poison existing Bermuda grass in accordance with manufacturer's instructions. This must be done from April - September.

- Establish final grade in planting areas after soil preparation, settlement and planting as shown on drawings. Drain planting areas away from buildings at a minimum of 2" for the first 5 feet. Grade against building shall be a minimum of 3" below the bottom of wood siding or sills.

- Establish final grade at planter areas bordering curbs, leaders and walls 1" to 1-1/2" below final grade of bordering curbs, leaders and walls. Remove or add to soil as necessary to establish final grade.

3.03 SOIL PREPARATION WHERE BERMUDA GRASS EXISTS

- Step 1 - Poison existing grass according to manufacturer's directions. Wait 3 to 5 days. Scarify dead grass off.

- Step 2 - After review of rough grading with Landscape Architect:
 - Cultivate to depth of 8".
 - Apply gypsum at rate of 150 lbs per 1000 square feet. Do not cultivate.
 - Water to leach gypsum through to 8" of soil.
 - Keep moist for 10 days to germinate weed seeds.
 - Remove weeds, poison and remove perennial weeds. Small annual weeds may be cultivated in.

- Step 3 - Poison existing grass again. Wait 3 to 5 days. Remove dead grass.

- Step 4 -
 - Apply the following materials and cultivate to a depth of 6".

Material	Rate per 1000 SQ Ft All Areas
Nitrogen-fertilized Wood Stavings	3 cubic yards
Gro-Power Plus	25 lbs

- Add soil to bring grade to one inch below walls, curbs and leaders.
- Poison existing grass again. Wait 3 to 5 days. Remove dead grass.

3.04 SOIL PREPARATION

- Step 1 - After review of rough grading with Landscape Architect:
 - Cultivate to depth of 8".
 - Apply gypsum at rate of 150 lbs per 1000 square feet. Do not cultivate.
 - Water to leach gypsum through to 8" of soil.
 - Keep moist for 10 days to germinate weed seeds.

- Remove weeds, poison and remove perennial weeds. Small annual weeds may be cultivated in.

B. Step 2 -

- Apply the following materials and cultivate to a depth of 6" uniform in all planting areas.

Material	Rate per 1000 SQ Ft Lawn Color and Beds	Rate per 1000 SQ Ft All Other Areas
Nitrogen-fertilized Wood Stavings	5 cubic yards	3 cubic yards
Gro-Power Plus	50 lbs	25 lbs

- Add soil to bring grade to one inch below walls, curbs and leaders.

3.05 SOIL PREPARATION FOR NEW PLANTING AREAS PREVIOUSLY PAVED

(Reference Tree Protection Demo Plan L-1 for area where driveway removal occurs.)

- Step 1 - Subsoil:
 - Remove soil 6" below existing pavement base course material (A.C. or concrete). Base materials should be removed (see civil engineer's plans). Cultivate to a depth of 8".
 - Apply gypsum at rate of 200 lbs per 1000 square feet. Do not cultivate.
 - Water to leach gypsum through to 8" of soil.

- Step 2 - Topsoil:
 - Add to soil to depth of 6" or as necessary to achieve final grade.
 - Apply the following materials and cultivate to a depth of 6".

Material	Rate per 1000 Square Feet
Nitrogen-fertilized Wood Stavings	2 cubic yards
Gro-Power Plus	50 lbs

- Add to soil to bring grade to one inch below walls, curbs and leaders.

3.06 TREE AND SHRUB PLANTING

- Prior to excavating pits, place trees and shrubs as shown on drawings. Re-check review by Landscape Architect.

- Excavate pits twice diameter of container and 6" greater in depth. Discard unusable material encountered.

- Broadcast bone meal over bottom of pit and scratch into soil at following rates:

Boxed Plants	1 cu ft/bot of box
15-gallon Plant	1 cu ft
5-gallon Plant	1/2 cu ft
1-gallon Plant	1/4 cu ft

D. Add bacteria into it and turn it to compost.

- Add backfill mix to pit and tamp to compact.

- Center plants in pits and fill pits with backfill mix. Set plants so top of root ball is 1" above adjacent final grade when settled.

- Stake or guillotine trees immediately after planting. Windblown or broken trees not (30 days) staked or guillotine will be rejected. Details are general, adjust to fit individual trees.

- Pruning: remove dead branches and weak protocols. Thin excessive dense trees as determined by Landscape Architect.

- Cleanup: rake shrub areas smooth and remove debris.

3.07 GROUND COVER

- Stake as indicated on drawings in triangular pattern in parallel rows. Plant 1/2 required spacing from edge of bed, 24" from trees, 36" from shrubs.
- Pull from pits gently, retaining soil around roots. Plant within one hour after removal from pit.

- After planting 100 plants, water to root depth.

3.08 MULCH

- Shrub areas: rake basins smooth. Apply solid layer of wood chip mulch as specified.
- All beds adjacent to buildings or terraces: wood chip mulch as specified. Submit sample for owner's approval.
- Groundcover areas planted from pits: apply 1" solid layer of nitrogen-fertilized redwood stavings.
- Seed all mulches away from plant stems. If soil is too wet, uncover root balls.

3.09 PROTECTION AND CLEANUP

- Discard empty containers of site at end of backfill.
- Clean paved areas.
- Clean walls, walls, and windows muddied by planting operations.
- Provide traffic barriers as required to protect newly planted areas.

3.10 REVIEW/OBSERVATION

- Re-check review at least 2 days prior to anticipated review date.
- Required review observations by Landscape Architect:
 - Final grading of all areas prior to planting.
 - Prior to planting with plants arranged per drawings.
 - At each review, a punch list shall be generated by the Landscape Architect. Prior to the next review date, punch list items shall be completed. Failure to comply with the execution of the punch list may result in re-doing of areas to correct problems.
- Final Review prior to starting Maintenance Period. When installation and punch list items are complete.
- Maintenance Period Reviews:
 - First 30 days into Maintenance Period.
 - Second 30 days into Maintenance Period.
 - Third 30 days into Maintenance Period.
 - Other times as may be required.
 - At each review, a punch list will be generated by the Landscape Architect. Items on the punch list shall be completed before the next review. Failure to comply may result in extension of the 90-day Maintenance Period. Example: If punch list item from Final Review is not completed for 30-day work, rough, Maintenance Period will be extended 30 days.
- Review for FINAL ACCEPTANCE:
 - At the 90 day review if the job is acceptable to Landscape Architect and Owner.
 - Unacceptable at the 90 day review, another time will be scheduled.



Date: 10-01-15 LUP
Revisions:
12-22-15 DRH comments

LANDSCAPE SPECIFICATIONS

END OF SECTION

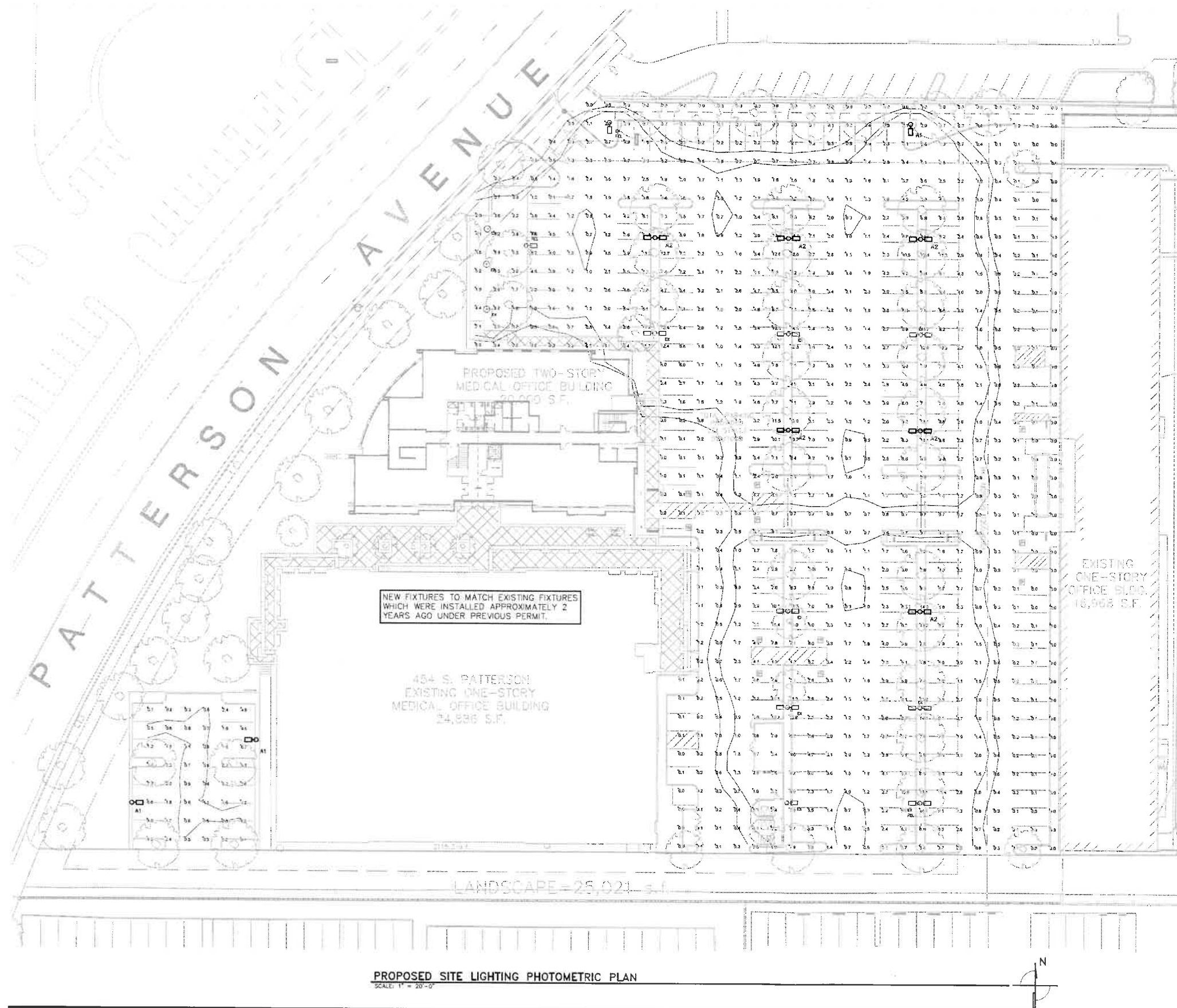
Somera Medical Office Building
454 S. Patterson Avenue
Goleta, California



Drawn By: JKT

Sheet
L-6

Of 6
Job No.: 1527



PROPOSED SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

LIGHT FIXTURE SCHEDULE				
FIXT.	MANUFACTURER	CATALOGUE NUMBER	MOUNTING	LAMPING
A1	LITHONIA	KAD-150SR3-2081W-RP01-04	(1) 14" HXRD ALUMINUM POLE	(1) 150W HPS
A2	LITHONIA	TWO TYPE "A1" ON 14" POLE (180 DEGREES)	(1) 14" HXRD ALUMINUM POLE	(2) 150W HPS

GENERAL NOTES

ALL MOUNTING HEIGHTS AND EXACT LOCATIONS SHALL BE COORDINATED WITH ARCHITECT, BEFORE ROUGH-IN. MOUNTING OUTLET BOX OR FIXTURE TO NEAREST STUD IS NOT ACCEPTABLE.

ALL INTERIOR FLUORESCENT LAMPS SHALL BE 3500K COLOR, TYPE SP35, UON. ALL EXTERIOR FLUORESCENT LAMPS SHALL BE 2700K COLOR, TYPE SP27, UON.

ALL FLUORESCENT BALLASTS SHALL BE ELECTRONIC. TO LAMP BALLASTS SHALL BE EQUAL TO MAGNETIC BX32120RH SERIES. BALLAST MODEL AND MANUFACTURER SHALL BE INCLUDED IN FIXTURE SUBMITTALS.

ALL FINISHES SHALL BE CHOSEN BY ARCHITECT. FOR BID PURPOSES, ASSUME A STANDARD FINISH, UON.

KEYED NOTES LEGEND

① SEE DETAIL BELOW.

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

WHY LITHONIA?

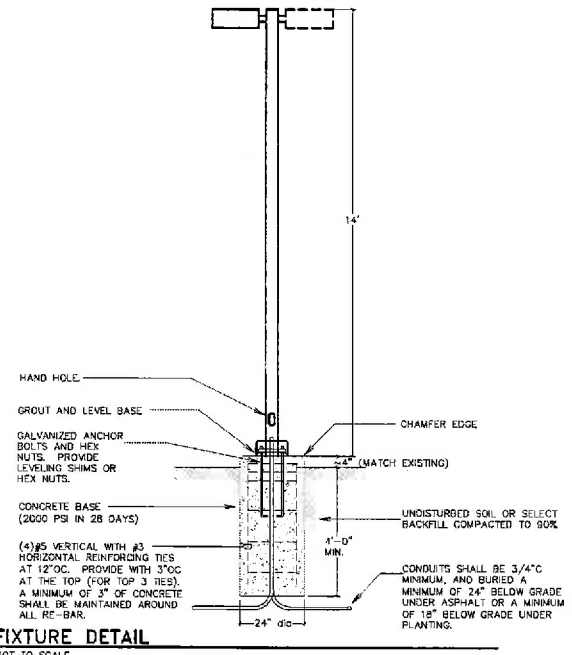
CONTOUR

KAD

ORDERING INFORMATION

For a detailed view of the Contour product, please refer to the Contour product literature.

For a detailed view of the KAD product, please refer to the KAD product literature.



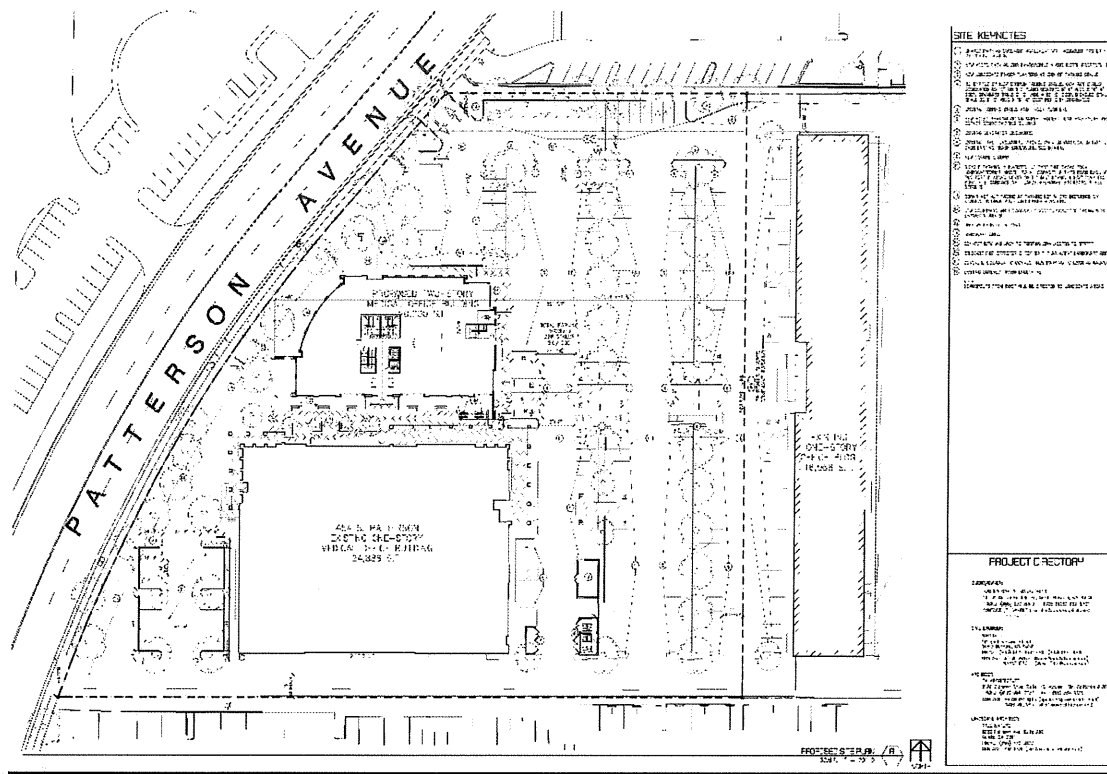
FIXTURE DETAIL
NOT TO SCALE

Attachment 5

**Cottage Medical Office BuildingTEX
Revised Traffic Study
10/31/2019**

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TRAFFIC, CIRCULATION AND PARKING STUDY



ATE Project #19053

Prepared for:
Cottage Health
400 West Pueblo Street / PO Box 689
Santa Barbara, California 93102-0689



100 North Hope Avenue, Suite 4, Santa Barbara, CA 93110-1686 • (805) 687-4418 • FAX (805) 682-850

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ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509]

Since 1978

Richard L. Pool P.E.
Scott A. Schell, AICP PTP

October 31, 2019

19053R02

Ron Biscaro
Vice President Project Manager
Cottage Health
400 West Pueblo Street / PO Box 689
Santa Barbara, California 93102-0689

***TRAFFIC, CIRCULATION AND PARKING STUDY FOR THE
SOMERA MEDICAL OFFICE PROJECT, CITY OF GOLETA***

Associated Transportation Engineers (ATE) has prepared the following traffic and circulation study for the Somera Medical Office Project proposed in the City of Goleta. The report reviews the Project's potential traffic impacts based on the City's thresholds of significance and recommends mitigation measures where required.

Associated Transportation Engineers

Scott A. Schell, AICP, PTP
Principal Transportation Planner

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INTRODUCTION

The following report contains an analysis of the potential traffic and circulation impacts associated with the Somera Medical Office Project (the "Project"), located in the City of Goleta. A traffic study was prepared for the Project in 2013 by Penfield & Smith ("P & S Study") and the Project was approved by the City in 2014. The City is now requiring an updated study for the Project's proposed permit extension.

PROJECT DESCRIPTION

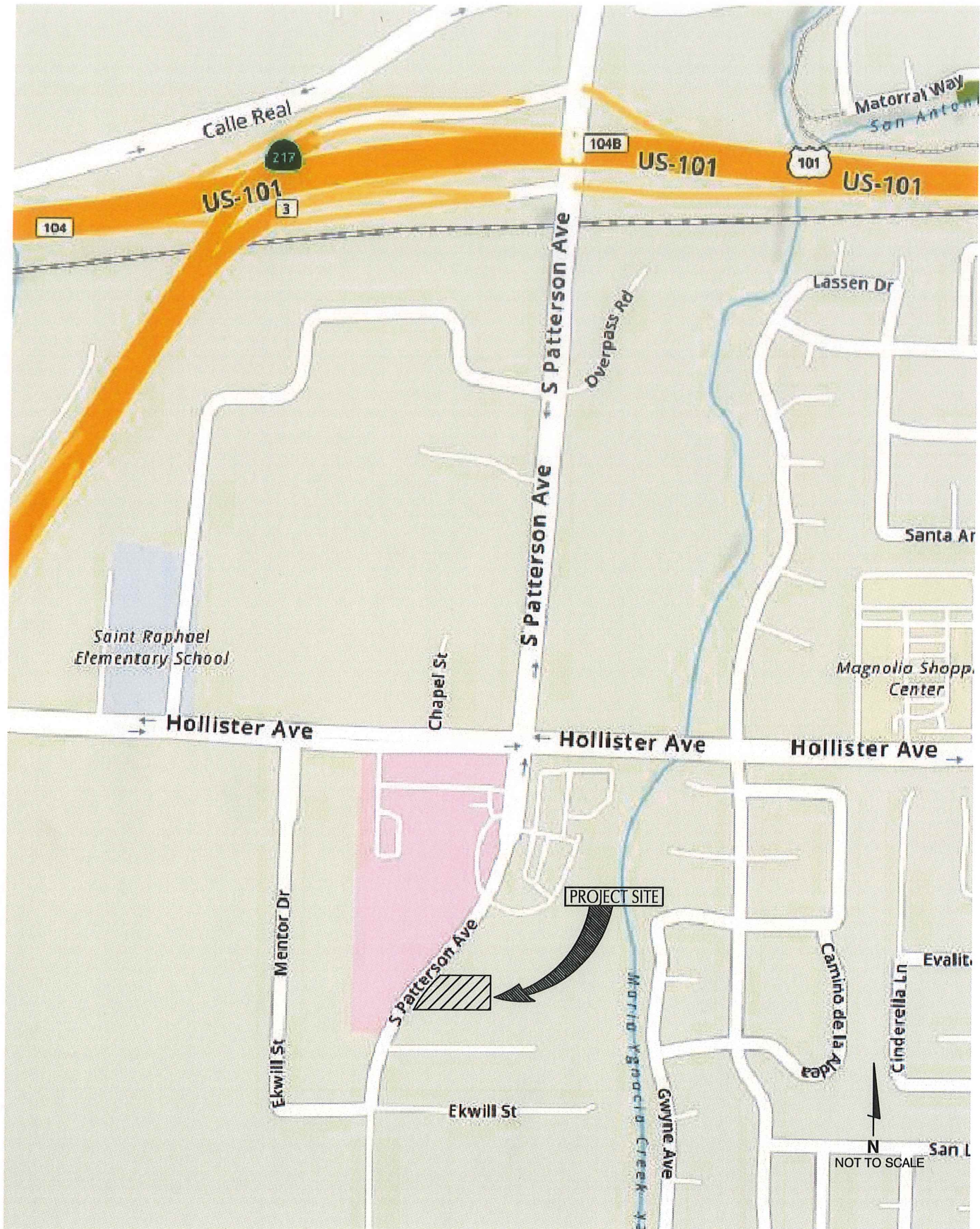
The Project site is located at 454 South Patterson Avenue – just south of Hollipat Center Drive – in the City of Goleta. Figure 1 shows the location of the site within the City. The existing parcel is currently occupied by a medical building (Pacific Diagnostics Laboratories) and two buildings occupied by Verizon. The Project proposes to subdivide the existing parcel and construct a 20,000 SF medical-dental office building on the new western parcel (Parcel 1) directly north of the existing medical building. Site modifications would be made to provide additional parking spaces and revise the property access. Figure 2 illustrates the Project site plan. Access to the Project site is proposed via a relocated driveway on Patterson Avenue near the northwest corner of the site and an existing (exit-only) driveway located south of the existing medical building. The Project proposes to enter into a shared access and parking agreement with Parcel 2, which contains the Verizon Plant Yard buildings.

SCOPE OF WORK

The scope of work for the traffic study was developed by ATE and City staff based on the results of the 2013 P & S Study. Table 1 lists the roadway segments and intersections included in the study.

Table 1
Study Area Roadway Segments and Intersections

Roadway Segments	Jurisdiction	Intersections	Jurisdiction
Patterson Ave n/o Hollister Ave	City of Goleta	Patterson Ave/US 101 NB Ramps	City of Goleta
Patterson Ave s/o Hollister Ave	City of Goleta	Patterson Ave/US 101 SB Ramps	City of Goleta
Hollister Ave w/o Patterson Ave	City of Goleta	Patterson Ave/Hollister Ave	City of Goleta
Hollister Ave e/o Patterson Ave	City of Goleta		



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PROJECT SITE LOCATION / EXISTING STREET NETWORK

FIGURE

1

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STUDY METHODOLOGY

Level of Service Criteria

To evaluate the operating conditions of the study area roadways and intersections, a level of service (LOS) ranking scale is used. This scale compares traffic volumes to roadway or intersection capacity and assigns a letter value to this relationship. The letter scale ranges from A to F, with LOS A representing free flow conditions and LOS F representing congested conditions. To determine levels of service for signalized intersections, the Intersection Capacity Utilization Methodology (ICU) was used and the results are shown as a volume-to-capacity ratio. The level of service criteria is summarized in Table 2 below. The City of Goleta acceptable roadway and intersection standard is LOS C.

Table 2
Intersection Level of Service Criteria

LOS	Signalized intersections (V/C Ratio)	Unsignalized intersections (Sec. of delay)	Definition
A	< 0.60	≤ 10	Conditions of free unobstructed flow, no delays and all signal phases sufficient in duration to clear all approaching vehicles.
B	0.61 – 0.70	> 10 and ≤ 15	Conditions of stable flow, very little delay, a few phases are unable to handle all approaching vehicles.
C	0.71- 0.80	> 15 and ≤ 25	Conditions of stable flow, delays are low to moderate; full use of peak direction signal phases is experienced.
D	0.81 – 0.90	> 25 and ≤ 35	Conditions approaching unstable flow, delays are moderate to heavy, significant signal time deficiencies are experienced for short durations during the peak traffic period.
E	0.91 – 1.00	> 35 and ≤ 50	Conditions of unstable flow, delays are significant, signal phase timing is generally insufficient, congestion exists for extended duration throughout the peak period.
F	> 1.00	> 50	Conditions of forced flow, travel speeds are low and volumes are well above capacity. This condition is often caused when vehicles released by an upstream signal are unable to proceed because of back-ups from a downstream signal

Source: *Highway Capacity Manual, 2016 Edition.*

Traffic Impact Thresholds

The roadways and intersections analyzed in this traffic study are located in the City of Goleta. The City's traffic impact thresholds were therefore used to evaluate the potential traffic impacts of the Project. The applicable thresholds are outlined below.

A significant traffic impact occurs when:

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

Significant Changes in Levels of Service	
Intersection Level of Service (Including Project)	Increase in V/C Greater Than
LOS A	0.20
LOS B	0.15
LOS C	0.10
LOS D	Or Trips Added
LOS E	15 Trips
LOS F	10 Trips
	5 Trips

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

The City of Goleta's roadway impact threshold defines a significant roadway impact if a project would increase traffic volumes by more than 1.0 percent (either project-specific or project contribution to cumulative impacts) on a roadway that currently exceeds its "Acceptable Capacity" or is forecast to exceed its Acceptable Capacity under cumulative conditions.

EXISTING CONDITIONS

Street Network

The Project site is served by a network of highways, arterial roadways, and collector streets, as shown in Figure 1. The following text briefly describes the major components of the study-area street network.

US 101, located north of the Project site, is a multi-lane interstate freeway serving the Pacific Coast. US 101 is the principal route between Goleta and the adjacent cities of Santa Barbara, Carpinteria, and Ventura to the south; and Buellton and Santa Maria to the north. Access to US 101 would be provided via the Patterson Avenue interchange.

Patterson Avenue, located just west of the Project site, extends as a four-lane arterial road south from Cathedral Oaks Road to south of Hollister Avenue. Patterson Avenue narrows to two lanes north of Cathedral Oaks Road and south of Goleta Valley Cottage Hospital. Patterson Avenue is signalized at the US 101 Northbound Ramps, US 101 Southbound Ramps, and Hollister Avenue intersections.

Hollister Avenue, located north of the Project site, is a four-lane arterial roadway that extends westerly from Patterson Avenue through Goleta's downtown business district to the western end of Goleta where it terminates. East of the Goleta area, Hollister Avenue connects to State Street, which extends through the City of Santa Barbara's north side and central business districts to the Pacific Ocean on the southeast. This roadway provides the primary east-west surface street route through the City of Goleta.

Existing Transit Facilities

The study area is served by the Metropolitan Transit District (MTD) Lines 6, 7 and 9. These routes provide local and regional connection between the project site and the residential and commercial areas north of US 101, the Camino Real Marketplace to the west and the MTD Transit Center in the City of Santa Barbara to the east. Bus stops are located at the Patterson Avenue/Hollister Avenue intersection.

Existing Roadway Operations

Figure 3 shows the Existing average daily traffic (ADT) volumes for the study-area roadway segments identified for analysis. Existing roadway volumes were obtained from traffic count data provided by the City of Goleta (count data contained in the Technical Appendix for reference). The operational characteristics of the study-area roadways were analyzed based on the City of Goleta's "Acceptable Capacity" rating system (roadway capacities are summarized in the Technical Appendix for reference). Table 3 shows the existing ADT volumes and the Acceptable Capacity thresholds for the study-area roadways.

Table 3
Existing Roadway Operations

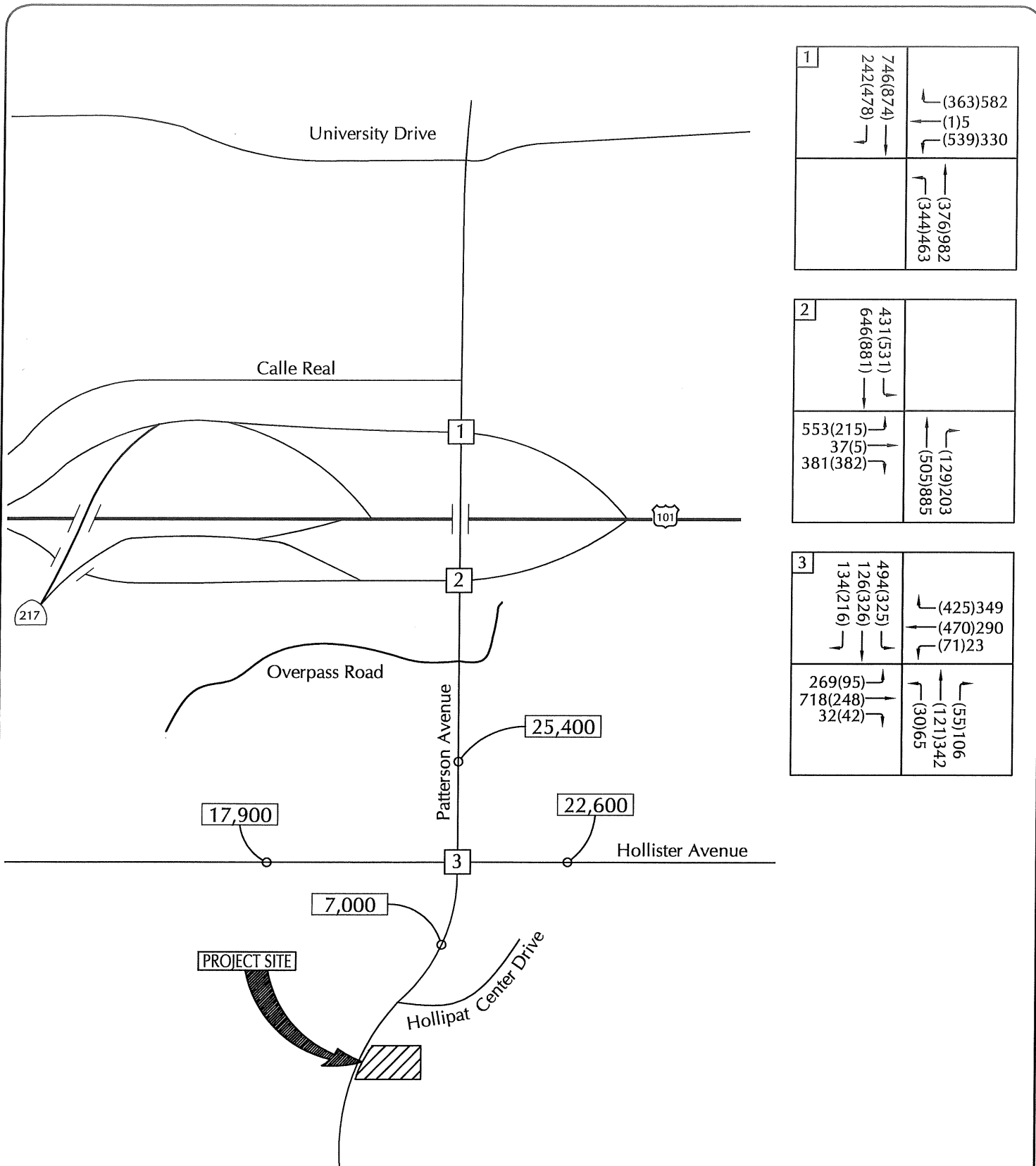
Roadway	Segment	Classification	Geometry	Existing ADT	LOS C Threshold
Patterson Ave	n/o Hollister Ave	Major Arterial	4 lanes	25,400	34,000
	s/o Hollister Ave	Minor Arterial	4 lanes	7,000	30,100
Hollister Ave	e/o Patterson Ave	Major Arterial	4 lanes	22,600	34,000
	w/o Patterson Ave	Major Arterial	4 lanes	17,900	34,000

The data presented in Table 3 show that the study-area roadway segments currently carry traffic volumes within their Acceptable Capacity ratings and operate at LOS A.

Existing Intersection Operations

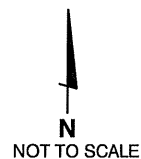
Because traffic flow on urban arterials is most constrained at intersections, detailed traffic flow analyses focus on the operating conditions of critical intersections during peak travel periods. Existing peak hour volumes were obtained for the study-area intersections from traffic count data provided by City staff (traffic count data is contained in the Technical Appendix for reference). Figure 3 shows the peak hour turning movements for the study-area intersections and Figure 4 shows existing lane geometry and traffic controls.

As noted previously, levels of service were calculated for the signalized intersections using the ICU methodology adopted by the City of Goleta, Santa Barbara County, and SBCAG Goleta. The analysis completed for the US 101/Patterson Avenue interchange accounts for the improvements that were implemented at the interchange in 2019. Table 4 summarizes results of the LOS calculations (LOS worksheets contained in Technical Appendix).



LEGEND

⌋(XX)XX - (A.M.)P.M. Peak Hour Volume
 X - Average Daily Traffic Volume

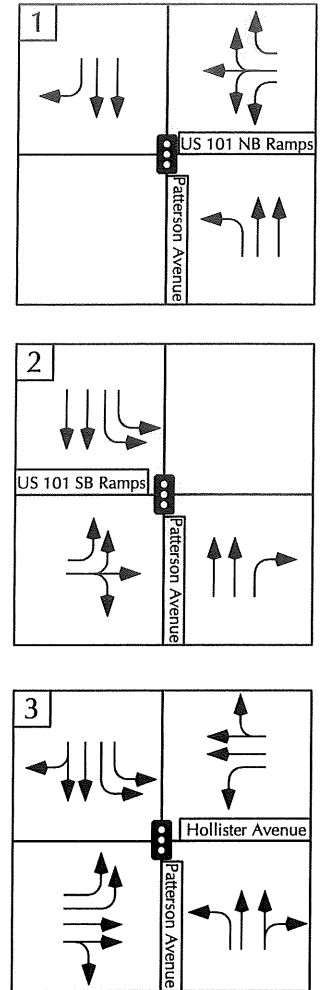
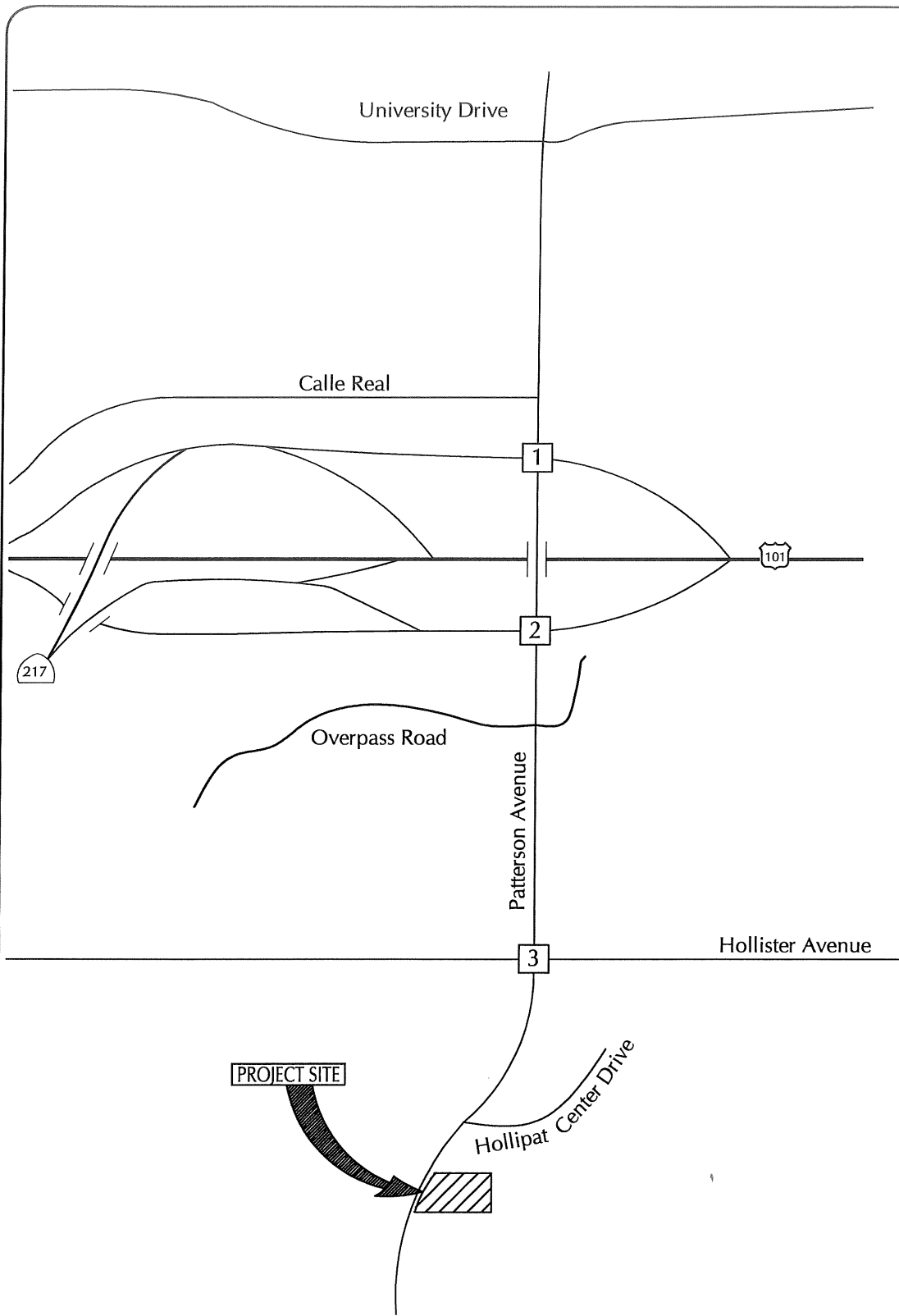


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EXISTING TRAFFIC VOLUMES

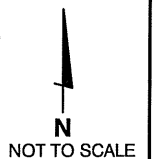
FIGURE 3
102

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LEGEND

- Signalized Intersection
- Lane Geometry



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EXISTING INTERSECTION LANE GEOMETRIES AND TRAFFIC CONTROLS

FIGURE 4
103

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Table 4
Existing Intersection Operations

Intersection	Control	AM Peak Hour		PM Peak Hour	
		V/C	LOS	V/C	LOS
#1 - US 101 NB Ramps/Patterson Avenue	Signal	0.725	C	0.752	C
#2 - US 101 SB Ramps/Patterson Avenue	Signal	0.543	A	0.750	C
#3 - Hollister Avenue/Patterson Avenue	Signal	0.536	A	0.631	B

The data presented in Table 4 show that the study-area intersections currently operate acceptably at LOS C or better.

PROJECT-SPECIFIC ANALYSIS

Project Trip Generation

Trip generation estimates were calculated for the Project based on the rates presented in the Institute of Transportation Engineers (ITE) Trip Generation Manual for Medical-Dental Offices (Land Use Code #720).¹ The trip generation rates contained in the ITE manual are for medical office buildings in stand-alone locations. The proposed medical office is sited in close proximity to the Goleta Valley Cottage Hospital (GVCH) campus and other medical office buildings. The Goleta Valley Cottage Hospital, Jackson Medical Group, Sansum Clinic and Pacific Diagnostic Laboratories are within 400 feet of the Project site. The proximity of these facilities to each other essentially constitutes a medical campus south of Hollister, with medical staff and patient interaction between the separate facilities. For example, doctors that have a practice at the proposed medical building would also likely use surgery facilities or walk the rounds at the hospital. Another example would be patients at the proposed medical office who would be referred to other specialists, or have tests performed, at either of the medical buildings within the campus. Such interaction between the separate medical facilities would reduce trips generated by each of these facilities, compared to standalone medical buildings. To account for this interaction, an “internal trip capture” rate of 15% was applied to the trip generation estimates for the Project. Table 5 shows the net trip generation estimates developed for the Project.

¹ Trip Generation Manual, 10th Edition, Institute of Transportation Engineers, 2017.

Table 5
Project Trip Generation

Land Use	Size	ADT		AM Peak Hour		PM Peak Hour	
		Rate	Trips	Rate	Trips (In/Out)	Rate	Trips (In/Out)
Medical Office	20,000 SF	34.80	696	2.78	56 (35/21)	3.46	69 (19/50)
Internal Trips	15%		-104		-8 (-5/-3)		-10 (-3/-7)
Net New Trips			592		48 (30/18)		59 (16/43)

The data presented in Table 5 show that the Project would generate 592 average daily trips, 48 AM peak hour trips, and 59 PM peak hour trips.

Project Trip Distribution

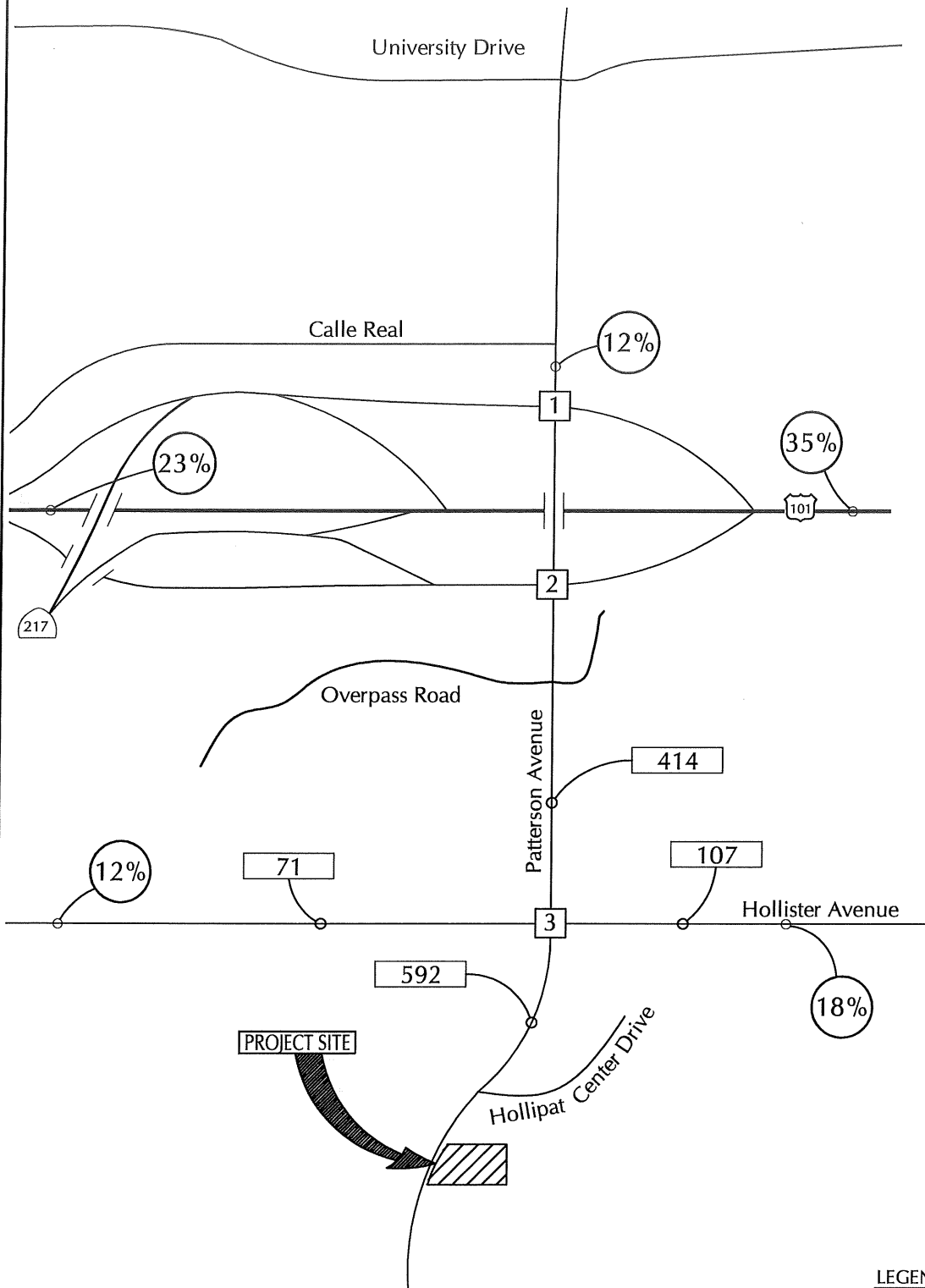
Project traffic was distributed and assigned to the street network based on knowledge of the local street network and travel patterns, type of existing land uses and traffic flows in the Goleta area, and distribution patterns contained in approved traffic studies. Table 6 presents the Project trip distribution percentages. Figure 5 illustrates the distribution and assignment of Project traffic to the study-area street network.

Table 6
Project Trip Distribution

Origin/Destination	Direction	Percentage of Project Trips
US 101	East	35%
	West	23%
Patterson Ave/Calle Real	North	12%
Hollister Avenue	East	18%
	West	12%
Total		100%

Existing + Project Roadway Operations

Existing + Project roadway volumes are shown on Figure 6. Table 7 compares the Existing and Existing + Project roadway volumes and identifies project-specific impacts based on City of Goleta impact thresholds.



1	2(4) ↓	← (11)6
		← (3)5 ← (4)10

2	8(15) ↓	
	4(7) ↓	← (6)15 ← (7)15

3	12(22) ↓	← (5)2
	2(3) ↓	← (3)8 ← (13)30 ← (2)5

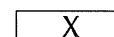
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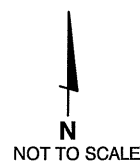
- Distribution Percentage



- (A.M.)P.M. Peak Hour Volume



- Average Daily Traffic Volume



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PROJECT TRIP DISTRIBUTION AND ASSIGNMENT

FIGURE 5

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Table 7
Existing + Project Roadway Operations

Roadway	Segment	Existing ADT	Existing + Project ADT	LOS C Threshold	Impact?
Patterson Ave	n/o Hollister Ave	25,400	25,814	34,000	NO
	s/o Hollister Ave	7,000	7,592	30,100	NO
Hollister Ave	e/o Patterson Ave	22,600	22,707	34,000	NO
	w/o Patterson Ave	17,900	17,971	34,000	NO

As shown in Table 7, the study-area roadways are forecast to carry volumes within their Acceptable Capacity ratings under Existing + Project conditions. The Project would not generate significant roadway impacts based on City of Goleta thresholds.

Existing + Project Intersection Operations

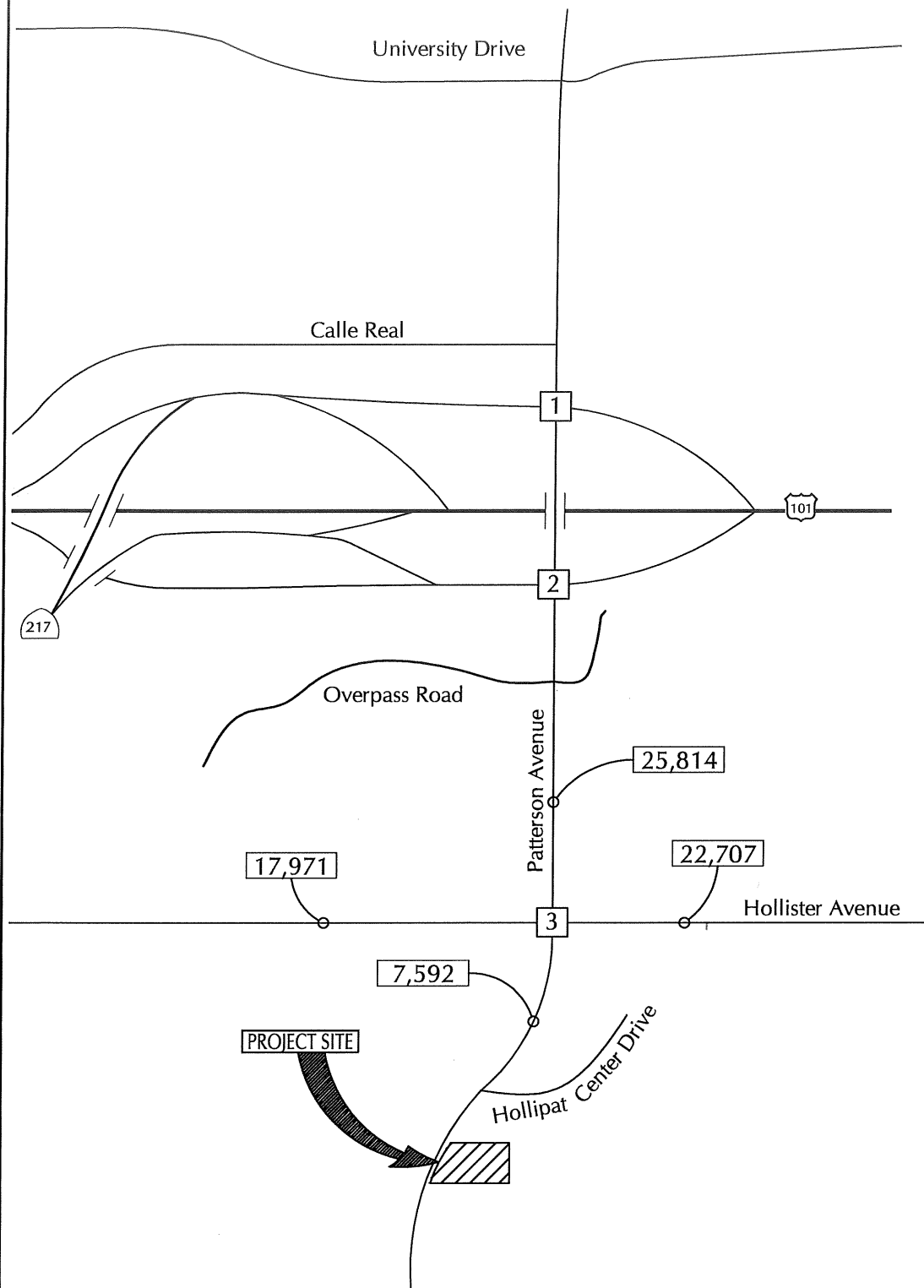
Existing + Project levels of service were calculated for the study-area intersections assuming the traffic volumes presented on Figure 6. Tables 8 and 9 compare the Existing and Existing + Project levels of service and identify project-specific impacts based on City of Goleta thresholds.

Table 8
Existing + Project Intersection Operations – AM Peak Hour

Intersection	Existing		Existing + Project		Project-Added		Project Impact?
	V/C	LOS	V/C	LOS	Trips	V/C	
#1 - US 101 NB Ramps/Patterson Ave	0.725	C	0.731	C	22	0.006	No
#2 - US 101 SB Ramps/Patterson Ave	0.543	A	0.546	A	35	0.003	No
#3 - Hollister Avenue/Patterson Ave	0.536	A	0.544	A	48	0.008	No

Table 9
Existing + Project Intersection Operations – PM Peak Hour

Intersection	Existing		Existing + Project		Project-Added		Project Impact?
	V/C	LOS	V/C	LOS	Trips	V/C	
#1 - US 101 NB Ramps/Patterson Ave	0.752	C	0.762	C	23	0.010	No
#2 - US 101 SB Ramps/Patterson Ave	0.750	C	0.754	C	42	0.004	No
#3 - Hollister Avenue/Patterson Ave	0.631	B	0.646	A	59	0.015	No



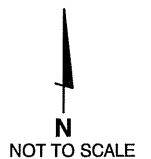
1	748(878) 242(478)	(363)582 (1)5 (550)336
		(379)987 (348)473

2	431(531) 654(896)	
	553(215) 37(5) 385(389)	(135)218 (512)900

3	494(325) 138(348) 134(216)	(425)349 (470)290 (76)25
	269(95) 718(248) 34(45)	(58)114 (134)372 (32)70

LEGEND

- (XX)XX - (A.M.)P.M. Peak Hour Volume
 X - Average Daily Traffic Volume



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EXISTING + PROJECT TRAFFIC VOLUMES

FIGURE 6

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The data presented in Tables 8 and 9 show that the study-area intersections would continue to operate at LOS C or better under Existing + Project conditions, which meets the LOS C operating standards adopted by the City of Goleta. The Project would therefore not significantly impact the study-area intersections based on the City of Goleta thresholds.

CUMULATIVE ANALYSIS

Cumulative Traffic Volumes

Cumulative traffic volumes were forecast for the study-area roadways and intersections using traffic forecasts from the recently prepared traffic studies for the Calle Real Hotel Project and the Providence School Project.²

. The Cumulative forecasts include traffic generated by approved and pending projects proposed within the City of Goleta. Cumulative traffic volumes are shown on Figure 7 and Cumulative + Project volumes are shown on Figure 8.

Cumulative + Project Roadway Operations

Table 10 compares the Cumulative and Cumulative + Project roadway volumes and identifies cumulative impacts based on City of Goleta impact thresholds.

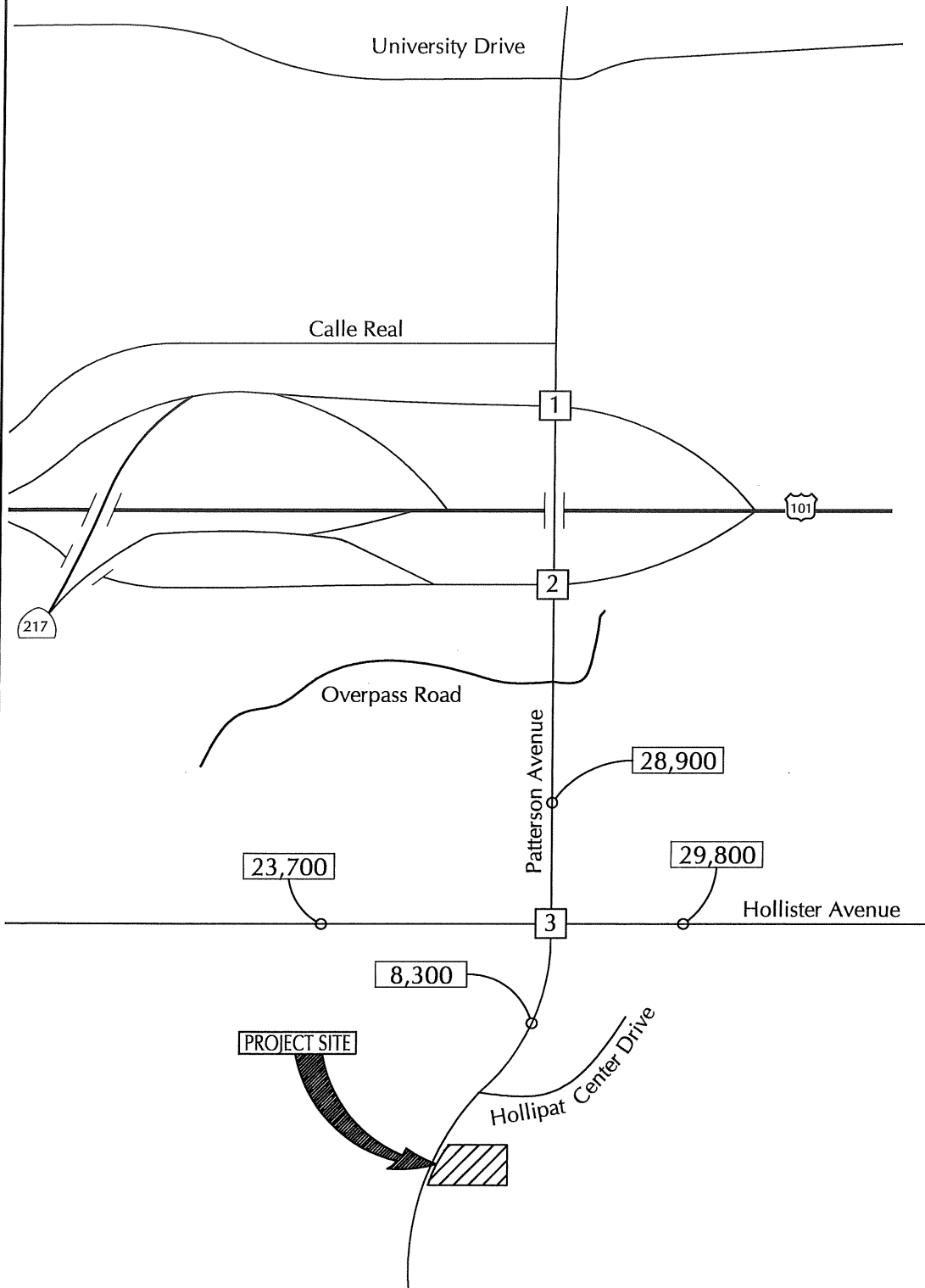
Table 10
Cumulative + Project Roadway Operations

Roadway	Segment	Cumulative ADT	Cumulative + Project ADT	LOS C Threshold	Impact?
Patterson Ave	n/o Hollister Ave	28,900	29,314	34,000	No
	s/o Hollister Ave	8,300	8,892	30,100	No
Hollister Ave	e/o Patterson Ave	29,800	29,907	34,000	No
	w/o Patterson Ave	23,700	23,771	34,000	No

As shown in Table 10, the study-area roadways are forecast to carry volumes within their Acceptable Capacity ratings under Cumulative + Project traffic conditions. The Project would therefore not contribute to significant cumulative roadway impacts based on City of Goleta thresholds.

² Updated Traffic, Circulation and Parking Study for the Providence School Project, Associated Transportation Engineers, December 2017.

Revised Traffic Impact Study for the Goleta Hotel Project, Pinnacle Traffic Engineering, June 1017.



1	778(920) 255(500)	(373)608 (1)5 (548)341
		(390)1028 (349)469

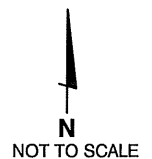
2	452(558) 668(909)	
	577(221) 37(5) 388(385)	(135)216 (518)913

3	615(398) 149(399) 170(258)	(670)436 (779)424 (131)52
	346(106) 1024(392) 36(52)	(78)146 (196)348 (36)90

LEGEND

(XX)XX - (A.M.)P.M. Peak Hour Volume

X - Average Daily Traffic Volume



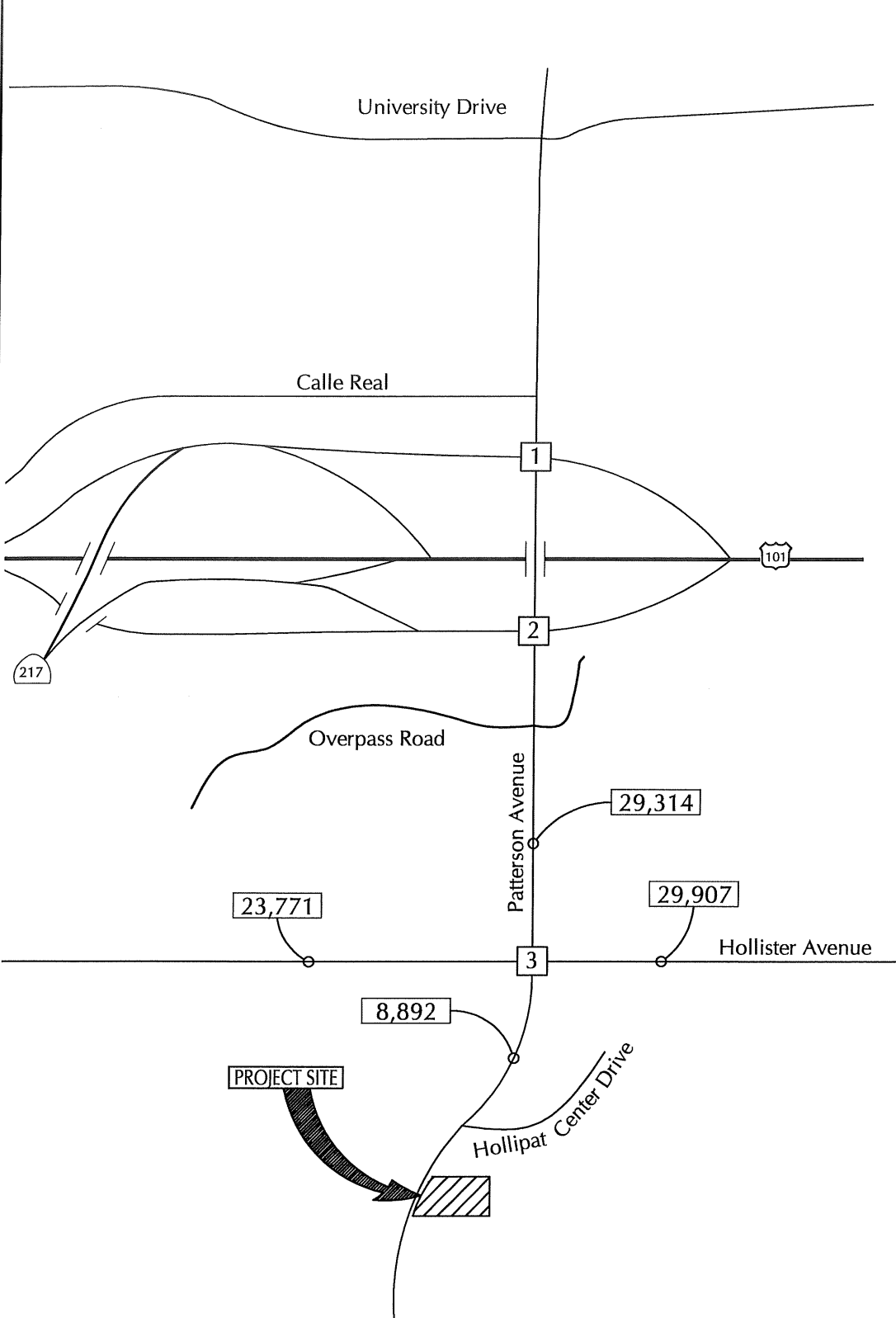
CUMULATIVE TRAFFIC VOLUMES

FIGURE 7

JH - ATE#19053



ASSOCIATED
TRANSPORTATION
ENGINEERS



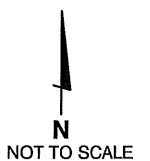
1	780(924) 255(500)	(373)608 (1)5 (559)347
		(393)1033 (353)479

2	452(558) 676(924)	
	577(221) 37(5) 392(392)	(141)231 (525)928

3	615(398) 161(421) 170(258)	(670)436 (779)424 (136)54
	346(106) 1024(392) 38(55)	(81)154 (209)378 (38)95

LEGEND

⌋(XX)XX - (A.M.)P.M. Peak Hour Volume
 X - Average Daily Traffic Volume



ASSOCIATED
TRANSPORTATION
ENGINEERS

CUMULATIVE + PROJECT TRAFFIC VOLUMES

FIGURE 8

JH - ATE#19053

Cumulative + Project Intersection Operations

Cumulative and Cumulative + Project levels of service were calculated for the study-area intersections assuming the traffic volumes presented on Figures 8. Tables 11 and 12 compare the Cumulative and Cumulative + Project levels of service and identify cumulative impacts based on City of Goleta thresholds.

Table 11
Cumulative + Project Intersection Operations – AM Peak Hour

Intersection	Cumulative		Cumulative + Project		Project-Added		Project Impact?
	V/C	LOS	V/C	LOS	Trips	V/C	
#1 - US 101 NB Ramps/Patterson Ave	0.745	C	0.751	C	22	0.006	No
#2 - US 101 SB Ramps/Patterson Ave	0.557	A	0.560	A	35	0.003	No
#3 - Hollister Ave/Patterson Ave	0.724	C	0.731	C	48	0.007	No

Table 12
Cumulative + Project Intersection Operations – PM Peak Hour

Intersection	Cumulative		Cumulative + Project		Project-Added		Project Impact?
	V/C	LOS	V/C	LOS	Trips	V/C	
#1 - US 101 NB Ramps/Patterson Ave	0.771	C	0.780	C	23	0.009	No
#2 - US 101 SB Ramps/Patterson Ave	0.773	C	0.778	C	42	0.005	No
#3 - Hollister Ave/Patterson Ave	0.797	C	0.810	D	59	0.013	No

Bolded values exceed City's LOS C standard.

The data presented in Table 12 show that the Hollister Avenue/Patterson Avenue intersection is forecast to operate at LOS D during the PM peak period with Cumulative + Project traffic. The Project would add 0.014 to V/C ratio, which is considered less than significant based on the City of Goleta cumulative impact threshold (V/C increase of 0.03 for intersections forecast to operate at LOS D, V/C 0.80-0.85).

HCM OPERATIONS ANALYSIS

The US 101/Patterson Avenue interchange is also under the jurisdiction of Caltrans. City staff requested an evaluation of peak hour operating conditions using Caltrans level of service methodology, which is based on the operations methodology outlined in the Highway Capacity Manual (HCM). The results are therefore different than City's ICU method of analysis. The US 101 NB Ramps and US 101 SB Ramps intersections are coordinated to manage flows between the intersections. ATE reviewed the signal timing for the two intersections to develop the SYNCHRO traffic modeling program, which implements the

Caltrans operations method outlined in the HCM. Table 13 lists the AM and PM peak hour operations at the interchange based on the HCM modeling.

Table 13
US 101/Patterson Avenue Levels of Service – HCM Operations Method

Time Period / Intersection	Delay Per Vehicle/LOS(a)			
	Existing	Existing + Project	Cumulative	Cumulative + Project
AM Peak Hour				
US 101 NB Ramps/Patterson	28.1 Sec./LOS C	28.2 Sec./LOS C	28.4 Sec./LOS C	28.6 Sec./LOS C
US 101 SB Ramps/Patterson	21.4 Sec./LOS C	21.6 Sec./LOS C	21.6 Sec./LOS C	21.7 Sec./LOS C
PM Peak Hour				
US 101 NB Ramps/Patterson	23.9 Sec./LOS C	24.2 Sec./LOS C	24.2 Sec./LOS C	24.4 Sec./LOS C
US 101 SB Ramps/Patterson	30.2 Sec./LOS C	30.5 Sec./LOS C	30.9 Sec./LOS C	31.5 Sec./LOS C

(a) LOS based on average delay per vehicle in seconds pursuant to the HCM operations methodology.

As shown in Table 13, the US 101/Patterson Avenue interchange currently operates at LOS C and is forecast to continue to operate at LOS C with Cumulative + Project traffic based on the HCM operations methodology.

SITE ACCESS AND CIRCULATION

As shown in Figure 2 (Project Site Plan), the Project proposes to replace the existing driveway on the northwest corner of the site with a 25-foot wide driveway. The Project also proposes to eliminate the existing driveway located directly north of the existing medical building. The existing egress only driveway located along the southern boundary of the site would be retained.

A sight distance analysis of the new driveway on the northwest corner of the site indicated that sufficient corner and stopping sight distance would be provided between the driveway and the southbound lanes on Patterson Avenue. Corner sight distance between the driveway and the northbound lanes may be obstructed by parked vehicles along the east side of Patterson Avenue. The Project conditions of approval should include an evaluation of the sight distance requirements and determine the no parking zone dimensions prior to design plan approval. Stopping sight distance requirements for a northbound vehicle on Patterson Avenue to the driveway are satisfied.

The northerly driveway would be used as the primary access for both medical buildings and the Verizon Plant Yard. The existing signage indicating that this is the only access to the Verizon site should be modified to include the new medical office.

Review of the proposed access and circulation plan indicates that the site would accommodate the expected traffic volumes and turning movements by delivery trucks, trash trucks and other large vehicles. The site plan should indicate the location of the loading area for deliveries.

Pedestrian access is provided via the existing walkway that connects the site with the sidewalk along Patterson Avenue. This walkway would provide pedestrian access to both medical buildings. Pedestrian connectivity between the proposed medical office and the hospital and bus stops at the Patterson Avenue/Hollister Avenue intersection is provided via the sidewalks along Patterson Avenue and the crosswalk at Hollipat Center Drive.

PARKING

Parking Supply

The Project proposes to modify the existing parking layout to satisfy the City's parking requirements. Additional parking is proposed along the site's northern boundary and between Patterson Avenue and the existing medical building. The Project proposes to enter in a shared access and parking agreement with Parcel 2, which includes the Verizon Plant Yard, to use the parking spaces located along the Verizon building directly east of the proposed subdivision boundary. The site plan indicates that including the Verizon spaces, a total of 228 parking spaces would be provided.

Parking Requirements

The City's parking requirement for medical-dental offices is one parking space per 200 SF GFA. Table 14 shows the parking requirements for the project.

Table 14
Parking Requirements

Land Use	Size	City Parking Requirement	Total Parking Spaces Required
Existing Medical Building	24,886 SF	1 space/200 SF	125 spaces
Proposed Medical Building	20,000 SF	1 space/200 SF	100 spaces
Total	44,886 SF		225 spaces

As shown in Table 14, the parking requirement for the site is 225 parking spaces. The 228 parking spaces would satisfy the City parking requirements.

SUMMARY

The Somera Medical Office Project, located at 454 South Patterson Avenue, proposes to subdivide an existing parcel occupied by a medical building (Pacific Diagnostics Laboratories) and construct a 20,000 SF medical office building. Access to the Project site is proposed via a relocated driveway on Patterson Avenue near the northwest corner of the site and an existing (exit-only) driveway located south of the existing medical building. The Project proposes to enter into a shared access and parking agreement with Parcel 2, which contains the Verizon Plant Yard buildings.

The trip generation analysis completed for the study indicated that the Project would generate 592 average daily trips (ADT), 48 AM peak hour trips, and 59 PM peak hour trips. The study-area roadways would carry ADT volumes within their Acceptable Capacity ratings under Existing + Project conditions. The Project would therefore not generate significant roadway impacts based on City of Goleta thresholds. With the addition of Project generated peak hour traffic, that the study-area intersections would continue to operate at LOS C or better, which meets the LOS C operating standard adopted by the City of Goleta. The Project would therefore not significantly impact the study-area intersections based on the City of Goleta thresholds.

The study-area roadways are forecast to carry volumes within their Acceptable Capacity ratings under Cumulative + Project traffic conditions. The Project would therefore not contribute to significant cumulative roadway impacts based on City of Goleta thresholds. The majority of the study-area intersections would continue to operate acceptably in the LOS C range or better with Cumulative + Project volumes. The Hollister Avenue/Patterson Avenue intersection is forecast to operate at LOS D during the PM peak period with Cumulative + Project traffic. The Project would add 0.014 to V/C ratio, which is considered less than significant based on the City of Goleta cumulative impact thresholds.

The sight distance analysis completed for the new site access driveway indicated that corner sight distance between the driveway and the northbound lanes could be obstructed by parked vehicles along the east side of Patterson Avenue. The Project conditions of approval should therefore include an evaluation of the sight distance requirements and determine the no parking zone dimensions prior to design plan approval. The northerly driveway would be used as the primary access for both medical buildings and the Verizon Plant Yard. The existing signage indicating that this is the only access to the Verizon site should be modified to include the new medical office.

The Project proposes to add parking along the northern boundary of the site and between Patterson Avenue and the existing medical building. The Project will enter into a shared access and parking agreement with Parcel 2, which includes the Verizon Plant Yard, to use the parking spaces located along the Verizon building directly east of the proposed subdivision boundary. The site plan indicates that with the Verizon spaces, a total of 228 parking spaces would be provided which meets the City's parking requirement of 225 spaces.

REFERENCES AND PERSONS CONTACTED

Associated Transportation Engineers

Scott A. Schell, AICP, PTP Principal Transportation Planner
Dan Dawson, Supervising Transportation Planner

References

Highway Capacity Manual, Transportation Research Board, 2016.

Manual on Uniform Traffic Control Devices (MUTCD), California Supplement, Caltrans, 2016.

Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017.

Persons Contacted

Marti Milan – City of Goleta
Dennis Lammers – City of Goleta

TECHNICAL APPENDIX

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TRAFFIC COUNT DATA

CITY OF GOLETA ROADWAY DESIGN CAPACITIES

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INTERSECTION LEVEL OF SERVICE CALCULATION WORKSHEETS

Reference 1 - US 101 NB Ramps/Patterson Avenue

Reference 2 - US 101 SB Ramps/Patterson Avenue

Reference 3 - Hollister Avenue/Patterson Avenue

HCM ANALYSIS WORKSHEETS

TRAFFIC COUNT DATA

National Data & Surveying Services

Intersection Turning Movement Count

Location: Patterson Ave & US 101 NB Ramps
City: Goleta
Control: Signalized

Project ID: 17-8030-006
Date: 4/5/2017

Total

NS/EW Streets:	Patterson Ave				Patterson Ave				US 101 NB Ramps				US 101 NB Ramps				60-Minute Period Total
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	J NL	2 NT	0 NR	0 NU	0 SL	1 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	1.3 WL	0.3 WT	1.3 WR	0 WU	
7:00 AM	47	27	0	0	0	111	40	0	0	0	0	0	69	0	56	0	350
7:15 AM	39	46	0	0	0	144	49	0	0	0	0	0	135	0	69	0	482
7:30 AM	67	52	0	0	0	187	64	0	0	0	0	0	154	0	84	0	608
7:45 AM	107	94	0	0	0	217	138	0	0	0	0	0	166	0	99	0	821
8:00 AM	85	134	0	0	0	211	107	0	0	0	0	0	115	0	92	0	744
8:15 AM	78	82	0	0	0	252	119	0	0	0	0	0	124	1	91	0	747
8:30 AM	74	66	0	0	0	194	114	0	0	0	0	0	134	0	81	0	663
8:45 AM	62	84	0	0	0	195	101	0	0	0	0	0	107	0	92	0	641
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %s:	559	585	0	0	0	1511	732	0	0	0	0	0	1004	1	664	0	5056
	48.86%	51.14%	0.00%	0.00%	0.00%	67.37%	32.63%	0.00%					60.16%	0.06%	39.78%	0.00%	
PEAK HR:	07:45 AM - 08:45 AM																TOTAL
PEAK HR VOL:	344	376	0	0	0	874	478	0	0	0	0	0	539	1	363	0	2975
PEAK HR FACTOR:	0.804	0.701	0.000	0.000	0.000	0.867	0.866	0.000	0.000	0.000	0.000	0.000	0.812	0.250	0.917	0.090	0.906
							0.911								0.852		
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1 NL	2 NT	0 NR	0 NU	0 SL	2 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	1.3 WL	0.3 WT	1.3 WR	0 WU	
4:00 PM	125	174	0	0	0	185	60	0	0	0	0	0	95	0	125	0	764
4:15 PM	135	182	0	0	0	178	62	0	0	0	0	0	114	0	143	0	814
4:30 PM	124	176	0	0	0	190	50	0	0	0	0	0	81	2	126	0	749
4:45 PM	126	211	0	0	0	187	70	0	0	0	0	0	80	1	124	0	799
5:00 PM	109	276	0	0	0	187	59	0	0	0	0	0	89	0	158	0	878
5:15 PM	121	290	0	0	0	208	58	0	0	0	0	0	85	1	145	0	908
5:30 PM	107	205	0	0	0	164	55	0	0	0	0	0	76	3	155	0	765
5:45 PM	73	254	0	0	0	188	63	0	0	0	0	0	73	2	125	0	778
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %s:	920	1768	0	0	0	1487	477	0	0	0	0	0	693	9	1101	0	6455
	34.23%	65.77%	0.00%	0.00%	0.00%	75.71%	24.29%	0.00%					38.44%	0.50%	61.06%	0.00%	
PEAK HR:	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL:	463	982	0	0	0	746	242	0	0	0	0	0	330	5	582	0	3350
PEAK HR FACTOR:	0.919	0.847	0.000	0.000	0.000	0.397	0.864	0.000	0.000	0.000	0.000	0.000	0.927	0.417	0.921	0.000	0.921
							0.929								0.928		

PTE - Adjusted to Reflect Combined Peak of Intersections

Combined Peak	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
7:45-8:45 AM	344	376	0	0	0	874	478	0	0	0	0	0	539	1	363	0	2975
4:45-5:45 PM	463	982	0	0	0	746	242	0	0	0	0	0	330	5	582	0	3350

Patterson Ave & Hollister Ave

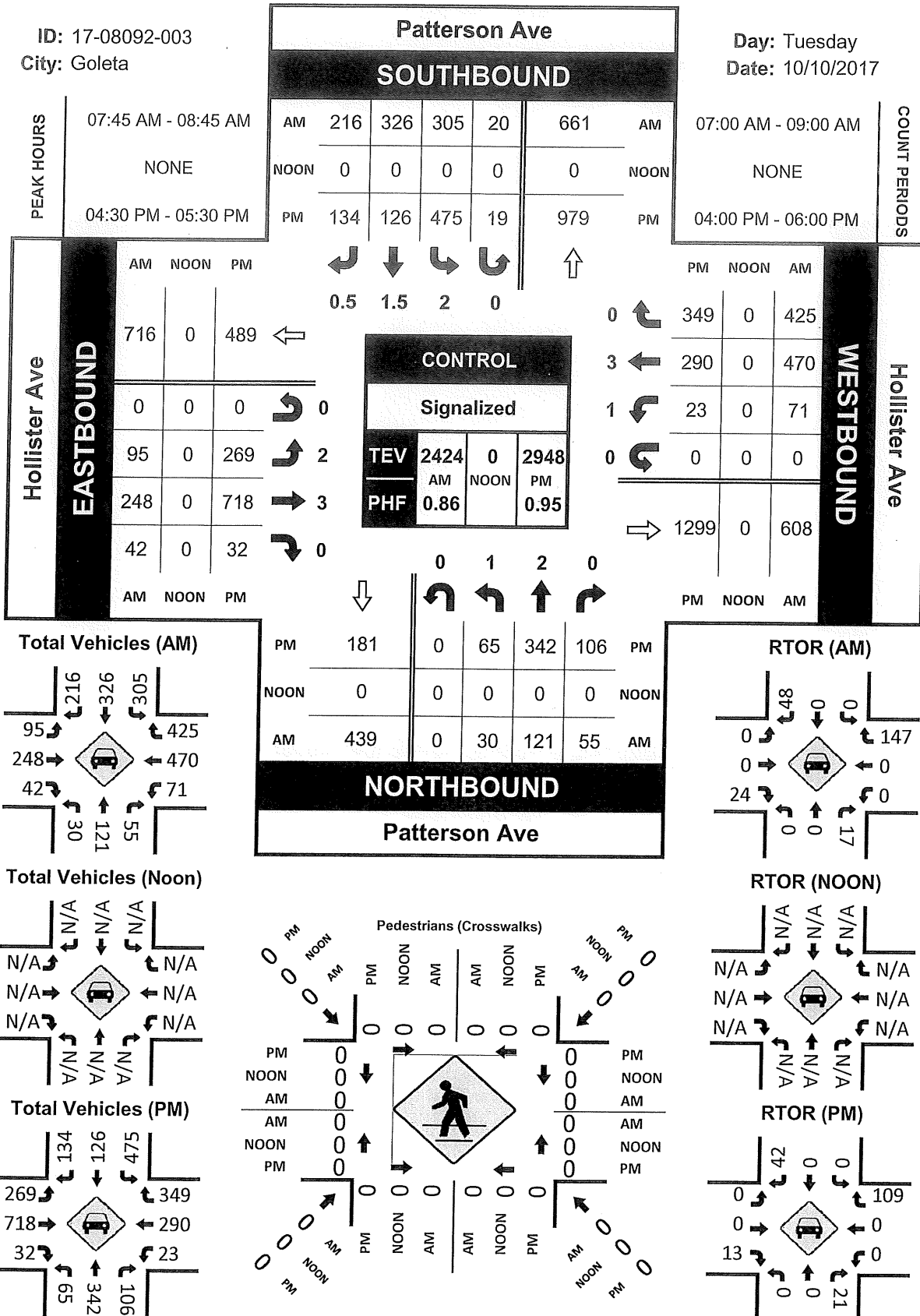
Peak Hour Turning Movement Count

ID: 17-08092-003

City: Goleta

Day: Tuesday

Date: 10/10/2017



CITY OF GOLETA ROADWAY DESIGN CAPACITIES

Table 5. Roadway Classification & Level of Service Thresholds*

City of Goleta Functional Street Classification	City of Goleta Purpose and Design Factors	City of Goleta ADT Design Capacity			City of Goleta LOS C ADT Threshold		
		2 Lanes	4 Lanes	4+ Lanes ¹	2 Lanes	4 Lanes	4+ Lanes ¹
Major Arterial (MA)	Continuous roadways that carry through traffic between various neighborhoods and communities, frequently providing access to major traffic generators such as shopping areas, employment centers, and higher density residential areas. Roadways would have a minimum of 12 foot wide lanes with shoulders. Signals are typically spaced at a minimum 0.5-mile intervals.	17,900	42,480	58,750	14,300	34,000	47,000
Minor Arterial (MNA)	Roadways that serve as a secondary type of arterial facility carrying local and through traffic within communities, frequently connecting neighborhood areas within the City, providing access to shopping areas, employment centers, and higher density residential areas. Roadways would have a minimum of 12-foot wide lanes with shoulders. Signal intervals typically range from 0.25 to 0.5 mile.	15,700	37,680	NA	12,500	30,100	NA
Collector Streets (Col)	Roadways designed to collect traffic from local streets and connect to major or minor arterials. Collector Streets provide access to local streets within residential and commercial areas and connect streets of higher classifications to permit adequate traffic circulation. Generally no more than 2 travel lanes and signalized at intersections with arterial roadways.	11,600	NA	NA	9,280	NA	NA
Local Streets (L)	Roadways designed to provide access to individual properties carrying traffic to and from a collector street. Intended to serve adjacent uses and are not intended for through traffic. Designed with two lanes and close to moderately close driveways.	9,100	NA	NA	7,280	NA	NA
County Functional Street Classification	County Purpose and Design Factors	County ADT Design Capacity			County LOS C ADT Threshold		
		2 Lanes	4 Lanes	4+ Lanes ¹	2 Lanes	4 Lanes	4+ Lanes ¹
Primary 1 (P-1)	Roadways designed to serve primarily non-residential development. Roadways would have a minimum of 12-foot wide lanes with shoulders and few curb cuts. Signals would be spaced at 1 mile or more intervals.	19,900	47,760	NA	15,900	38,200	NA
Primary 2 (P-2)	Roadways designed to serve a high proportion of non-residential development with some residential lots and few or no driveway curb cuts. Roadways would have a minimum of 12-foot wide lanes with few curb cuts. Signals spacing at minimum of 1/2 mile.	17,900	42,480	NA	14,300	34,000	NA
Primary 3 (P-3)	Roadways designed to serve non-residential development and residential development. More frequent driveways are acceptable. Potential signal spacing of 1/4 to 1/2 mile.	15,700	37,680	NA	12,500	30,100	NA
Secondary 1 (S-1)	Roadways designed to serve non-residential development and large lot residential development with well spaced driveways. Roadways would be 2-lanes with infrequent driveways. Signals would generally occur at intersections of primary roadways.	11,600	NA	NA	9,300	NA	NA
Secondary 2 (S-2)	Roadways designed to serve residential and non-residential land uses. Roadways would be 2-lanes with close to moderately spaced driveways.	9,100	NA	NA	7,300	NA	NA
Secondary 3 (S-3)	Roadways designed to primarily serve residential with small to medium size lots. Roadways would be 2-lanes with more frequent driveways.	7,900	NA	NA	6,300	NA	NA

* Source: City of Goleta & County of Santa Barbara Public Works Department

INTERSECTION LEVEL OF SERVICE CALCULATION WORKSHEETS

Reference 1 -	US 101 NB Ramps/Patterson Avenue
Reference 2 -	US 101 SB Ramps/Patterson Avenue
Reference 3 -	Hollister Avenue/Patterson Avenue

#19053 - SOMERA MEDICAL OFFICE PROJECT

REF: 01 AM

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: **APRIL 5, 2017**TIME PERIOD: **A.M. PEAK HOUR**N/S STREET: **PATTERSON AVENUE**E/W STREET: **U.S. 101 NB RAMPS**CONTROL TYPE: **SIGNAL**

TRAFFIC VOLUME SUMMARY

VOLUMES	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	R	L	T	R	L	T	R	L	T	R
(A) EXISTING:	344	376	0	0	874	478	0	0	0	539	1	363
(B) PROJECT-ADDED:	4	3	0		4	0	0	0	0	11	0	0
(C) CUMULATIVE:	349	390	0	0	920	500	0	0	0	548	1	373

GEOMETRICS

LANE GEOMETRICS	NORTH BOUND		SOUTH BOUND		EAST BOUND		WEST BOUND	
	L	TR	TT	R			L	LT R

TRAFFIC SCENARIOS

SCENARIO 1 = EXISTING VOLUMES (A)

SCENARIO 2 = EXISTING + PROJECT VOLUMES (A+B)

SCENARIO 3 = CUMULATIVE (C)

SCENARIO 4 = CUMULATIVE + PROJECT VOLUMES (B+C)

LEVEL OF SERVICE CALCULATIONS

MOVE- MENTS	# OF LANES	CAPACITY	SCENARIO VOLUMES				SCENARIO V/C RATIOS					
			1	2	3	4	1	2	3	4		
NBL	1	1600	344	348	349	353	0.215 *	0.218 *	0.218 *	0.221 *		
NBT	2	3200	376	379	390	393	0.118	0.118	0.122	0.123		
NBR (a)	0	0	0	0	0	0	-	-	-	-		
SBL	0	0	0	0	0	0	-	-	-	-		
SBT	2	3200	874	878	920	924	0.273 *	0.274 *	0.288 *	0.289 *		
SBR (b)	1	1600	296	296	310	310	0.185	0.185	0.194	0.194		
EBL	0	0	0	0	0	0	-	-	-	-		
EBT	0	0	0	0	0	0	-	-	-	-		
EBR (c)	0	0	0	0	0	0	-	-	-	-		
WBL	0	0	539	550	548	559	-	-	-	-		
WBT	3	4800	1	1	1	1	0.137 *	0.139 *	0.139 *	0.141 *		
WBR (d)	0	0	116	116	119	119	-	-	-	-		
LOST TIME:							0.100 *	0.100 *	0.100 *	0.100 *		
TOTAL INTERSECTION CAPACITY UTILIZATION:							0.725	0.731	0.745	0.751		
SCENARIO LEVEL OF SERVICE:							C	C	C	C		

NOTES:

RTOR: (a) 0%

(b) 38%

(c) 0%

(d) 68%

Printed: 09/03/19

#19053 - SOMERA MEDICAL OFFICE PROJECT

REF: 01 PM

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: APRIL 5, 2017

TIME PERIOD: P.M. PEAK HOUR

N/S STREET: PATTERSON AVENUE

E/W STREET: U.S. 101 NB RAMPS

CONTROL TYPE: SIGNAL

TRAFFIC VOLUME SUMMARY

VOLUMES	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	R	L	T	R	L	T	R	L	T	R
(A) EXISTING:	463	982	0	0	746	242	0	0	0	330	5	582
(B) PROJECT-ADDED:	10	5	0		2	0	0	0	0	6	0	0
(C) CUMULATIVE:	469	1028	0	0	778	255	0	0	0	341	5	608

GEOMETRICS

LANE GEOMETRICS	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	R	L	T	R	L	T	R	L	T	R

TRAFFIC SCENARIOS

SCENARIO 1 = EXISTING VOLUMES (A)
 SCENARIO 2 = EXISTING + PROJECT VOLUMES (A+B)
 SCENARIO 3 = CUMULATIVE (C)
 SCENARIO 4 = CUMULATIVE + PROJECT VOLUMES (B+C)

LEVEL OF SERVICE CALCULATIONS

MOVE- MENTS	# OF LANES	CAPACITY	SCENARIO VOLUMES				SCENARIO V/C RATIOS					
			1	2	3	4	1	2	3	4		
NBL	1	1600	463	473	469	479	0.289 *	0.296 *	0.293 *	0.299 *		
NBT	2	3200	982	987	1028	1033	0.307	0.308	0.321	0.323		
NBR (a)	0	0	0	0	0	0	-	-	-	-		
SBL	0	0	0	0	0	0	-	-	-	-		
SBT	2	3200	746	748	778	780	0.233 *	0.234 *	0.243 *	0.244 *		
SBR (b)	1	1600	194	194	204	204	0.121	0.121	0.128	0.128		
EBL	0	0	0	0	0	0	-	-	-	-		
EBT	0	0	0	0	0	0	-	-	-	-		
EBR (c)	0	0	0	0	0	0	-	-	-	-		
WBL	0	0	330	336	341	347	-	-	-	-		
WBT	3	4800	5	5	5	5	0.130 *	0.132 *	0.135 *	0.137 *		
WBR (d)	0	0	291	291	304	304	-	-	-	-		
LOST TIME:							0.100 *	0.100 *	0.100 *	0.100 *		
TOTAL INTERSECTION CAPACITY UTILIZATION:							0.752	0.762	0.771	0.780		
SCENARIO LEVEL OF SERVICE:							C	C	C	C		

NOTES:

RTOR: (a) 0%
 (b) 20%
 (c) 0%
 (d) 50%

Printed: 09/03/19

#19053 - SOMERA MEDICAL OFFICE PROJECT

REF: 02 AM

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: April 5, 2017

TIME PERIOD: A.M. PEAK HOUR

N/S STREET: PATTERSON AVENUE

E/W STREET: U.S. 101 SB RAMPS

CONTROL TYPE: SIGNAL

TRAFFIC VOLUME SUMMARY

VOLUMES	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	R	L	T	R	L	T	R	L	T	R
(A) EXISTING:	0	505	129	531	881	0	215	5	382	0	0	0
(B) PROJECT-ADDED:	0	7	6	0	15	0	0	0	7	0	0	0
(C) CUMULATIVE:	0	518	135	558	909	0	221	5	385	0	0	0

GEOMETRICS

LANE GEOMETRICS	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	TT	R		LL	TT		L	LTR				

TRAFFIC SCENARIOS

SCENARIO 1 = EXISTING VOLUMES (A)

SCENARIO 2 = EXISTING + PROJECT VOLUMES (A+B)

SCENARIO 3 = CUMULATIVE (C)

SCENARIO 4 = CUMULATIVE + PROJECT VOLUMES (B+C)

LEVEL OF SERVICE CALCULATIONS

MOVE- MENTS	# OF LANES	CAPACITY	SCENARIO VOLUMES				SCENARIO V/C RATIOS					
			1	2	3	4	1	2	3	4		
NBL	0	0	0	0	0	0	-	-	-	-		
NBT	2	3200	505	512	518	525	0.158 *	0.160 *	0.162 *	0.164 *		
NBR (a)	1	1600	57	59	59	62	0.036	0.037	0.037	0.039		
SBL	2	3200	531	531	558	558	0.166 *	0.166 *	0.174 *	0.174 *		
SBT	2	3200	881	896	909	924	0.275	0.280	0.284	0.289		
SBR (b)	0	0	0	0	0	0	-	-	-	-		
EBL	0	0	215	215	221	221	-	-	-	-		
EBT	2	3200	5	5	5	5	0.119 *	0.120 *	0.121 *	0.122 *		
EBR (c)	0	0	160	163	162	165	-	-	-	-		
WBL	0	0	0	0	0	0	-	-	-	-		
WBT	0	0	0	0	0	0	-	-	-	-		
WBR (d)	0	0	0	0	0	0	-	-	-	-		
LOST TIME:							0.100 *	0.100 *	0.100 *	0.100 *		
TOTAL INTERSECTION CAPACITY UTILIZATION:							0.543	0.546	0.557	0.560		
SCENARIO LEVEL OF SERVICE:							A	A	A	A		

NOTES:

RTOR: (a) 56%

(b) 0%

(c) 58%

(d) 0%

Printed: 09/03/19

#19053 - SOMERA MEDICAL OFFICE PROJECT

REF: 02 PM

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: April 5, 2017

TIME PERIOD: P.M. PEAK HOUR

N/S STREET: PATTERSON AVENUE

E/W STREET: U.S. 101 SB RAMPS

CONTROL TYPE: SIGNAL

TRAFFIC VOLUME SUMMARY

VOLUMES	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	R	L	T	R	L	T	R	L	T	R
(A) EXISTING:	0	885	203	431	646	0	553	37	381	0	0	0
(B) PROJECT-ADDED:	0	15	15	0	8	0	0	0	4	0	0	0
(C) CUMULATIVE:	0	913	216	452	668	0	577	37	388	0	0	0

GEOMETRICS

LANE GEOMETRICS	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	TT	R		LL	TT		L	LTR				

TRAFFIC SCENARIOS

SCENARIO 1 = EXISTING VOLUMES (A)

SCENARIO 2 = EXISTING + PROJECT VOLUMES (A+B)

SCENARIO 3 = CUMULATIVE (C)

SCENARIO 4 = CUMULATIVE + PROJECT VOLUMES (B+C)

LEVEL OF SERVICE CALCULATIONS

MOVE- MENTS	# OF LANES	CAPACITY	SCENARIO VOLUMES				SCENARIO V/C RATIOS					
			1	2	3	4	1	2	3	4		
NBL	0	0	0	0	0	0	-	-	-	-		
NBT	2	3200	885	900	913	928	0.277 *	0.281 *	0.285 *	0.290 *		
NBR (a)	1	1600	126	135	134	143	0.079	0.084	0.084	0.089		
SBL	2	3200	431	431	452	452	0.135 *	0.135 *	0.141 *	0.141 *		
SBT	2	3200	646	654	668	676	0.202	0.204	0.209	0.211		
SBR (b)	0	0	0	0	0	0	-	-	-	-		
EBL	0	0	553	553	577	577	-	-	-	-		
EBT	2	3200	37	37	37	37	0.238 *	0.238 *	0.247 *	0.247 *		
EBR (c)	0	0	171	173	175	176	-	-	-	-		
WBL	0	0	0	0	0	0	-	-	-	-		
WBT	0	0	0	0	0	0	-	-	-	-		
WBR (d)	0	0	0	0	0	0	-	-	-	-		
LOST TIME:							0.100 *	0.100 *	0.100 *	0.100 *		
TOTAL INTERSECTION CAPACITY UTILIZATION:							0.750	0.754	0.773	0.778		
SCENARIO LEVEL OF SERVICE:							C	C	C	C		

NOTES:

RTOR: (a) 38%

(b) 0%

(c) 55%

(d) 0%

Printed: 09/03/19

EXISTING: <---- THIS COMPARES TO CONDITION (A)

SCENARIO 1 = EXISTING VOLUMES (A)

SCENARIO 2 = EXISTING + PROJECT VOLUMES (A+B)

SCENARIO 3 = CUMULATIVE (C)

SCENARIO 4 = CUMULATIVE + PROJECT VOLUMES (B+C)

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: *October 10, 2017*TIME PERIOD: *A.M. PEAK HOUR*N/S STREET: *PATTERSON AVENUE*E/W STREET: *HOLLISTER AVENUE*CONTROL TYPE: *SIGNAL*

TRAFFIC VOLUME SUMMARY

VOLUMES	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	R	L	T	R	L	T	R	L	T	R
(A) EXISTING:	30	121	55	325	326	216	95	248	42	71	470	425
(B) PROJECT-ADDED:	2	13	3	0	22	0	0	0	3	5	0	0
(C) CUMULATIVE:	36	196	78	398	399	258	106	392	52	131	779	670

GEOMETRICS

LANE GEOMETRICS	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	TR	LL	T	TR	LL	T	TR	L	T	TR

TRAFFIC SCENARIOS

SCENARIO 1 = EXISTING VOLUMES (A)

SCENARIO 2 = EXISTING + PROJECT VOLUMES (A+B)

SCENARIO 3 = CUMULATIVE (C)

SCENARIO 4 = CUMULATIVE + PROJECT VOLUMES (B+C)

LEVEL OF SERVICE CALCULATIONS

MOVE- MENTS	# OF LANES	CAPACITY	SCENARIO VOLUMES				SCENARIO V/C RATIOS					
			1	2	3	4	1	2	3	4		
NBL	1	1600	30	32	36	38	0.019 *	0.020 *	0.023 *	0.024 *		
NBT	2	3200	121	134	196	209	0.050	0.054	0.078	0.083		
NBR (a)	0	0	38	40	54	56	-	-	-	-		
SBL	2	3200	325	325	398	398	0.102	0.102	0.124	0.124		
SBT	2	3200	326	348	399	421	0.154 *	0.161 *	0.188 *	0.194 *		
SBR (b)	0	0	168	168	201	201	-	-	-	-		
EBL	2	3200	95	95	106	106	0.030 *	0.030 *	0.033 *	0.033 *		
EBT	2	3200	248	248	392	392	0.083	0.083	0.129	0.130		
EBR (c)	0	0	18	19	22	24	-	-	-	-		
WBL	1	1600	71	76	131	136	0.044	0.048	0.082	0.085		
WBT	2	3200	470	470	779	779	0.233 *	0.233 *	0.380 *	0.380 *		
WBR (d)	0	0	276	276	436	436	-	-	-	-		
LOST TIME:							0.100 *	0.100 *	0.100 *	0.100 *		
TOTAL INTERSECTION CAPACITY UTILIZATION:							0.536	0.544	0.724	0.731		
SCENARIO LEVEL OF SERVICE:							A	A	C	C		

NOTES:

RTOR: (a) 31%

(b) 22%

(c) 57%

(d) 35%

Printed: 09/03/19

#19053 - SOMERA MEDICAL OFFICE PROJECT PROJECT

REF: 03 PM

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: *October 10, 2017*TIME PERIOD: *P.M. PEAK HOUR*N/S STREET: *PATTERSON AVENUE*E/W STREET: *HOLLISTER AVENUE*CONTROL TYPE: *SIGNAL*

TRAFFIC VOLUME SUMMARY

VOLUMES	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	R	L	T	R	L	T	R	L	T	R
(A) EXISTING:	65	342	106	494	126	134	269	718	32	23	290	349
(B) PROJECT-ADDED:	5	30	8	0	12	0	0	0	2	2	0	0
(C) CUMULATIVE:	90	348	146	615	149	170	346	1024	36	52	424	436

GEOMETRICS

LANE GEOMETRICS	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	TR	LL	T	TR	LL	T	TR	L	T	TR

TRAFFIC SCENARIOS

SCENARIO 1 = EXISTING VOLUMES (A)

SCENARIO 2 = EXISTING + PROJECT VOLUMES (A+B)

SCENARIO 3 = CUMULATIVE (C)

SCENARIO 4 = CUMULATIVE + PROJECT VOLUMES (B+C)

LEVEL OF SERVICE CALCULATIONS

MOVE- MENTS	# OF LANES	CAPACITY	SCENARIO VOLUMES				SCENARIO V/C RATIOS					
			1	2	3	4	1	2	3	4		
NBL	1	1600	65	70	90	95	0.041	0.044	0.056	0.059		
NBT	2	3200	342	372	348	378	0.133 *	0.145 *	0.145 *	0.157 *		
NBR (a)	0	0	85	91	117	123	-	-	-	-		
SBL	2	3200	494	494	615	615	0.154 *	0.154 *	0.192 *	0.192 *		
SBT	2	3200	126	138	149	161	0.068	0.072	0.083	0.087		
SBR (b)	0	0	92	92	117	117	-	-	-	-		
EBL	2	3200	269	269	346	346	0.084	0.084	0.108	0.108		
EBT	2	3200	718	718	1024	1024	0.230 *	0.231 *	0.327 *	0.327 *		
EBR (c)	0	0	19	20	21	22	-	-	-	-		
WBL	1	1600	23	25	52	54	0.014 *	0.016 *	0.033 *	0.034 *		
WBT	2	3200	290	290	424	424	0.166	0.166	0.227	0.227		
WBR (d)	0	0	241	241	301	301	-	-	-	-		
LOST TIME:							0.100 *	0.100 *	0.100 *	0.100 *		
TOTAL INTERSECTION CAPACITY UTILIZATION:							0.631	0.646	0.797	0.810		
SCENARIO LEVEL OF SERVICE:							B	B	C	D		

NOTES:

RTOR: (a) 20%

(b) 31%

(c) 41%

(d) 31%




















Printed: 09/04/19

HCM ANALYSIS WORKSHEETS

EXISTING + PROJECT AM PEAK HOUR

1: Patterson & US 101 NB

HCM 6th Signalized Intersection Summary




















												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	550	1	116	348	379	0	0	878	296
Future Volume (veh/h)	0	0	0	550	1	116	348	379	0	0	878	296
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach				No			No				No	
Adj Sat Flow, veh/h/ln				1841	1841	1841	1841	1841	0	0	1841	1841
Adj Flow Rate, veh/h				586	0	78	348	379	0	0	878	296
Peak Hour Factor				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %				4	4	4	4	4	0	0	4	4
Cap, veh/h				704	0	313	392	2332	0	0	1394	622
Arrive On Green				0.20	0.00	0.20	0.22	0.67	0.00	0.00	0.40	0.40
Sat Flow, veh/h				3506	0	1560	1753	3589	0	0	3589	1560
Grp Volume(v), veh/h				586	0	78	348	379	0	0	878	296
Grp Sat Flow(s),veh/h/ln				1753	0	1560	1753	1749	0	0	1749	1560
Q Serve(g_s), s				14.4	0.0	3.8	17.3	3.6	0.0	0.0	18.1	12.7
Cycle Q Clear(g_c), s				14.4	0.0	3.8	17.3	3.6	0.0	0.0	18.1	12.7
Prop In Lane				1.00		1.00	1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h				704	0	313	392	2332	0	0	1394	622
V/C Ratio(X)				0.83	0.00	0.25	0.89	0.16	0.00	0.00	0.63	0.48
Avail Cap(c_a), veh/h				857	0	381	506	2332	0	0	1394	622
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	1.00	0.88	0.88	0.00	0.00	1.00	1.00
Uniform Delay (d), s/veh				34.5	0.0	30.2	33.8	5.6	0.0	0.0	21.7	20.1
Incr Delay (d2), s/veh				5.9	0.0	0.4	13.0	0.1	0.0	0.0	2.2	2.6
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				6.6	0.0	1.4	8.6	1.2	0.0	0.0	7.5	4.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				40.4	0.0	30.7	46.8	5.7	0.0	0.0	23.9	22.7
LnGrp LOS				D	A	C	D	A	A	A	C	C
Approach Vol, veh/h				664			727			1174		
Approach Delay, s/veh				39.3			25.4			23.6		
Approach LOS				D			C			C		
Timer - Assigned Phs	2			5			6			8		
Phs Duration (G+Y+Rc), s	64.0			24.1			39.9			22.1		
Change Period (Y+Rc), s	4.0			4.0			4.0			4.0		
Max Green Setting (Gmax), s	60.0			26.0			30.0			22.0		
Max Q Clear Time (g_c+l1), s	5.6			19.3			20.1			16.4		
Green Ext Time (p_c), s	1.8			0.8			4.2			1.7		
Intersection Summary												
HCM 6th Ctrl Delay	28.2											
HCM 6th LOS	C											

09/03/2019

EXISTING + PROJECT AM PEAK HOUR

2: Patterson & US 101 SB

HCM 6th Signalized Intersection Summary




















												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	215	5	178	0	0	0	0	512	63	531	896	0
Future Volume (veh/h)	215	5	178	0	0	0	0	512	63	531	896	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No						No			No		
Adj Sat Flow, veh/h/ln	1841	1841	1841				0	1841	1841	1841	1841	0
Adj Flow Rate, veh/h	199	27	178				0	512	63	531	896	0
Peak Hour Factor	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	4	4	4				0	4	4	4	4	0
Cap, veh/h	282	34	222				0	1342	599	1096	2624	0
Arrive On Green	0.16	0.16	0.16				0.00	0.38	0.38	0.22	0.50	0.00
Sat Flow, veh/h	1753	210	1382				0	3589	1560	3401	3589	0
Grp Volume(v), veh/h	199	0	205				0	512	63	531	896	0
Grp Sat Flow(s),veh/h/ln	1753	0	1592				0	1749	1560	1700	1749	0
Q Serve(g_s), s	9.7	0.0	11.2				0.0	9.5	2.3	12.3	13.8	0.0
Cycle Q Clear(g_c), s	9.7	0.0	11.2				0.0	9.5	2.3	12.3	13.8	0.0
Prop In Lane	1.00		0.87				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	282	0	256				0	1342	599	1096	2624	0
V/C Ratio(X)	0.71	0.00	0.80				0.00	0.38	0.11	0.48	0.34	0.00
Avail Cap(c_a), veh/h	467	0	425				0	1342	599	1096	2624	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	0.67	0.67	1.00
Upstream Filter(I)	1.00	0.00	1.00				0.00	1.00	1.00	0.68	0.68	0.00
Uniform Delay (d), s/veh	35.8	0.0	36.4				0.0	20.0	17.8	28.7	9.0	0.0
Incr Delay (d2), s/veh	3.2	0.0	5.8				0.0	0.8	0.4	0.2	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.3	0.0	4.7				0.0	3.9	0.9	5.3	5.8	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	39.0	0.0	42.1				0.0	20.8	18.2	29.0	9.3	0.0
LnGrp LOS	D	A	D				A	C	B	C	A	A
Approach Vol, veh/h	404						575			1427		
Approach Delay, s/veh	40.6						20.6			16.6		
Approach LOS	D						C			B		
Timer - Assigned Phs	1	2	4		6							
Phs Duration (G+Y+Rc), s	33.0	38.5	18.5		71.5							
Change Period (Y+Rc), s	4.0	4.0	4.0		4.0							
Max Green Setting (Gmax),s	29.0	25.0	24.0		58.0							
Max Q Clear Time (g_c+I1),s	4.3	11.5	13.2		15.8							
Green Ext Time (p_c), s	2.3	2.3	1.3		5.0							
Intersection Summary												
HCM 6th Ctrl Delay	21.6											
HCM 6th LOS	C											

09/03/2019

CUMULATIVE AM PEAK HOUR

1: Patterson & US 101 NB

HCM 6th Signalized Intersection Summary




















												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	548	1	119	349	390	0	0	920	310
Future Volume (veh/h)	0	0	0	548	1	119	349	390	0	0	920	310
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach				No			No			No		
Adj Sat Flow, veh/h/ln				1841	1841	1841	1841	1841	0	0	1841	1841
Adj Flow Rate, veh/h				585	0	80	349	390	0	0	920	310
Peak Hour Factor				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %				4	4	4	4	4	0	0	4	4
Cap, veh/h				704	0	313	391	2332	0	0	1395	622
Arrive On Green				0.20	0.00	0.20	0.22	0.67	0.00	0.00	0.40	0.40
Sat Flow, veh/h				3506	0	1560	1753	3589	0	0	3589	1560
Grp Volume(v), veh/h				585	0	80	349	390	0	0	920	310
Grp Sat Flow(s),veh/h/ln				1753	0	1560	1753	1749	0	0	1749	1560
Q Serve(g_s), s				14.4	0.0	3.9	17.4	3.8	0.0	0.0	19.3	13.4
Cycle Q Clear(g_c), s				14.4	0.0	3.9	17.4	3.8	0.0	0.0	19.3	13.4
Prop In Lane				1.00		1.00	1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h				704	0	313	391	2332	0	0	1395	622
V/C Ratio(X)				0.83	0.00	0.26	0.89	0.17	0.00	0.00	0.66	0.50
Avail Cap(c_a), veh/h				857	0	381	487	2332	0	0	1395	622
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	1.00	0.87	0.87	0.00	0.00	1.00	1.00
Uniform Delay (d), s/veh				34.5	0.0	30.3	33.9	5.6	0.0	0.0	22.1	20.3
Incr Delay (d2), s/veh				5.9	0.0	0.4	14.2	0.1	0.0	0.0	2.5	2.8
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				6.6	0.0	1.5	8.8	1.2	0.0	0.0	8.0	5.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				40.4	0.0	30.7	48.1	5.8	0.0	0.0	24.5	23.1
LnGrp LOS				D	A	C	D	A	A	A	C	C
Approach Vol, veh/h					665			739			1230	
Approach Delay, s/veh					39.2			25.7			24.2	
Approach LOS					D			C			C	
Timer - Assigned Phs		2			5	6		8				
Phs Duration (G+Y+Rc), s		64.0			24.1	39.9		22.1				
Change Period (Y+Rc), s		4.0			4.0	4.0		4.0				
Max Green Setting (Gmax), s		60.0			25.0	31.0		22.0				
Max Q Clear Time (g_c+l1), s		5.8			19.4	21.3		16.4				
Green Ext Time (p_c), s		1.9			0.7	4.4		1.7				
Intersection Summary												
HCM 6th Ctrl Delay				28.4								
HCM 6th LOS				C								
Notes												
User approved volume balancing among the lanes for turning movement.												

09/03/2019

CUMULATIVE AM PEAK HOUR

2: Patterson & US 101 SB

HCM 6th Signalized Intersection Summary

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	221	5	162	0	0	0	0	518	59	558	909	0
Future Volume (veh/h)	221	5	162	0	0	0	0	518	59	558	909	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No						No			No		
Adj Sat Flow, veh/h/ln	1841	1841	1841				0	1841	1841	1841	1841	0
Adj Flow Rate, veh/h	194	43	162				0	518	59	558	909	0
Peak Hour Factor	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	4	4	4				0	4	4	4	4	0
Cap, veh/h	279	54	203				0	1348	601	1096	2630	0
Arrive On Green	0.16	0.16	0.16				0.00	0.39	0.39	0.22	0.50	0.00
Sat Flow, veh/h	1753	338	1273				0	3589	1560	3401	3589	0
Grp Volume(v), veh/h	194	0	205				0	518	59	558	909	0
Grp Sat Flow(s),veh/h/ln	1753	0	1611				0	1749	1560	1700	1749	0
Q Serve(g_s), s	9.4	0.0	11.0				0.0	9.6	2.2	13.0	14.1	0.0
Cycle Q Clear(g_c), s	9.4	0.0	11.0				0.0	9.6	2.2	13.0	14.1	0.0
Prop In Lane	1.00		0.79				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	279	0	256				0	1348	601	1096	2630	0
V/C Ratio(X)	0.70	0.00	0.80				0.00	0.38	0.10	0.51	0.35	0.00
Avail Cap(c_a), veh/h	467	0	430				0	1348	601	1096	2630	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	0.67	0.67	1.00
Upstream Filter(I)	1.00	0.00	1.00				0.00	1.00	1.00	0.65	0.65	0.00
Uniform Delay (d), s/veh	35.8	0.0	36.5				0.0	20.0	17.7	29.0	9.0	0.0
Incr Delay (d2), s/veh	3.1	0.0	5.7				0.0	0.8	0.3	0.3	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.2	0.0	4.7				0.0	4.0	0.8	5.6	5.9	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	38.9	0.0	42.2				0.0	20.8	18.0	29.3	9.3	0.0
LnGrp LOS	D	A	D				A	C	B	C	A	A
Approach Vol, veh/h	399						577			1467		
Approach Delay, s/veh	40.6						20.5			16.9		
Approach LOS	D						C			B		
Timer - Assigned Phs	1	2		4			6					
Phs Duration (G+Y+Rc), s	33.0	38.7		18.3			71.7					
Change Period (Y+Rc), s	4.0	4.0		4.0			4.0					
Max Green Setting (Gmax), s	29.0	25.0		24.0			58.0					
Max Q Clear Time (g_c+I1), s	11.5	11.6		13.0			16.1					
Green Ext Time (p_c), s	2.4	2.3		1.3			5.1					
Intersection Summary												
HCM 6th Ctrl Delay				21.6								
HCM 6th LOS				C								




















Notes

User approved volume balancing among the lanes for turning movement.

EXISTING + PROJECT PM PEAK HOUR

1: Patterson & US 101 NB

HCM 6th Signalized Intersection Summary

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	336	5	291	473	987	0	0	748	194
Future Volume (veh/h)	0	0	0	336	5	291	473	987	0	0	748	194
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach				No			No				No	
Adj Sat Flow, veh/h/ln				1841	1841	1841	1841	1841	0	0	1841	1841
Adj Flow Rate, veh/h				429	0	196	473	987	0	0	748	194
Peak Hour Factor				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %				4	4	4	4	4	0	0	4	4
Cap, veh/h				557	0	248	522	2487	0	0	1291	576
Arrive On Green				0.16	0.00	0.16	0.30	0.71	0.00	0.00	0.37	0.37
Sat Flow, veh/h				3506	0	1560	1753	3589	0	0	3589	1560
Grp Volume(v), veh/h				429	0	196	473	987	0	0	748	194
Grp Sat Flow(s),veh/h/ln				1753	0	1560	1753	1749	0	0	1749	1560
Q Serve(g_s), s				10.6	0.0	10.9	23.4	10.2	0.0	0.0	15.4	8.1
Cycle Q Clear(g_c), s				10.6	0.0	10.9	23.4	10.2	0.0	0.0	15.4	8.1
Prop In Lane				1.00		1.00	1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h				557	0	248	522	2487	0	0	1291	576
V/C Ratio(X)				0.77	0.00	0.79	0.91	0.40	0.00	0.00	0.58	0.34
Avail Cap(c_a), veh/h				701	0	312	662	2487	0	0	1291	576
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)				1.00	0.00	1.00	0.57	0.57	0.00	0.00	1.00	1.00
Uniform Delay (d), s/veh				36.3	0.0	36.4	30.4	5.2	0.0	0.0	22.8	20.5
Incr Delay (d2), s/veh				4.1	0.0	10.3	8.7	0.3	0.0	0.0	1.9	1.6
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				4.7	0.0	4.8	10.8	3.1	0.0	0.0	6.5	3.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				40.3	0.0	46.7	39.1	5.5	0.0	0.0	24.7	22.0
LnGrp LOS				D	A	D	D	A	A	A	C	C
Approach Vol, veh/h					625			1460			942	
Approach Delay, s/veh					42.3			16.4			24.1	
Approach LOS					D			B			C	
Timer - Assigned Phs		2			5	6		8				
Phs Duration (G+Y+Rc), s		68.0			30.8	37.2		18.3				
Change Period (Y+Rc), s		4.0			4.0	4.0		4.0				
Max Green Setting (Gmax), s		64.0			34.0	26.0		18.0				
Max Q Clear Time (g_c+l1), s		12.2			25.4	17.4		12.9				
Green Ext Time (p_c), s		5.8			1.4	3.1		1.4				

Intersection Summary

HCM 6th Ctrl Delay	24.2
HCM 6th LOS	C




















Notes

User approved volume balancing among the lanes for turning movement.

EXISTING + PROJECT PM PEAK HOUR

2: Patterson & US 101 SB

HCM 6th Signalized Intersection Summary

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	553	37	175	0	0	0	0	900	141	431	654	0
Future Volume (veh/h)	553	37	175	0	0	0	0	900	141	431	654	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No						No				No	
Adj Sat Flow, veh/h/ln	1841	1841	1841				0	1841	1841	1841	1841	0
Adj Flow Rate, veh/h	382	276	175				0	900	141	431	654	0
Peak Hour Factor	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	4	4	4				0	4	4	4	4	0
Cap, veh/h	516	310	196				0	1303	581	680	2158	0
Arrive On Green	0.29	0.29	0.29				0.00	0.37	0.37	0.07	0.20	0.00
Sat Flow, veh/h	1753	1053	668				0	3589	1560	3401	3589	0
Grp Volume(v), veh/h	382	0	451				0	900	141	431	654	0
Grp Sat Flow(s), veh/h/ln	1753	0	1721				0	1749	1560	1700	1749	0
Q Serve(g_s), s	17.7	0.0	22.6				0.0	19.6	5.6	11.1	14.3	0.0
Cycle Q Clear(g_c), s	17.7	0.0	22.6				0.0	19.6	5.6	11.1	14.3	0.0
Prop In Lane	1.00		0.39				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	516	0	506				0	1303	581	680	2158	0
V/C Ratio(X)	0.74	0.00	0.89				0.00	0.69	0.24	0.63	0.30	0.00
Avail Cap(c_a), veh/h	584	0	574				0	1303	581	680	2158	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	0.33	0.33	1.00
Upstream Filter(l)	1.00	0.00	1.00				0.00	1.00	1.00	0.74	0.74	0.00
Uniform Delay (d), s/veh	28.7	0.0	30.4				0.0	23.9	19.5	38.8	19.4	0.0
Incr Delay (d2), s/veh	4.4	0.0	14.8				0.0	3.0	1.0	1.4	0.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.8	0.0	11.1				0.0	8.3	2.1	5.2	6.7	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	33.1	0.0	45.2				0.0	26.9	20.5	40.2	19.7	0.0
LnGrp LOS	C	A	D				A	C	C	D	B	A
Approach Vol, veh/h	833						1041				1085	
Approach Delay, s/veh	39.6						26.0				27.9	
Approach LOS	D						C				C	
Timer - Assigned Phs	1	2		4		6						
Phs Duration (G+Y+Rc), s	22.0	37.5		30.5		59.5						
Change Period (Y+Rc), s	4.0	4.0		4.0		4.0						
Max Green Setting (Gmax), s	30.0	30.0		30.0		52.0						
Max Q Clear Time (g_c+11), s	21.6	21.6		24.6		16.3						
Green Ext Time (p_c), s	0.9	3.4		1.9		3.4						

Intersection Summary

HCM 6th Ctrl Delay	30.5
HCM 6th LOS	C




















Notes

User approved volume balancing among the lanes for turning movement.

CUMULATIVE PM PEAK HOUR

1: Patterson & US 101 NB

HCM 6th Signalized Intersection Summary




















												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	341	5	304	469	1028	0	0	778	204
Future Volume (veh/h)	0	0	0	341	5	304	469	1028	0	0	778	204
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach				No			No				No	
Adj Sat Flow, veh/h/ln				1841	1841	1841	1841	1841	0	0	1841	1841
Adj Flow Rate, veh/h				438	0	204	469	1028	0	0	778	204
Peak Hour Factor				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %				4	4	4	4	4	0	0	4	4
Cap, veh/h				573	0	255	516	2487	0	0	1301	580
Arrive On Green				0.16	0.00	0.16	0.29	0.71	0.00	0.00	0.37	0.37
Sat Flow, veh/h				3506	0	1560	1753	3589	0	0	3589	1560
Grp Volume(v), veh/h				438	0	204	469	1028	0	0	778	204
Grp Sat Flow(s), veh/h/ln				1753	0	1560	1753	1749	0	0	1749	1560
Q Serve(g_s), s				10.7	0.0	11.3	23.2	10.8	0.0	0.0	16.2	8.5
Cycle Q Clear(g_c), s				10.7	0.0	11.3	23.2	10.8	0.0	0.0	16.2	8.5
Prop In Lane				1.00		1.00	1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h				573	0	255	516	2487	0	0	1301	580
V/C Ratio(X)				0.76	0.00	0.80	0.91	0.41	0.00	0.00	0.60	0.35
Avail Cap(c_a), veh/h				701	0	312	643	2487	0	0	1301	580
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	1.00	0.56	0.56	0.00	0.00	1.00	1.00
Uniform Delay (d), s/veh				36.0	0.0	36.2	30.6	5.3	0.0	0.0	22.8	20.4
Incr Delay (d2), s/veh				4.0	0.0	11.5	9.1	0.3	0.0	0.0	2.0	1.7
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				4.8	0.0	5.0	10.7	3.2	0.0	0.0	6.8	3.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				40.0	0.0	47.7	39.7	5.6	0.0	0.0	24.9	22.1
LnGrp LOS				D	A	D	D	A	A	A	C	C
Approach Vol, veh/h					642			1497			982	
Approach Delay, s/veh					42.5			16.3			24.3	
Approach LOS					D			B			C	
Timer - Assigned Phs		2			5	6		8				
Phs Duration (G+Y+Rc), s		68.0			30.5	37.5		18.7				
Change Period (Y+Rc), s		4.0			4.0	4.0		4.0				
Max Green Setting (Gmax), s		64.0			33.0	27.0		18.0				
Max Q Clear Time (g_c+I1), s		12.8			25.2	18.2		13.3				
Green Ext Time (p_c), s		6.2			1.3	3.3		1.4				
Intersection Summary												
HCM 6th Ctrl Delay					24.2							
HCM 6th LOS					C							
Notes												
User approved volume balancing among the lanes for turning movement.												

09/03/2019

CUMULATIVE PM PEAK HOUR

2: Patterson & US 101 SB

HCM 6th Signalized Intersection Summary

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	577	37	175	0	0	0	0	913	134	452	668	0
Future Volume (veh/h)	577	37	175	0	0	0	0	913	134	452	668	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No						No			No		
Adj Sat Flow, veh/h/ln	1841	1841	1841				0	1841	1841	1841	1841	0
Adj Flow Rate, veh/h	394	292	175				0	913	134	452	668	0
Peak Hour Factor	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	4	4	4				0	4	4	4	4	0
Cap, veh/h	532	327	196				0	1308	584	642	2124	0
Arrive On Green	0.30	0.30	0.30				0.00	0.37	0.37	0.06	0.20	0.00
Sat Flow, veh/h	1753	1078	646				0	3589	1560	3401	3589	0
Grp Volume(v), veh/h	394	0	467				0	913	134	452	668	0
Grp Sat Flow(s),veh/h/ln	1753	0	1724				0	1749	1560	1700	1749	0
Q Serve(g_s), s	18.2	0.0	23.3				0.0	19.9	5.3	11.7	14.7	0.0
Cycle Q Clear(g_c), s	18.2	0.0	23.3				0.0	19.9	5.3	11.7	14.7	0.0
Prop In Lane	1.00		0.37				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	532	0	524				0	1308	584	642	2124	0
V/C Ratio(X)	0.74	0.00	0.89				0.00	0.70	0.23	0.70	0.31	0.00
Avail Cap(c_a), veh/h	604	0	594				0	1308	584	642	2124	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	0.33	0.33	1.00
Upstream Filter(I)	1.00	0.00	1.00				0.00	1.00	1.00	0.71	0.71	0.00
Uniform Delay (d), s/veh	28.1	0.0	29.9				0.0	23.9	19.3	39.7	20.0	0.0
Incr Delay (d2), s/veh	4.2	0.0	14.5				0.0	3.1	0.9	2.5	0.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.0	0.0	11.4				0.0	8.5	2.0	5.5	6.9	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	32.4	0.0	44.4				0.0	27.0	20.2	42.2	20.3	0.0
LnGrp LOS	C	A	D				A	C	C	D	C	A
Approach Vol, veh/h	861						1047			1120		
Approach Delay, s/veh	38.9						26.1			29.1		
Approach LOS	D						C			C		
Timer - Assigned Phs	1	2		4		6						
Phs Duration (G+Y+Rc), s	21.0	37.7		31.3		58.7						
Change Period (Y+Rc), s	4.0	4.0		4.0		4.0						
Max Green Setting (Gmax),s	30.0			31.0		51.0						
Max Q Clear Time (g_c+I1),s	21.9			25.3		16.7						
Green Ext Time (p_c), s	0.7	3.4		2.1		3.4						

Intersection Summary

HCM 6th Ctrl Delay	30.9
HCM 6th LOS	C




















Notes

User approved volume balancing among the lanes for turning movement.

EXISTING AM PEAK HOUR

1: Patterson & US 101 NB




















HCM 6th Signalized Intersection Summary

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	539	1	116	344	376	0	0	874	296
Future Volume (veh/h)	0	0	0	539	1	116	344	376	0	0	874	296
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach				No			No			No		
Adj Sat Flow, veh/h/ln				1841	1841	1841	1841	1841	0	0	1841	1841
Adj Flow Rate, veh/h				575	0	78	344	376	0	0	874	296
Peak Hour Factor				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %				4	4	4	4	4	0	0	4	4
Cap, veh/h				695	0	309	387	2332	0	0	1405	626
Arrive On Green				0.20	0.00	0.20	0.22	0.67	0.00	0.00	0.40	0.40
Sat Flow, veh/h				3506	0	1560	1753	3589	0	0	3589	1560
Grp Volume(v), veh/h				575	0	78	344	376	0	0	874	296
Grp Sat Flow(s),veh/h/ln				1753	0	1560	1753	1749	0	0	1749	1560
Q Serve(g_s), s				14.2	0.0	3.8	17.1	3.6	0.0	0.0	17.9	12.6
Cycle Q Clear(g_c), s				14.2	0.0	3.8	17.1	3.6	0.0	0.0	17.9	12.6
Prop In Lane				1.00		1.00	1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h				695	0	309	387	2332	0	0	1405	626
V/C Ratio(X)				0.83	0.00	0.25	0.89	0.16	0.00	0.00	0.62	0.47
Avail Cap(c_a), veh/h				857	0	381	487	2332	0	0	1405	626
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	1.00	0.88	0.88	0.00	0.00	1.00	1.00
Uniform Delay (d), s/veh				34.6	0.0	30.5	34.0	5.6	0.0	0.0	21.5	19.9
Incr Delay (d2), s/veh				5.6	0.0	0.4	13.9	0.1	0.0	0.0	2.1	2.5
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				6.4	0.0	1.4	8.6	1.2	0.0	0.0	7.4	4.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				40.2	0.0	30.9	47.9	5.7	0.0	0.0	23.6	22.4
LnGrp LOS				D	A	C	D	A	A	A	C	C
Approach Vol, veh/h					653			720			1170	
Approach Delay, s/veh					39.1			25.9			23.3	
Approach LOS					D			C			C	
Timer - Assigned Phs		2			5	6		8				
Phs Duration (G+Y+Rc), s		64.0			23.9	40.1		21.8				
Change Period (Y+Rc), s		4.0			4.0	4.0		4.0				
Max Green Setting (Gmax), s		60.0			25.0	31.0		22.0				
Max Q Clear Time (g_c+l1), s		5.6			19.1	19.9		16.2				
Green Ext Time (p_c), s		1.8			0.7	4.5		1.7				
Intersection Summary												
HCM 6th Ctrl Delay				28.1								
HCM 6th LOS				C								
Notes												
User approved volume balancing among the lanes for turning movement.												

EXISTING AM PEAK HOUR

2: Patterson & US 101 SB

HCM 6th Signalized Intersection Summary

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	215	5	160	0	0	0	0	505	57	531	881	0
Future Volume (veh/h)	215	5	160	0	0	0	0	505	57	531	881	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No						No			No		
Adj Sat Flow, veh/h/ln	1841	1841	1841				0	1841	1841	1841	1841	0
Adj Flow Rate, veh/h	190	40	160				0	505	57	531	881	0
Peak Hour Factor	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	4	4	4				0	4	4	4	4	0
Cap, veh/h	274	50	201				0	1358	606	1096	2641	0
Arrive On Green	0.16	0.16	0.16				0.00	0.39	0.39	0.22	0.51	0.00
Sat Flow, veh/h	1753	322	1287				0	3589	1560	3401	3589	0
Grp Volume(v), veh/h	190	0	200				0	505	57	531	881	0
Grp Sat Flow(s),veh/h/ln	1753	0	1609				0	1749	1560	1700	1749	0
Q Serve(g_s), s	9.2	0.0	10.8				0.0	9.3	2.1	12.3	13.5	0.0
Cycle Q Clear(g_c), s	9.2	0.0	10.8				0.0	9.3	2.1	12.3	13.5	0.0
Prop In Lane	1.00		0.80				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	274	0	251				0	1358	606	1096	2641	0
V/C Ratio(X)	0.69	0.00	0.80				0.00	0.37	0.09	0.48	0.33	0.00
Avail Cap(c_a), veh/h	467	0	429				0	1358	606	1096	2641	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	0.67	0.67	1.00
Upstream Filter(I)	1.00	0.00	1.00				0.00	1.00	1.00	0.69	0.69	0.00
Uniform Delay (d), s/veh	36.0	0.0	36.6				0.0	19.7	17.5	28.7	8.8	0.0
Incr Delay (d2), s/veh	3.2	0.0	5.7				0.0	0.8	0.3	0.2	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.1	0.0	4.6				0.0	3.8	0.8	5.3	5.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	39.1	0.0	42.3				0.0	20.5	17.8	29.0	9.0	0.0
LnGrp LOS	D	A	D				A	C	B	C	A	A
Approach Vol, veh/h	390						562			1412		
Approach Delay, s/veh	40.8						20.2			16.5		
Approach LOS	D						C			B		
Timer - Assigned Phs	1	2		4			6					
Phs Duration (G+Y+Rc), s	33.0	39.0		18.0			72.0					
Change Period (Y+Rc), s	4.0	4.0		4.0			4.0					
Max Green Setting (Gmax),s	29.0	25.0		24.0			58.0					
Max Q Clear Time (g_c+I1),s	14.3	11.3		12.8			15.5					
Green Ext Time (p_c), s	2.3	2.2		1.3			4.9					

Intersection Summary

HCM 6th Ctrl Delay	21.4
HCM 6th LOS	C




















Notes

User approved volume balancing among the lanes for turning movement.

CUMULATIVE + PROJECT AM PEAK HOUR

2: Patterson & US 101 SB

HCM 6th Signalized Intersection Summary




















												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	221	5	169	0	0	0	0	525	65	558	924	0
Future Volume (veh/h)	221	5	169	0	0	0	0	525	65	558	924	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No						No			No		
Adj Sat Flow, veh/h/ln	1841	1841	1841				0	1841	1841	1841	1841	0
Adj Flow Rate, veh/h	198	38	169				0	525	65	558	924	0
Peak Hour Factor	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	4	4	4				0	4	4	4	4	0
Cap, veh/h	282	47	211				0	1341	598	1096	2624	0
Arrive On Green	0.16	0.16	0.16				0.00	0.38	0.38	0.22	0.50	0.00
Sat Flow, veh/h	1753	295	1310				0	3589	1560	3401	3589	0
Grp Volume(v), veh/h	198	0	207				0	525	65	558	924	0
Grp Sat Flow(s),veh/h/ln	1753	0	1605				0	1749	1560	1700	1749	0
Q Serve(g_s), s	9.6	0.0	11.2				0.0	9.8	2.4	13.0	14.4	0.0
Cycle Q Clear(g_c), s	9.6	0.0	11.2				0.0	9.8	2.4	13.0	14.4	0.0
Prop In Lane	1.00		0.82				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	282	0	258				0	1341	598	1096	2624	0
V/C Ratio(X)	0.70	0.00	0.80				0.00	0.39	0.11	0.51	0.35	0.00
Avail Cap(c_a), veh/h	467	0	428				0	1341	598	1096	2624	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	0.67	0.67	1.00
Upstream Filter(I)	1.00	0.00	1.00				0.00	1.00	1.00	0.64	0.64	0.00
Uniform Delay (d), s/veh	35.7	0.0	36.4				0.0	20.1	17.8	29.0	9.2	0.0
Incr Delay (d2), s/veh	3.2	0.0	5.7				0.0	0.9	0.4	0.3	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.3	0.0	4.7				0.0	4.0	0.9	5.6	6.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	38.9	0.0	42.1				0.0	21.0	18.2	29.3	9.4	0.0
LnGrp LOS	D	A	D				A	C	B	C	A	A
Approach Vol, veh/h	405						590			1482		
Approach Delay, s/veh	40.5						20.7			16.9		
Approach LOS	D						C			B		
Timer - Assigned Phs	1	2		4		6						
Phs Duration (G+Y+Rc), s	33.0	38.5		18.5		71.5						
Change Period (Y+Rc), s	4.0	4.0		4.0		4.0						
Max Green Setting (Gmax),s	29.0	25.0		24.0		58.0						
Max Q Clear Time (g_c+I1),s	11.8	11.8		13.2		16.4						
Green Ext Time (p_c), s	2.4	2.3		1.3		5.3						
Intersection Summary												
HCM 6th Ctrl Delay	21.7											
HCM 6th LOS	C											
Notes												

09/03/2019

CUMULATIVE + PROJECT AM PEAK HOUR

1: Patterson & US 101 NB

HCM 6th Signalized Intersection Summary

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	559	1	119	353	393	0	0	924	310
Future Volume (veh/h)	0	0	0	559	1	119	353	393	0	0	924	310
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach				No			No			No		
Adj Sat Flow, veh/h/ln				1841	1841	1841	1841	1841	0	0	1841	1841
Adj Flow Rate, veh/h				596	0	80	353	393	0	0	924	310
Peak Hour Factor				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %				4	4	4	4	4	0	0	4	4
Cap, veh/h				713	0	317	395	2332	0	0	1388	619
Arrive On Green				0.20	0.00	0.20	0.23	0.67	0.00	0.00	0.40	0.40
Sat Flow, veh/h				3506	0	1560	1753	3589	0	0	3589	1560
Grp Volume(v), veh/h				596	0	80	353	393	0	0	924	310
Grp Sat Flow(s),veh/h/ln				1753	0	1560	1753	1749	0	0	1749	1560
Q Serve(g_s), s				14.7	0.0	3.9	17.6	3.8	0.0	0.0	19.5	13.5
Cycle Q Clear(g_c), s				14.7	0.0	3.9	17.6	3.8	0.0	0.0	19.5	13.5
Prop In Lane				1.00		1.00	1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h				713	0	317	395	2332	0	0	1388	619
V/C Ratio(X)				0.84	0.00	0.25	0.89	0.17	0.00	0.00	0.67	0.50
Avail Cap(c_a), veh/h				857	0	381	487	2332	0	0	1388	619
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	1.00	0.87	0.87	0.00	0.00	1.00	1.00
Uniform Delay (d), s/veh				34.4	0.0	30.1	33.8	5.6	0.0	0.0	22.3	20.4
Incr Delay (d2), s/veh				6.2	0.0	0.4	14.5	0.1	0.0	0.0	2.5	2.9
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				6.7	0.0	1.5	8.9	1.2	0.0	0.0	8.1	5.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				40.6	0.0	30.5	48.3	5.8	0.0	0.0	24.8	23.3
LnGrp LOS				D	A	C	D	A	A	A	C	C
Approach Vol, veh/h				676			746				1234	
Approach Delay, s/veh				39.4			25.9				24.4	
Approach LOS				D			C				C	
Timer - Assigned Phs	2			5	6		8					
Phs Duration (G+Y+Rc), s	64.0			24.3	39.7		22.3					
Change Period (Y+Rc), s	4.0			4.0	4.0		4.0					
Max Green Setting (Gmax), s	60.0			25.0	31.0		22.0					
Max Q Clear Time (g_c+I1), s	5.8			19.6	21.5		16.7					
Green Ext Time (p_c), s	1.9			0.7	4.3		1.6					

Intersection Summary

HCM 6th Ctrl Delay	28.6
HCM 6th LOS	C




















Notes

User approved volume balancing among the lanes for turning movement.

EXISTING PM PEAK HOUR

2: Patterson & US 101 SB

HCM 6th Signalized Intersection Summary

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	553	37	171	0	0	0	0	885	126	431	646	0
Future Volume (veh/h)	553	37	171	0	0	0	0	885	126	431	646	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No						No			No		
Adj Sat Flow, veh/h/ln	1841	1841	1841				0	1841	1841	1841	1841	0
Adj Flow Rate, veh/h	380	278	171				0	885	126	431	646	0
Peak Hour Factor	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	4	4	4				0	4	4	4	4	0
Cap, veh/h	517	315	194				0	1300	580	680	2155	0
Arrive On Green	0.30	0.30	0.30				0.00	0.37	0.37	0.07	0.20	0.00
Sat Flow, veh/h	1753	1067	656				0	3589	1560	3401	3589	0
Grp Volume(v), veh/h	380	0	449				0	885	126	431	646	0
Grp Sat Flow(s),veh/h/ln	1753	0	1723				0	1749	1560	1700	1749	0
Q Serve(g_s), s	17.6	0.0	22.4				0.0	19.2	5.0	11.1	14.1	0.0
Cycle Q Clear(g_c), s	17.6	0.0	22.4				0.0	19.2	5.0	11.1	14.1	0.0
Prop In Lane	1.00		0.38				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	517	0	508				0	1300	580	680	2155	0
V/C Ratio(X)	0.73	0.00	0.88				0.00	0.68	0.22	0.63	0.30	0.00
Avail Cap(c_a), veh/h	604	0	593				0	1300	580	680	2155	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	0.33	0.33	1.00
Upstream Filter(I)	1.00	0.00	1.00				0.00	1.00	1.00	0.75	0.75	0.00
Uniform Delay (d), s/veh	28.6	0.0	30.2				0.0	23.8	19.3	38.8	19.4	0.0
Incr Delay (d2), s/veh	3.9	0.0	13.3				0.0	2.9	0.9	1.4	0.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.7	0.0	10.8				0.0	8.1	1.9	5.2	6.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	32.5	0.0	43.5				0.0	26.7	20.2	40.3	19.6	0.0
LnGrp LOS	C	A	D				A	C	C	D	B	A
Approach Vol, veh/h	829						1011			1077		
Approach Delay, s/veh	38.4						25.9			27.9		
Approach LOS	D						C			C		
Timer - Assigned Phs	1	2		4			6					
Phs Duration (G+Y+Rc), s	22.0	37.4		30.6			59.4					
Change Period (Y+Rc), s	4.0	4.0		4.0			4.0					
Max Green Setting (Gmax), s	80	29.0		31.0			51.0					
Max Q Clear Time (g_c+I1)3s	21.2			24.4			16.1					
Green Ext Time (p_c), s	0.9	3.2		2.2			3.3					

Intersection Summary

HCM 6th Ctrl Delay	30.2
HCM 6th LOS	C




















Notes

User approved volume balancing among the lanes for turning movement.

EXISTING PM PEAK HOUR

1: Patterson & US 101 NB

HCM 6th Signalized Intersection Summary

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	330	5	291	463	982	0	0	746	194
Future Volume (veh/h)	0	0	0	330	5	291	463	982	0	0	746	194
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach				No			No				No	
Adj Sat Flow, veh/h/ln				1841	1841	1841	1841	1841	0	0	1841	1841
Adj Flow Rate, veh/h				423	0	196	463	982	0	0	746	194
Peak Hour Factor				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %				4	4	4	4	4	0	0	4	4
Cap, veh/h				557	0	248	511	2487	0	0	1313	585
Arrive On Green				0.16	0.00	0.16	0.29	0.71	0.00	0.00	0.38	0.38
Sat Flow, veh/h				3506	0	1560	1753	3589	0	0	3589	1560
Grp Volume(v), veh/h				423	0	196	463	982	0	0	746	194
Grp Sat Flow(s),veh/h/ln				1753	0	1560	1753	1749	0	0	1749	1560
Q Serve(g_s), s				10.4	0.0	10.9	22.9	10.2	0.0	0.0	15.2	8.0
Cycle Q Clear(g_c), s				10.4	0.0	10.9	22.9	10.2	0.0	0.0	15.2	8.0
Prop In Lane				1.00		1.00	1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h				557	0	248	511	2487	0	0	1313	585
V/C Ratio(X)				0.76	0.00	0.79	0.91	0.39	0.00	0.00	0.57	0.33
Avail Cap(c_a), veh/h				701	0	312	643	2487	0	0	1313	585
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)				1.00	0.00	1.00	0.56	0.56	0.00	0.00	1.00	1.00
Uniform Delay (d), s/veh				36.2	0.0	36.4	30.7	5.2	0.0	0.0	22.3	20.1
Incr Delay (d2), s/veh				3.7	0.0	10.3	8.9	0.3	0.0	0.0	1.8	1.5
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				4.7	0.0	4.8	10.6	3.0	0.0	0.0	6.4	3.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				39.9	0.0	46.8	39.6	5.5	0.0	0.0	24.1	21.6
LnGrp LOS				D	A	D	D	A	A	A	C	C
Approach Vol, veh/h				619			1445				940	
Approach Delay, s/veh				42.1			16.4				23.6	
Approach LOS				D			B				C	
Timer - Assigned Phs	2			5	6		8					
Phs Duration (G+Y+Rc), s	68.0			30.2	37.8		18.3					
Change Period (Y+Rc), s	4.0			4.0	4.0		4.0					
Max Green Setting (Gmax), s	64.0			33.0	27.0		18.0					
Max Q Clear Time (g_c+l1), s	12.2			24.9	17.2		12.9					
Green Ext Time (p_c), s	5.8			1.3	3.3		1.4					

Intersection Summary

HCM 6th Ctrl Delay	23.9
HCM 6th LOS	C




















Notes

User approved volume balancing among the lanes for turning movement.

CUMULATIVE + PROJECT PM PEAK HOUR

1: Patterson & US 101 NB




















HCM 6th Signalized Intersection Summary

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	347	5	304	479	1033	0	0	780	204
Future Volume (veh/h)	0	0	0	347	5	304	479	1033	0	0	780	204
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach				No			No				No	
Adj Sat Flow, veh/h/ln				1841	1841	1841	1841	1841	0	0	1841	1841
Adj Flow Rate, veh/h				444	0	204	479	1033	0	0	780	204
Peak Hour Factor				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %				4	4	4	4	4	0	0	4	4
Cap, veh/h				573	0	255	526	2487	0	0	1283	572
Arrive On Green				0.16	0.00	0.16	0.30	0.71	0.00	0.00	0.37	0.37
Sat Flow, veh/h				3506	0	1560	1753	3589	0	0	3589	1560
Grp Volume(v), veh/h				444	0	204	479	1033	0	0	780	204
Grp Sat Flow(s),veh/h/ln				1753	0	1560	1753	1749	0	0	1749	1560
Q Serve(g_s), s				10.9	0.0	11.3	23.7	10.9	0.0	0.0	16.4	8.6
Cycle Q Clear(g_c), s				10.9	0.0	11.3	23.7	10.9	0.0	0.0	16.4	8.6
Prop In Lane				1.00		1.00	1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h				573	0	255	526	2487	0	0	1283	572
V/C Ratio(X)				0.77	0.00	0.80	0.91	0.42	0.00	0.00	0.61	0.36
Avail Cap(c_a), veh/h				701	0	312	643	2487	0	0	1283	572
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)				1.00	0.00	1.00	0.53	0.53	0.00	0.00	1.00	1.00
Uniform Delay (d), s/veh				36.1	0.0	36.2	30.3	5.3	0.0	0.0	23.2	20.8
Incr Delay (d2), s/veh				4.4	0.0	11.4	9.1	0.3	0.0	0.0	2.2	1.7
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				4.9	0.0	5.0	11.0	3.3	0.0	0.0	6.9	3.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				40.4	0.0	47.7	39.4	5.6	0.0	0.0	25.4	22.5
LnGrp LOS				D	A	D	D	A	A	A	C	C
Approach Vol, veh/h					648			1512			984	
Approach Delay, s/veh					42.7			16.3			24.8	
Approach LOS					D			B			C	
Timer - Assigned Phs		2			5	6		8				
Phs Duration (G+Y+Rc), s		68.0			31.0	37.0		18.7				
Change Period (Y+Rc), s		4.0			4.0	4.0		4.0				
Max Green Setting (Gmax), s		64.0			33.0	27.0		18.0				
Max Q Clear Time (g_c+l1), s		12.9			25.7	18.4		13.3				
Green Ext Time (p_c), s		6.2			1.3	3.2		1.4				
Intersection Summary												
HCM 6th Ctrl Delay					24.4							
HCM 6th LOS					C							
Notes												
User approved volume balancing among the lanes for turning movement.												

CUMULATIVE + PROJECT PM PEAK HOUR

2: Patterson & US 101 SB

HCM 6th Signalized Intersection Summary

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	577	37	179	0	0	0	0	928	149	452	676	0
Future Volume (veh/h)	577	37	179	0	0	0	0	928	149	452	676	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No						No			No		
Adj Sat Flow, veh/h/ln	1841	1841	1841				0	1841	1841	1841	1841	0
Adj Flow Rate, veh/h	396	290	179				0	928	149	452	676	0
Peak Hour Factor	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	4	4	4				0	4	4	4	4	0
Cap, veh/h	530	322	199				0	1274	568	680	2129	0
Arrive On Green	0.30	0.30	0.30				0.00	0.36	0.36	0.07	0.20	0.00
Sat Flow, veh/h	1753	1065	657				0	3589	1560	3401	3589	0
Grp Volume(v), veh/h	396	0	469				0	928	149	452	676	0
Grp Sat Flow(s),veh/h/ln	1753	0	1722				0	1749	1560	1700	1749	0
Q Serve(g_s), s	18.3	0.0	23.5				0.0	20.7	6.0	11.7	14.8	0.0
Cycle Q Clear(g_c), s	18.3	0.0	23.5				0.0	20.7	6.0	11.7	14.8	0.0
Prop In Lane	1.00		0.38				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	530	0	521				0	1274	568	680	2129	0
V/C Ratio(X)	0.75	0.00	0.90				0.00	0.73	0.26	0.66	0.32	0.00
Avail Cap(c_a), veh/h	584	0	574				0	1274	568	680	2129	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	0.33	0.33	1.00
Upstream Filter(I)	1.00	0.00	1.00				0.00	1.00	1.00	0.70	0.70	0.00
Uniform Delay (d), s/veh	28.3	0.0	30.1				0.0	24.8	20.1	39.1	20.0	0.0
Incr Delay (d2), s/veh	4.8	0.0	16.3				0.0	3.7	1.1	1.7	0.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.1	0.0	11.7				0.0	8.9	2.3	5.5	7.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	33.0	0.0	46.4				0.0	28.4	21.2	40.8	20.3	0.0
LnGrp LOS	C	A	D				A	C	C	D	C	A
Approach Vol, veh/h	865						1077			1128		
Approach Delay, s/veh	40.3						27.4			28.5		
Approach LOS	D						C			C		
Timer - Assigned Phs	1	2		4			6					
Phs Duration (G+Y+Rc), s	22.0	36.8		31.2			58.8					
Change Period (Y+Rc), s	4.0	4.0		4.0			4.0					
Max Green Setting (Gmax), s	30.0	30.0		30.0			52.0					
Max Q Clear Time (g_c+I1), s	22.7	22.7		25.5			16.8					
Green Ext Time (p_c), s	0.9	3.2		1.7			3.5					

Intersection Summary

HCM 6th Ctrl Delay	31.5
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.

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