Phase I Environmental Site Assessment

1722 State Street
Santa Barbara, California

Prepared for:

Los Padres Bank

Prepared by:

Rincon Consultants, Inc.
July 27, 2005

EXHIBIT E

July 27, 2005
Project 05-19400

John Braunschweiger
SVP/Commercial Real Estate Lending
Los Padres Bank
1171 South Victoria Avenue, Suite A
Ventura, CA 93003-65331

Phase I Environmental Site Assessment
1722 State Street
Santa Barbara, California

Dear Mr. Braunschweiger:

This report presents the findings of a Phase I Environmental Site Assessment (ESA) completed by Rincon Consultants, Inc. for the site located at 1722 State Street, Santa Barbara, California. The Phase I ESA was performed in accordance with our proposal and contract dated May 24, 2005.

The accompanying report presents our findings and provides an opinion regarding the potential presence and impact of environmental site conditions. Our work program for this project, as referenced in our contract, is intended to meet the guidelines outlined in the American Society for Testing Materials (ASTM), Standard Practice for Environmental Site Assessments: *Phase I Environmental Site Assessment Process* (ASTM Standard E-1527-00). Our scope of services, pursuant to ASTM practice, did not include any inquiries with respect to asbestos, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, or high voltage power lines.

Thank you for selecting Rincon for this project. If you have any questions or if we can be of any future assistance, please contact us.

Sincerely,
RINCON CONSULTANTS, INC.

Sarah A. Larese, REA
Associate Environmental Scientist

Walter Hamann, PG, CEG, REA II
Vice President, Environmental Services

EXECUTIVE SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment (ESA) for the property located at 1722 State Street in Santa Barbara, California (Figure 1, Vicinity Map). The site is currently developed with a 7,600-square-foot building used by Brooks Institute as a film/videography school.

A reconnaissance of the site was performed on June 15, 2005. The purpose of the reconnaissance was to observe existing site conditions and to identify obvious indicators of hazardous materials that could affect the subject site. The two-story, 7,600-square-foot building located on the site was originally developed as a bank. The interior of the bank building has been converted into offices and classrooms for the Brooks Institute. Automatic teller machines (ATMs) are located on the southwest side of the building, fronting State Street. The remaining portions of the site are paved parking areas and landscaped areas. During the site reconnaissance, the storage of miscellaneous household cleaners was observed in the janitorial closet on the second floor. No other hazardous substances were observed at the site. During the site reconnaissance, four groundwater monitoring wells were observed within the parking lot areas on the subject property. These groundwater monitoring wells were installed by Chevron to monitor a plume of gasoline-impacted groundwater originating from a nearby upgradient Chevron site located at 1800 State Street.

The site is located in an area that is primarily comprised of commercial and residential land uses. Properties in the vicinity of the site include single-family homes and apartments to the north, northeast and east of the site. A medical office is located adjacent to the southeast of the site. Commercial businesses and offices are located south, southwest and west of the site (across State Street) and a small office building is located adjacent to the northwest of the site. A Chevron gasoline station is located across Islay Street to the northwest.

Review of an environmental records database search (EDR) indicated that five sites with environmental listings are located within a one-quarter mile radius of the subject property. None of these listings are for the subject property. One of the adjacent properties located across State Street in a business office building (Partners Imaging Services, 1727 State Street) was listed as a RCRA-SQG and FINDS site, indicating that they generate and store small quantities of hazardous waste. Based on the nature of the environmental listings as a non-release site, this adjacent property would not be expected to be affecting the subject property.

The remaining four sites are existing or former gasoline service stations as follows: former Chevron Station/existing Exxon Station (1800 State Street), a former Shell Station (1835 State Street), an existing Mobil Station (1936 State Street) and an existing ARCO Station (1935 State Street). All four sites were listed as release sites in the databases searched by EDR. As a follow-up to the database search and the site reconnaissance, we reviewed documents provided on the RWQCB Geotracker website for these four sites. In addition, we were provided additional documents for the Chevron Station by Hochhauser Blatter Architecture and Planning, and Holguin, Fahan and Associates (consultant for Chevron). Based on the documents reviewed, groundwater beneath the subject property has been impacted with gasoline constituents originating from an upgradient offsite source. The recent quarterly sampling event at the nearby upgradient Chevron site indicates that ethylene dichloride (EDC) is in the groundwater beneath

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the subject property at levels exceeding the Santa Barbara County Fire Prevention Division (SBC FPD) Investigation levels for EDC of 0.5 micrograms per liter (µg/l). In addition, low levels of di-isopropyl ether (DIPE) just slightly exceeding the SBC FPD Investigation Level for DIPE (3.0 µg/l) were also detected. The Chevron reports reviewed also indicate that EDC has been detected in groundwater samples collected from beneath the former Chevron site and also in a monitoring well (MW-13) located upgradient of the former Chevron site. According to data reviewed for the former Shell site located upgradient of the Chevron site, groundwater samples collected from beneath the former Shell site have levels of DIPE and EDC exceeding SBC FPD Investigation Levels. According to data reviewed for the existing Mobil Service Station site located upgradient of the former Shell Station site and the former Chevron Station site, groundwater samples collected from the Mobil Service Station site were all nondetect for EDC and DIPE. According to data reviewed for the existing ARCO site also located upgradient of the Shell Station site and the former Chevron Station site, the ARCO site was considered a soils only case, not affecting groundwater, and was closed by the regulatory agency in 1996.

Historical sources reviewed as part of this Phase I ESA include topographic maps (1903, 1947, 1952, 1967, 1988 and 1995), aerial photographs (1928, 1938, 1947, 1953, 1975, 1989, 1994 and 2002), Sanborn fire insurance maps (1907, 1931, 1950 and 1963), and city directories (1920 - 2002). The photos, maps and directories indicate that the site was in residential use since at least 1907, was developed with the bank building sometime after 1953 and prior to 1963, was in use by the Bank of America from at least 1963 through 1985, and is currently in use by the Brooks Institute.

Based on the findings of this Phase I ESA, it is our opinion that there is evidence of one recognized environmental condition in connection with subject property: the presence of gasoline-impacted groundwater originating from an upgradient offsite source.

Gasoline-contaminated groundwater beneath the site originating from an upgradient offsite source is a recognized environmental condition (REC). Based on the historic and current uses of the site, and the fact that soil samples collected from beneath the subject property during the installation of the onsite Chevron groundwater monitoring wells were non-detect for gasoline constituents, we found no evidence to suggest that the gasoline-impacted groundwater beneath the site is originating from the subject property. According to documents reviewed for two nearby upgradient gasoline service stations (former Chevron/existing Exxon Service Station site located at 1800 State Street and former Shell Service Station site located at 1835 State Street) the EDC and DIPE in the groundwater beneath the site appears to be originating from either one or both of these nearby upgradient gasoline station sites.

Based on the presence of gasoline-impacted groundwater beneath the site, originating from an upgradient offsite source, we recommend that Hochhauser Blatter Architecture and Planning contact their legal counsel to document that the party responsible for the contaminated groundwater beneath the site is held accountable for the remediation of the groundwater beneath the site, if required by a regulatory agency.

In addition, we also recommend that a health risk assessment be conducted at the site, to determine if the gasoline-impacted groundwater beneath the site could potentially volatilize through the soil and adversely affect the future residents at the subject property.

INTRODUCTION

This report presents the findings of a Phase I ESA conducted for the property located at 1722 State Street in Santa Barbara, California, APN 27-102-21. The Phase I ESA was performed by Rincon Consultants, Inc. for Hochhauser Blatter Architecture and Planning in general conformance with ASTM E 1527-00 and our proposal and contract dated May 24, 2005. The following sections present our findings and provide our opinion as to the potential presence and impact of environmental site conditions.

PURPOSE

The purpose of this Phase I ESA was to identify the possible presence of recognized environmental conditions (RECs) associated with possible soil and groundwater contamination at the site.

A REC is defined pursuant to ASTM E 1527-00 as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

SCOPE OF SERVICES

The scope of services conducted for this study is outlined below:

- Perform an on-site reconnaissance to identify obvious indicators of the existence of hazardous materials.
- Observe adjacent or nearby properties from public thoroughfares in an attempt to see if such properties are likely to use, store, generate, or dispose of hazardous materials.
- Obtain and review an environmental records database search from Environmental Data Resources (EDR), Inc. to obtain information about the potential for hazardous materials to exist at the site or at properties located in the vicinity of the site.
- Review files for the subject site and immediately adjacent properties as identified in the EDR report.

- Review the current U.S. Geological Survey (USGS) topographic map to obtain information about the site's topography and uses of the site and properties in the vicinity of the site.

- Review historic aerial photographs and topographic maps to obtain information about historic uses of the subject property and adjacent properties.

- Review historic city directories and fire insurance maps to obtain information about historic uses of the subject property and adjacent properties.

- Review California Division of Oil and Gas records to obtain information about historic oil and gas activity in the vicinity of the site.

- Provide an interview questionnaire to the property owner or a designated site representative identified to Rincon by Hochhauser Blatter Architecture and Planning.

- Conduct a site interview with the owner or designated representative.

Our scope of services, pursuant to ASTM E 1527 practice, did not include any inquiries with respect to asbestos, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, or high voltage power lines.

LIMITATIONS, ASSUMPTIONS AND USER RELIANCE

This Phase I ESA was prepared for use solely and exclusively by Hochhauser Blatter Architecture and Planning. This report shall not be relied upon by or transferred to any other party without the express written authorization of Rincon Consultants.

Hochhauser Blatter Architecture and Planning has requested this assessment and will use the assessment to provide information for the purposes of purchasing said property. No other use or disclosure is intended or authorized by Rincon. Hochhauser Blatter Architecture and Planning agrees to hold Rincon harmless for any inverse condemnation or devaluation of said property that may result if Rincon's report or information generated is used for other purposes. Also, this report is issued with the understanding that it is to be used only in its entirety. It is intended for use only by the client, and no other person or entity may rely upon the report without the express written consent of Rincon.

This work has been performed in accordance with good commercial, customary, and generally accepted environmental investigation practices for similar investigations conducted at this time and in this geographic area. No other guarantee or warranties, expressed or implied are provided.

The findings and opinions conveyed in this report are based on findings derived from a site reconnaissance, review of an environmental database report, specified regulatory records and historical sources, and comments made by interviewees. This report is not intended as a

comprehensive site characterization and should not be construed as such. Standard data sources relied upon during the completion of Phase I ESAs may vary with regard to accuracy and completeness. Although Rincon believes the data sources are reasonably reliable, Rincon cannot and does not guarantee the authenticity or reliability of the data sources it has used. Additionally, pursuant to our contract, the data sources reviewed included only those that are practically reviewable without the need for extraordinary analysis.

Rincon has identified evidence that suggests that gasoline-impacted groundwater exists beneath the site at levels that could require mitigation. Additional research, including surface or subsurface sampling and analysis, can reduce Hochhauser Blatter Architecture and Planning's risks, but no techniques commonly employed can eliminate these risks altogether. In addition, in accordance with our authorized work scope and contract and the general provisions of ASTM E1527-00, no attempt was made to check for the presence of asbestos, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, or high voltage power lines.

SITE DESCRIPTION

LOCATION AND LEGAL DESCRIPTION

The site is an approximately 0.65-acre property located at 1722 State Street (Figure 2, Site Map). The site is located southeast of the intersection of State and Islay Streets (Figure 3, Adjacent Land Use Map). The property is identified as APN 27-102-21.

SITE AND VICINITY GENERAL CHARACTERISTICS

The site is located in an area that is primarily comprised of commercial and residential land uses. Properties in the vicinity of the site include single-family homes and apartments to the north, northeast and east of the site. A medical office is located adjacent to the southeast of the site. Commercial businesses and offices are located south, southwest and west of the site (across State Street) and a small office building is located adjacent to the northwest of the site. A Chevron gasoline station is located across Islay Street to the northwest.

CURRENT USES OF THE PROPERTY

The site is currently used by Brooks Institute as a film/videography school.

DESCRIPTIONS OF STRUCTURES, ROADS AND OTHER IMPROVEMENTS ON THE SITE

The two-story 7,600-square-foot building located on the site was originally developed as a bank. The interior of the bank building has been converted into offices and classrooms for the Brooks Institute. Automatic teller machines (ATMs) are located on the southwest side of the building, fronting State Street. The remaining portions of the site are paved parking areas and landscaped areas. Access to the site is available from driveways off of State Street.

CURRENT USES OF THE ADJACENT PROPERTIES

Current adjacent land uses are described in Table 1 and depicted on Figure 3, Adjacent Land Use Map.

Table 1 - Current Uses of Adjacent Properties

Area	Use
Northwestern Property	Pacific Riviera Mortgage Office (1736 State St.)
Northern Properties	Single-family residences
Eastern Properties	Apartments and single-family residences
Southeastern Property	Santa Barbara Artificial Kidney Center (1704 State St.)
Southern Properties	State Street, then Remax Real Estate Offices (1715), Kitchen Company (1719), and a vacant commercial business (1719)
Western Properties	State Street then, Business Center –offices (1727) and Barretto, Sullivan and Co. Insurance and Travel offices (1731)

USER PROVIDED INFORMATION

TITLE RECORDS

Hochhauser Blatter Architecture and Planning provided Rincon with a copy of a Preliminary Title Report for the subject property. According to the report, the current property owner is Ernest H. Brooks, II, as trustee of the 1995 Ernest H. Brooks II Revocable Trust.

ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Hochhauser Blatter Architecture and Planning did not provide Rincon with any information pertaining to environmental liens or activity and use limitations for the subject property.

SPECIALIZED KNOWLEDGE

Prior to conducting the site reconnaissance, Hochhauser Blatter Architecture and Planning informed Rincon of the presence of a nearby gasoline service station with an ethylene dichloride (EDC) plume affecting the groundwater beneath the subject property.

VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Hochhauser Blatter Architecture and Planning did not provide Rincon with any information pertaining to a valuation reduction for the subject property relative to any known environmental issues.

OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The owner and property manager were interviewed regarding the current and former uses of the site. The information obtained from these interviews is described in the Site Reconnaissance and Interviews section of this report.

OTHER

Several documents regarding the nearby gasoline service station (former Chevron, current Exxon Station) were provided by Hochhauser Blatter Architecture and Planning and Holguin, Fahan and Associates (consultant for Chevron). The information obtained from these reports is described in the Additional Environmental Records Sources section of this report.

RECORDS REVIEW

PHYSICAL SETTING SOURCES

Topography

The current USGS topographic map (Santa Barbara Quadrangle, 1995) indicates that the site is situated at an elevation of about 150 feet above mean sea level with topography sloping to the south. Surveyed elevations of groundwater monitoring wells located at the site indicate the top of the groundwater monitoring well casings are at between 151 and 155 feet above mean sea level.

Geology and Hydrogeology

The subject property is located within the western edge of the Transverse Ranges Geomorphic Province, which is characterized by east-west trending structural features. The site is located on the gently sloping Santa Barbara Coastal Plain, which is comprised of recent-aged alluvium, deposited along raised marine terraces. These alluvial deposits were derived from older sedimentary deposits within the Santa Ynez Mountains north of the site, and overlie the Quaternary aged Santa Barbara Formation.

Site Geology

According to the USGS Geologic Map of the Santa Barbara Quadrangle (Thomas Dibblee, Jr., 1986), the site is underlain by Quaternary-aged older dissected surficial sediments consisting of undivided former stream terrace remnants and alluvial fan deposits of silt, sand and gravel, in places weakly consolidated. No faults cross the subject property. The inferred trace of the potentially active Mesa Fault is located approximately 5,000 feet south of the subject property.

Based on the documents provided by Holguin, Fahan and Associates for the nearby Chevron Station located at 1800 State Street, soil beneath the subject property (as identified during the drilling of the monitoring wells installed at the subject property) consists of silty, clayey sand

mixtures up to about 80 feet below grade, and gravel, sand clay mixtures from about 80 to 100 feet below grade. A sandstone layer was observed at between about 10 and 25 feet below grade.

Regional Groundwater Occurrence and Quality

The site is within Unit 1 of the Santa Barbara Groundwater Basin. The basin is bound on the south by the Pacific Ocean, on the west by the Goleta Groundwater Basin and on the north by the Santa Ynez Mountains. The Santa Barbara Formation and overlying unconsolidated Holocene alluvium comprise the water bearing zones within this unit. Aquifers within the Santa Barbara Groundwater Basin are used for domestic water supply. In the downtown Santa Barbara area, the unconsolidated Holocene alluvium aquifer is approximately 200 to 400 feet below grade and the Santa Barbara Formation is located at approximately 600 to 1,000 feet below grade.

Based on the documents provided by Hochhauser Blatter Architecture and Planning and Holguin, Fahan and Associates for the nearby Chevron Station located at 1800 State Street, groundwater beneath the subject property is encountered between about 80 to 90 feet below grade and flows to the southeast.

STANDARD ENVIRONMENTAL RECORDS SOURCES

Environmental Data Resources, Inc. (EDR) was contracted to provide a database search of public lists of sites that generate, store, treat or dispose of hazardous materials or sites for which a release or incident has occurred. The EDR search was conducted for the subject property and included data from surrounding sites within a specified radius of the property. A copy of the EDR report, which specifies the ASTM search distance for each public list, is included as Appendix 1. As shown on the attached EDR report, Federal, State and County lists were reviewed as part of the research effort.

Sites that were identified within a one-quarter mile radius of the subject property are listed in Table 2, EDR Listing Summary of Sites Within One-Quarter Mile of the Subject Property (see Appendix 1 for a complete listing of sites reported by EDR) and include sites that appear in the following databases:

UST: The UST database contains registered USTs. This database is maintained by the State Water Resources Control Board.

FINDS: Facility Index System. Contains both facility information and pointers to other sources that contain more detail.

LUST: LUST records contain an inventory of reported leaking underground storage tank incidents. This database is maintained by the State Water Resources Control Board.

RCRA-(TSD, LQG, SQG): RCRAInfo is U.S. EPA's comprehensive information system providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data and recording abilities of the Resource Conservation and Recovery Information System (RCRIS). The RCRAInfo database includes selected information on

sites that generate, store, treat, or dispose of hazardous waste as defined by RCRA. Conditionally exempt small quantity generators (CESQG) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQG) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQG) generate over 1,000 kg of hazardous waste or over 1 kg of acutely hazardous waste per month. Transporters move hazardous wastes from the generator off-site to a facility that can recycle, treat, store or dispose of the waste . TSDFs treat store or dispose of the waste.

CORTESE: Identified Hazardous Waste and Substance Sites. This database (from the CAL EPA/Office of Emergency Information) identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration.

Ca. FID UST: California Facilities Inventory Database contains active and inactive underground storage tank locations as provided by the California State Water Resources Control Board.

HIST UST: The Hazardous Substance Storage Container Database is a historical listing of UST sites. The State Water Resources Control Board maintains this database.

HAZNET: Hazardous Waste Information System. Data that is extracted from the copies of hazardous waste manifests received each year by the DTSC (information is provided by the Department of Toxic Substances Control).

Table 2 - EDR Listing Summary of Sites Within One-Quarter Mile of the Subject Property

Site Name	Site Address	Distance from Subject Property (miles)	Database Reference
Partners Imaging Services	1727 State Street	Adjacent Property - Southwest	RCRA-SQG, FINDS
Chevron #9-0421 / 90421	1800 State Street	Less than 1/8 Mile - Northwest	LUST, Cortese, UST, HAZNET, HIST UST, CA FID UST
Shell Oil Co. / G. Leger	1835 State Street	Less than 1/8 Mile - Northwest	HIST UST, LUST, RCRA-SQG, FINDS, Cortese, CA FID UST
ARCO Service Station #5075 / #507 / The Roberson Family, Inc.	1935 State Street	1/8 to 1/4 Mile - Northwest	LUST, RCRA-SQG, FINDS, HAZNET, Cortese, HIST UST, CA FID UST
Mobil Oil Corp. EP9 / Esfandyar Ahangir 14-055	1936 State Street	1/8 to 1/4 Mile - Northwest	LUST, RCRA-SQG, FINDS, Cortese, UST, CA FID UST, HIST UST

The subject property was not listed in any of the databases searched by EDR. Five sites with environmental listings are located within a one-quarter mile radius of the subject property. One of the properties located across State Street in a business office building (Partners Imaging Services, 1727 State Street) was listed as a RCRA-SQG and FINDS site, indicating that they generate and store small quantities of hazardous waste. Based on the nature of the environmental listings as a non-release site, this adjacent property would not be expected to be affecting the subject property.

The remaining four sites are existing or former gasoline service stations. All five sites were listed as release sites in the databases searched by EDR and are further discussed below.

REVIEW OF AGENCY FILES

As a follow-up to the database search and the site reconnaissance, we reviewed documents provided on the RWQCB Geotracker website for the nearby Chevron Station (1800 State Street), Shell Station (1835 State Street) and Mobil Station (1936 State Street) and ARCO Station (1935 State Street). In addition, we were provided additional documents for the Chevron Station by Hochhauser Blatter Architecture and Planning, and Holguin, Fahan and Associates (consultant for Chevron). Copies of portions of the documents reviewed are in Appendix 2. Following is a summary of the documents reviewed.

Former Chevron Service Station #9-0421, 1800 State Street, Santa Barbara, California

The *First Quarter 2005 Groundwater Monitoring and Progress Report* for the Former Chevron Service Station was provided to us by Hochhauser Blatter Architecture and Planning. Also, two *Monitoring Well Installation Reports* (one dated June 14, 2004 and one dated June 13, 2005) were provided to us by Holguin, Fahan and Associates (consultant for the former Chevron site). According to the documents reviewed, former leaking underground storage tanks (USTs) operated by Chevron have impacted the soil and groundwater beneath the Chevron site with gasoline constituents. Chevron is in the process of assessing the site. Based on the groundwater flow direction to the southeast towards the subject property, four groundwater monitoring wells were installed by Chevron on the subject property to monitor the groundwater beneath the subject property and to further delineate the plume emanating from their site. Based on soil samples collected from the groundwater monitoring wells installed at the subject property (MW-10, MW-12, MW-14 and MW-15), soil beneath the subject property is not impacted with gasoline constituents. However, according to the reports reviewed, groundwater beneath the subject property has been impacted with gasoline constituents originating from an upgradient offsite source. The recent quarterly sampling event indicates that ethylene dichloride (EDC) is in the groundwater beneath the subject property at levels exceeding the Santa Barbara County Fire Prevention Division (SBC FPD) Investigation levels for EDC of 0.5 micrograms per liter (µg/l). The following concentrations of EDC were detected in groundwater samples collected from beneath the subject property: 24 µg/l in MW-10, 3.6 µg/l in MW-12, 13 µg/l in MW-14 and 1.2 µg/l in MW-15. In addition, low levels of di-isopropyl ether (DIPE) just slightly exceeding the SBC FPD Investigation Level for DIPE (3.0 µg/l) were detected in MW-10 (3.7 µg/l) and MW-14 (3.4 µg/l). The reports reviewed also indicate that EDC has been detected in groundwater samples collected from a monitoring well (MW-13) located upgradient of the Chevron site.

Former Shell Service Station, 1835 State Street, Santa Barbara, California

According to data reviewed on the RWQCB website, it appears that soil beneath the former Shell site has been impacted with gasoline constituents from former leaking underground storage tanks (USTs) operated by Shell. Thirteen soil vapor extraction wells and one groundwater well have been installed at the former Shell Station site. Groundwater samples have been collected on a quarterly basis since Fourth Quarter 2001 through second Quarter 2004 at the former Shell Station site. Groundwater samples collected from beneath the former Shell site have levels of DIPE and EDC exceeding SBC FPD Investigation Levels. All other gasoline constituents have been nondetect in the groundwater or have been detected at very low levels not exceeding SBC FPD Investigation Levels. One exception is a concentration of 75 µg/l tertiary butyl alcohol (TBA) detected in the groundwater beneath the former Shell Station site during the 3rd Quarter 2003 sampling event. During all previous and subsequent groundwater sampling events, TBA was not detected in the groundwater beneath the former Shell Station site.

Mobil Oil Service Station, 1936 State Street, Santa Barbara, California

According to data reviewed on the RWQCB Geotracker website, two groundwater monitoring wells have been installed at the existing Mobil Service Station site. Groundwater samples have been collected on a quarterly basis since Fourth Quarter 2004 and First Quarter 2005. Soil and groundwater samples collected from the two groundwater monitoring wells were all nondetect for EDC and DIPE.

ARCO Service Station, 1935 State Street, Santa Barbara, California

Analytical soil or groundwater data were not available on the RWQCB Geotracker website for the existing ARCO Service Station site. However, according to the EDR report, a leak from the USTs at the ARCO site was confirmed in 1988 and assessment and characterization were conducted in 1989 and 1990. Reportedly, the ARCO site was considered a soils only case, not affecting groundwater, and was closed by the regulatory agency in 1996. Also according to the EDR report, the ARCO site was not tested for MTBE.

ADDITIONAL ENVIRONMENTAL RECORDS SOURCES

Review of State of California Division of Oil and Gas Records

Review of the Division of Oil and Gas (DOG) Munger Map Book (2003) and the DOG website indicates that no oil or gas wells are located within a one-mile radius of the subject property.

HISTORICAL USE INFORMATION

Review of Fire Insurance Maps and City Directory Listings

EDR was contracted to provide copies of fire insurance maps and city directory listings for the site and adjacent properties. Copies of the EDR historical use reports are included in Appendix 3 (Historical Documents). Table 3 lists the historical uses of the site and adjacent properties based on our review of the available fire insurance maps and city directory records.

Table 3 - Historical Use of the Site and Adjacent Sites

Year	Use	Source
Site		
1907	Vacant/undeveloped lot	Sanborn Fire Insurance Map
1920	Residential uses (1720/1724/1728)	Santa Barbara Directory Co.
1926	Not listed	Santa Barbara Directory Co.
1931	Residential uses (1720/1724/1728)	Santa Barbara Directory Co.
1931	Residential dwellings and detached residential automobile garages (1720, 1724 and 1728 State St.)	Sanborn Fire Insurance Map
1935	Residential uses (1720/1728)	Santa Barbara Directory Co.
1940	Residential uses (1720/1724/1728	Santa Barbara Directory Co.
1945	Residential uses (1720/1724/1728)	Santa Barbara Directory Co.
1950	Same as 1931 Sanborn fire insurance map	Sanborn Fire Insurance Map
1951	Residential uses (1720/1724/1728)	Santa Barbara Directory Co.
1961	Not listed	Santa Barbara Directory Co.
1963	Bank building and associated parking lot (1722 State St.)	Sanborn Fire Insurance Map
1965	Bank of America (1722)	Santa Barbara Directory Co.
1970	Bank of America (1722)	Santa Barbara Directory Co.
1975	Bank of America (1722)	Santa Barbara Directory Co.
1981	Bank of America (1722)	Santa Barbara Directory Co.
1985	Bank of America (1722)	Santa Barbara Directory Co.
1990	Not listed	Santa Barbara Directory Co.
2002	Not listed	Santa Barbara Directory Co.
Northwest of Site (1734/36 State Street) and North of Site *(10, 14,16 and 18 E. Islay Street)*		
1907	Vacant/undeveloped lot	Sanborn Fire Insurance Map
1920	Residential uses (1736 and 14/16/18)	Santa Barbara Directory Co.
1926	Residential uses (1736 and 14/18)	Santa Barbara Directory Co.
1931	Residential uses (1736) and (14/16/18)	Santa Barbara Directory Co.
1931	Residential dwellings and detached residential automobile garages	Sanborn Fire Insurance Map
1935	Residential uses (1736) and (16/18)	Santa Barbara Directory Co.
1940	Residential uses (1736) and (14/16/18)	Santa Barbara Directory Co.
1945	Residential uses (1734/1736) and (14/16/18)	Santa Barbara Directory Co.
1950	Same as 1931 Sanborn fire insurance map, except an additional structure (doctors office) is depicted on the western portion of the 1734/36 State Street site	Sanborn Fire Insurance Map
1951	Residential uses (14/16/18) and medical offices (1734/1736)	Santa Barbara Directory Co.
1961	Residential uses (10/14/16/18) and medical offices (1734/1736)	Santa Barbara Directory Co.
1963	Same as 1950 Sanborn fire insurance map	Sanborn Fire Insurance Map
1965	Physician (1734), church (14), residential uses (10/18)	Santa Barbara Directory Co.
1970	Medical offices (1734/1736), residential uses (10/14/18)	Santa Barbara Directory Co.
1975	Medical office (1734), vacant (1736), residential uses (10/14/16/18)	Santa Barbara Directory Co.
1981	Medical office (1734), Escrow Corporation (1736), Sunset	Santa Barbara Directory Co.

Year	Use	Source
	Management Co (10), residential uses (14/16/18)	
1985	Medical office (1734) and parent counseling services (1736), real estate office (10), residential uses (14/16/18)	Santa Barbara Directory Co.
1990	Sunset Management Co. (1736), residential uses (14/18)	Santa Barbara Directory Co.
2002	No listing (1734/1736), Mulitiprobe Inc. (10), residential uses (14/16)	Santa Barbara Directory Co.
Southeast of Site (1704 and 1716 State Street)		
1907	Residential dwelling	Sanborn Fire Insurance Map
1920	Residential uses	Santa Barbara Directory Co.
1926	Residential uses	Santa Barbara Directory Co.
1931	Residential uses	Santa Barbara Directory Co.
1931	Residential dwellings and detached residential automobile garage	Sanborn Fire Insurance Map
1935	Residential uses	Santa Barbara Directory Co.
1940	Residential uses	Santa Barbara Directory Co.
1945	Residential uses	Santa Barbara Directory Co.
1950	Same as 1950 Sanborn fire insurance map	Sanborn Fire Insurance Map
1951	Residential uses	Santa Barbara Directory Co.
1961	Residential uses	Santa Barbara Directory Co.
1963	Vacant lot	Sanborn Fire Insurance Map
1965	Not listed	Santa Barbara Directory Co.
1970	Not listed	Santa Barbara Directory Co.
1975	Santa Barbara Saving & Loan Association (1704), not listed (1716)	Santa Barbara Directory Co.
1981	Santa Barbara Saving & Loan Association (1704), real estate (1716)	Santa Barbara Directory Co.
1985	Santa Barbara Saving & Loan Association (1704)	Santa Barbara Directory Co.
1990	Blue Cross/SBAR (1704), not listed (1716	Santa Barbara Directory Co.
2002	Medical offices/SB Artificial Kidney Center (1704)	Santa Barbara Directory Co.
Northeast and East of Site (1717-1723 Anacapa Street)		
1907	Vacant lot (1723) and residential dwelling and detached residential automobile garage (1717)	Sanborn Fire Insurance Map
1920	Not listed	Santa Barbara Directory Co.
1926	Not listed	Santa Barbara Directory Co.
1931	Not listed	Santa Barbara Directory Co.
1931	Vacant lots	Sanborn Fire Insurance Map
1935	Not listed	Santa Barbara Directory Co.
1940	Residential uses (1723)	Santa Barbara Directory Co.
1945	Residential uses (1719/1723)	Santa Barbara Directory Co.
1950	Residential Dwellings (1717/1723)	Sanborn Fire Insurance Map
1951	Residential uses (1717/1719/1723)	Santa Barbara Directory Co.
1961	Residential uses (1717/1719/1721/1723)	Santa Barbara Directory Co.
1963	Same as 1950 Sanborn fire insurance map	Sanborn Fire Insurance Map
1965	Residential uses (1717/1719/1721/1723)	Santa Barbara Directory Co.
1970	Residential uses (1717/1719/1721/1723)	Santa Barbara Directory Co.
1975	Residential uses (1717/1719/1721/1723)	Santa Barbara Directory Co.
1981	Residential uses (1717/1721/1723) vacant (1719)	Santa Barbara Directory Co.
1985	Residential uses (1717/1719/1721/1723)	Santa Barbara Directory Co.
1990	Residential uses (1717/1723)	Santa Barbara Directory Co.
2002	Not listed	Santa Barbara Directory Co.
West of Site (1725, 1727, 1731)		
1907	No coverage	Sanborn Fire Insurance Map
1920	Residential uses (1727/1731)	Santa Barbara Directory Co.
1926	Not listed	Santa Barbara Directory Co.
1931	Residential uses (1725/1727), dental practice (1731)	Santa Barbara Directory Co.

Year	Use	Source
1931	Dwellings with several garages and sheds (1725/1727/1731)	Sanborn Fire Insurance Map
1935	Vacant (1725), residential uses (1727), dental practice (1731)	Santa Barbara Directory Co.
1940	Medical office (1725), residential uses (1727), dental practice (1731)	Santa Barbara Directory Co.
1945	Residential uses (1725-1727), Dental practice (1731)	Santa Barbara Directory Co.
1950	Dwellings with several garages and sheds (1731/1727), furniture store (1725)	Sanborn Fire Insurance Map
1951	Interior decorator (1725), residential uses (1727), upholstery (1731)	Santa Barbara Directory Co.
1961	Real estate (1725), Advertising (1727), upholstery (1731)	Santa Barbara Directory Co.
1963	Store (1725), dwelling (1727), furniture store (1731)	Sanborn Fire Insurance Map
1965	Real estate (1725), furnishing (1731)	Santa Barbara Directory Co.
1970	Not listed	Santa Barbara Directory Co.
1975	Realty (1725), bookkeeping (1727), business exchange (1727), Craft co. (1727), advertising (1727), employment agency (1727), medical (1727), office (1727), youth club (1727), furnishing (1731)	Santa Barbara Directory Co.
1981	Real estate (1725), investment property (1725), Construction Co. (1727), investment (1727), furnishing (1731)	Santa Barbara Directory Co.
1985	Securities Inc. (1725), commercial businesses/offices (1727), Travel agency (1731), Insurance (1731)	Santa Barbara Directory Co.
1990	Research Corp. (1727)	Santa Barbara Directory Co.
2002	Commercial businesses/offices (1725/1727), insurance (1731)	Santa Barbara Directory Co.
South and Southwest of Site (1715, 1717, 1719, 1721)		
1907	No coverage	Sanborn Fire Insurance Map
1920	Residential uses (1721)	Santa Barbara Directory Co.
1926	Not listed	Santa Barbara Directory Co.
1931	Dental practice (1721)	Santa Barbara Directory Co.
1931	1715 appears to be the northern portion of 1709. 1709 is depicted as a residential dwelling and detached residential automobile garage and several sheds, residential (1721)	Sanborn Fire Insurance Map
1935	Residential uses (1721)	Santa Barbara Directory Co.
1940	Residential uses (1721)	Santa Barbara Directory Co.
1945	Chiropractor (1721)	Santa Barbara Directory Co.
1950	Office building (1715), vacant (1721)	Sanborn Fire Insurance Map
1951	Vacant (1715), furnishing (1717), beauty shop (1719), linen shop (1721)	Santa Barbara Directory Co.
1961	Research (1715), furnishing (1717), beauty shop (1719)	Santa Barbara Directory Co.
1963	Offices (1715), furniture store (1717), stores (1719/1721)	Sanborn Fire Insurance Map
1965	Realty (1715), furniture store (1717)	Santa Barbara Directory Co.
1970	Not listed	Santa Barbara Directory Co.
1975	Vacant (1715), furniture store (1717 and 1721), beauty salon (1719)	Santa Barbara Directory Co.
1981	Furniture (1717/1721), beauty salon, (1719))	Santa Barbara Directory Co.
1985	Investment real estate (1715), furniture store (1717/1721), beauty salon (1719)	Santa Barbara Directory Co.
1990	Showroom (1715)	Santa Barbara Directory Co.
2002	Trainers (1715), Kitchen co. (1717), residential (1719 and 1721)	Santa Barbara Directory Co.

Review of Historic Aerial Photographs

Copies of aerial photographs were obtained from EDR's aerial photograph collection. Copies of the aerial photographs are included in Appendix 3 (Historical Documents). Following is a summary of our review of these photographs.

- ***1928 - Fairchild (1"=500')*** - The subject property appears to be developed with residential-type structures and associated detached automobile garages. The adjacent properties appear to be in residential use also, although the adjacent property to the north-northeast appears vacant. Apartments similar to those depicted on the 1931 through 1967 Sanborn fire insurance maps are depicted on the nearby property to the southeast (north corner of State and Valerio Streets). State Street is located southwest of the site, and Islay, Valerio and Anacapa Streets are depicted farther to the northwest, southeast and northeast, respectively, of the subject property. Also a nearby property to the south across State Street (west corner of State and Valerio) appears to have a small orchard on the southern portion of that property.

- ***1938 - Fairchild (1"=666')*** – The subject property and adjacent properties appear similar to the 1928 photograph.

- ***1947 - Tubis (1"=666')*** – The subject property and adjacent properties appear similar to the 1938 photograph, however, the adjacent properties to the north-northeast (previously vacant) are now developed with residential-type structures. In addition, another building (similar to the current Pacific Riviera Mortgage office) is depicted on the western portion of the adjacent property to the northwest.

- ***1953 - Fairchild (1"=133')*** – The subject property and adjacent properties appear similar to the 1947 photograph, however, the adjacent properties to the south and southwest across State Street appear to be developed with structures similar to the current commercial business structures.

- ***1967 - Mark Hurd (1"=166')*** – The subject property is developed with one large structure and paved parking lot similar to the current site configuration. The adjacent properties appear similar to the 1953 photograph, except for the property to the southeast, which appears undeveloped.

- ***1975 - Mark Hurd (1"=333')*** – The subject property and adjacent properties appear similar to the 1967 photograph. The apartments are no longer depicted on the property located farther to the southeast (north corner of State and Valerio Streets), instead a building similar to the current video store is depicted on that property.

- ***1989 - USGS (1"=666')*** – The subject property and adjacent properties appear similar to the 1975 photograph, however, the quality of this photograph is not as clear, and details are not as visible as in previous photographs. The property to the southeast is depicted with a building similar to the current Santa Barbara Artificial Kidney Center building.

- ***1994 - USGS (1"=666')*** – The subject property and adjacent properties appear similar to the 1989 photograph.

- ***2002 - USGS (1"=666')*** – The subject property and adjacent properties appear similar to the 1994 photograph.

Review of Historic Topographic Maps

Historic topographic maps from EDR's map collection were reviewed. Copies of the historic topographic maps are included in Appendix 3 (Historical Documents). Following is a summary of our review of these maps.

- ***1903 Santa Barbara Quadrangle*** – The subject property is depicted as vacant land in the city of Santa Barbara. The adjacent properties are depicted either as vacant land or with small structures similar to residences. State Street is depicted southwest of the site, and Islay, Valerio and Anacapa Streets are depicted farther to the northwest, southeast and northeast, respectively, of the subject property.

- ***1947 Santa Barbara Quadrangle*** – The subject property is depicted with several small structures similar to residences. The adjacent properties are depicted mostly with small residential-type structures. However, the adjacent property to the northwest (corner of Islay and State Street is depicted with an additional structure similar to the current Pacific Riviera Mortgage office building.

- ***1952 Santa Barbara Quadrangle*** – The subject property and adjacent properties are depicted as built up areas in the City of Santa Barbara. Individual structures are no longer depicted on the properties.

- ***1952, Photorevised 1967, Santa Barbara Quadrangle*** – The subject property and adjacent properties are depicted similar to the 1952 map.

- ***1952, Photorevised 1988, Santa Barbara Quadrangle*** – The subject property and adjacent properties are depicted similar to the 1952, photorevised 1967, map.

- ***1995 Santa Barbara Quadrangle*** – The subject property and adjacent properties are depicted similar to the 1952, photorevised 1988, map.

SITE RECONNAISSANCE AND INTERVIEWS

Rincon Consultants performed a reconnaissance of the site on June 15, 2005 accompanied by Vasilio Inembolidis, Brooks Institute building manager. The purpose of the reconnaissance was to observe existing site conditions and to identify obvious indicators of hazardous materials that could affect the subject site. An interview questionnaire was provided to Julie McGeever of Hochhauser Blatter Architecture and Planning prior to the site reconnaissance. A copy of the completed questionnaire is included in Appendix 4. The following information is based on observations noted or information obtained during the June 15, 2005 site reconnaissance and our review of the completed questionnaire.

HISTORICAL USE INFORMATION

Ernest H. Brooks II, as trustee of the 1995 Ernest H. Brooks, II Revocable Trust is the current owner of the subject property. Prior to the use of the site as the Brooks Institute, the site was reportedly in use as a Bank of America branch office.

Other than the EDC-impacted groundwater beneath the site originating from an upgradient offsite source, Julie McGeever was not aware of any hazardous materials releases or other environmental liabilities associated with the property or surrounding properties.

CURRENT USES OF THE PROPERTY

The site is currently used by the Brooks Institute as a film/videography school. ATMs are located on the southwest side of the building, fronting State Street. The remaining portions of the site are paved parking areas and landscaped areas (Figure 4, Site Photographs).

STORAGE TANKS

During the site reconnaissance, Rincon did not observe above-ground tanks or evidence of underground storage tanks. Julie McGeever indicated on her questionnaire, Appendix 4 , that it is unknown if there have been above or below ground storage tanks on the property in the past.

HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS IN CONNECTION WITH IDENTIFIED USES

During the site reconnaissance, the storage of miscellaneous household cleaners was observed in the janitorial closet on the second floor. No other hazardous substances were observed at the site.

UNIDENTIFIED HAZARDOUS SUBSTANCE AND PETROLEUM PRODUCT CONTAINERS

Unidentified hazardous substance containers or unidentified containers that might contain hazardous substances were not observed during the site reconnaissance.

INDICATIONS OF POLYCHLORINATED BIPHENYLS (PCBs)

Julie McGeever indicated that there are no transformers or hydraulic equipment on this site. This equipment was not noted during Rincon's site visit.

OTHER CONDITIONS OF CONCERN

During the site reconnaissance, Rincon did not observe or note any of the following possible indicators of a hazardous materials release:

- *sumps*
- *pools of liquid*

- *effluent disposal systems*
- *stained soil or stained pavement*
- *stressed vegetation*
- *solid waste/debris*
- *stains or corrosion*
- *odors*

During the site reconnaissance, several storm drains were observed in the parking areas of the subject property.

During the site reconnaissance, four groundwater monitoring wells were observed on the subject property (Figure 4, Site Photographs). As previously discussed, these groundwater monitoring wells were installed by Chevron to monitor a plume of gasoline-impacted groundwater originating from the upgradient Chevron site.

FINDINGS

Known or suspect environmental conditions associated with the property include the following:

- Gasoline-contaminated groundwater beneath the site, originating from an upgradient offsite source.

OPINION

Gasoline-contaminated groundwater beneath the site originating from an upgradient offsite source is a recognized environmental condition (REC). Based on the historic and current uses of the site, and the fact that soil samples collected from beneath the subject property during the installation of the onsite Chevron groundwater monitoring wells were non-detect for gasoline constituents, we found no evidence to suggest that the gasoline-impacted groundwater beneath the site is originating from the subject property. According to documents reviewed for two nearby upgradient gasoline service stations (former Chevron/existing Exxon Service Station site located at 1800 State Street and former Shell Service Station site located at 1835 State Street) the EDC and DIPE in the groundwater beneath the site appears to be originating from either one or both of these nearby upgradient gasoline station sites.

CONCLUSIONS

Rincon has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527 of 1722 State Street, the property. No deletions or deviations from this practice were conducted. This assessment has revealed evidence of one recognized environmental condition in connection with the property: the presence of gasoline-impacted groundwater beneath the site, originating from an upgradient offsite source.

RECOMMENDATIONS

Based on the presence of gasoline-impacted groundwater beneath the site, originating from an upgradient offsite source, we recommend that Hochhauser Blatter Architecture and Planning contact their legal counsel to document that the party responsible for the contaminated groundwater beneath the site is held accountable for the remediation of the groundwater beneath the site, if required by a regulatory agency.

In addition, we also recommend that a health risk assessment be conducted at the site, to determine if the gasoline-impacted groundwater beneath the site could potentially volatilize through the soil and adversely affect the future residents at the subject property.

REFERENCES

The following published reference materials were used in preparation of this Phase I ESA:

Environmental database: Environmental Data Resources (EDR) report dated June 2, 2005.
Chain of title: Chicago Title Company, Preliminary Report, 1722 State Street, Santa Barbara California, May 17, 2005.
Geology: Thomas Dibblee, Jr., *USGS Geologic Map of the Santa Barbara Quadrangle*, 1986; Holguin, Fahan and Associates (HFA), *Monitoring Well Installation Report, Chevron Products Company, Former Service Station #9-0421, 1800 State Street, Santa Barbara, California*, June 14, 2004; HFA, *Monitoring Well Installation Report, Chevron Products Company, Former Service Station #9-0421, 1800 State Street, Santa Barbara, California*, June 13, 2005.
Groundwater: HFA, *First Quarter 2005 Groundwater Monitoring and Progress Report, Chevron Products Company, Former Service Station #9-0421, 1800 State Street, Santa Barbara, California*, April 19, 2005.
Topography: USGS topographic map (1995, Santa Barbara Quadrangle)
Oil and gas records: Division of Oil and Gas (DOG) Munger Map Book (2003); DOG Website
Aerial photographs: Photos provided by EDR
Fire insurance maps: Maps provided by EDR
City directory listings: Listings provided by EDR
Historic topographic maps: Maps provided by EDR

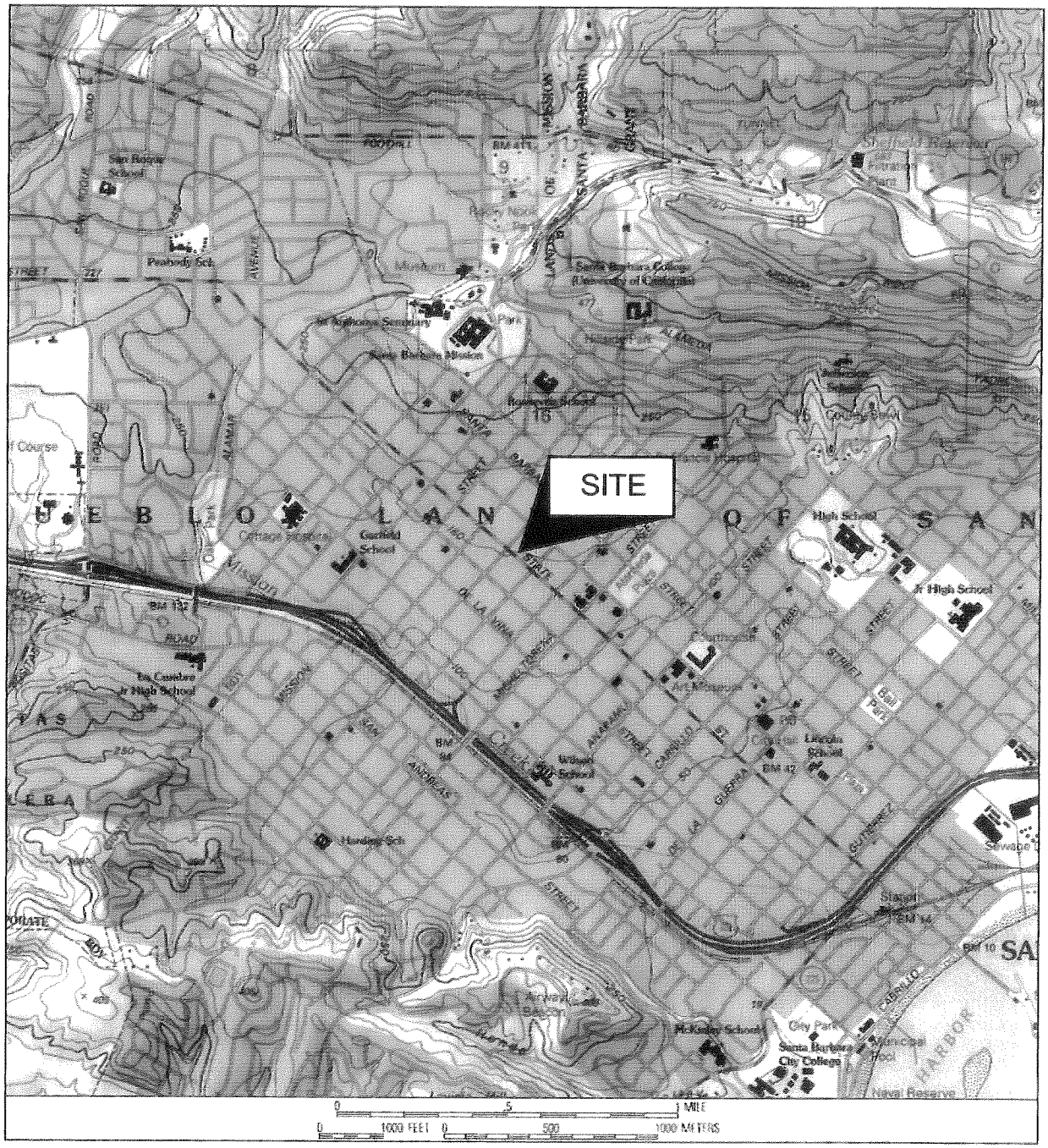
QUALIFICATIONS

The environmental professionals responsible for conducting this Phase I ESA and preparing the report include Sarah Larese and Walt Hamann. Their qualifications are summarized below.

Walt Hamann, PG, CEG, CHG, REA II, is a Principal and Senior Geologist with Rincon Consultants. He holds a Bachelor of Science degree in geology from the University of California, Santa Barbara and a Master of Science degree in geology from the University of California, Los Angeles. He has over 17 years of experience conducting assessment and

remediation projects and has prepared or overseen the preparation of hundreds of Phase I and Phase II Environmental Site Assessments throughout California. Mr. Hamann is a Professional Geologist (#4742), Certified Engineering Geologist (#1635), Certified Hydrogeologist (#208) and Registered Environmental Assessor II (#20063) with the State of California.

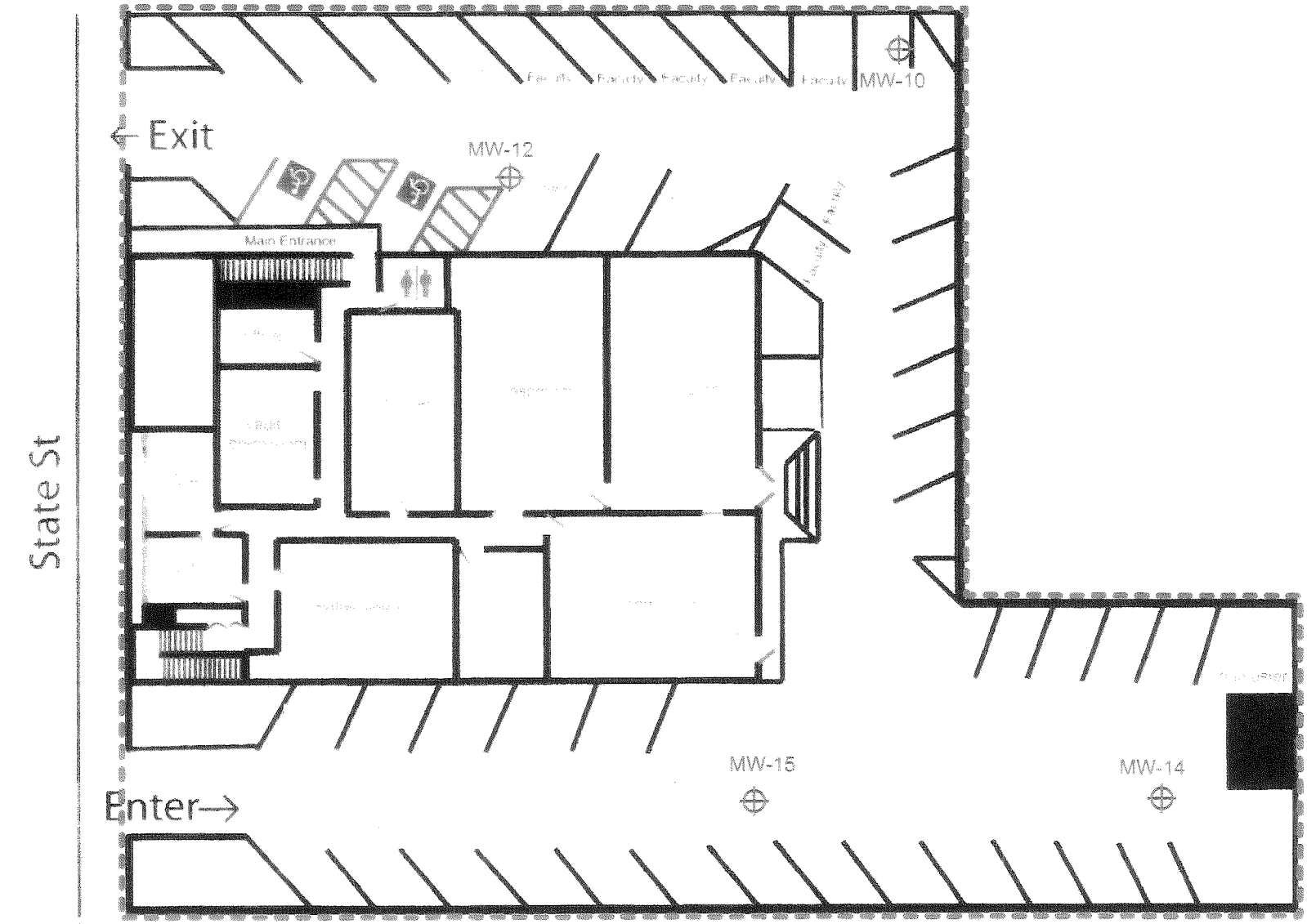
Sarah A. Larese, REA I is an Associate Environmental Scientist with Rincon Consultants. She holds a Bachelors degree in environmental studies from the University of California, Santa Barbara, California. Ms. Larese has experience in development, implementation and project management of environmental assessment and remediation projects, especially relating to underground storage tanks. Ms. Larese's responsibilities at Rincon include implementation of Phase I and II Environmental Site Assessments as well as conducting site remediation field activities and preparation of environmental reports. She has over six years of experience conducting research, assessment and remediation projects. Ms. Larese is a Registered Environmental Assessor I (#07854) with the State of California.



Source: 1995 USGS Topographic Map, Santa Barbara, California Quadrangle

NORTH

Vicinity Map	
1722 State Street Santa Barbara, California	Figure 1



Legend

Subject Property Boundary

Chevron Groundwater Monitoring Well

Base map, provided by Brooks Institute, shows first floor only

0 200 400

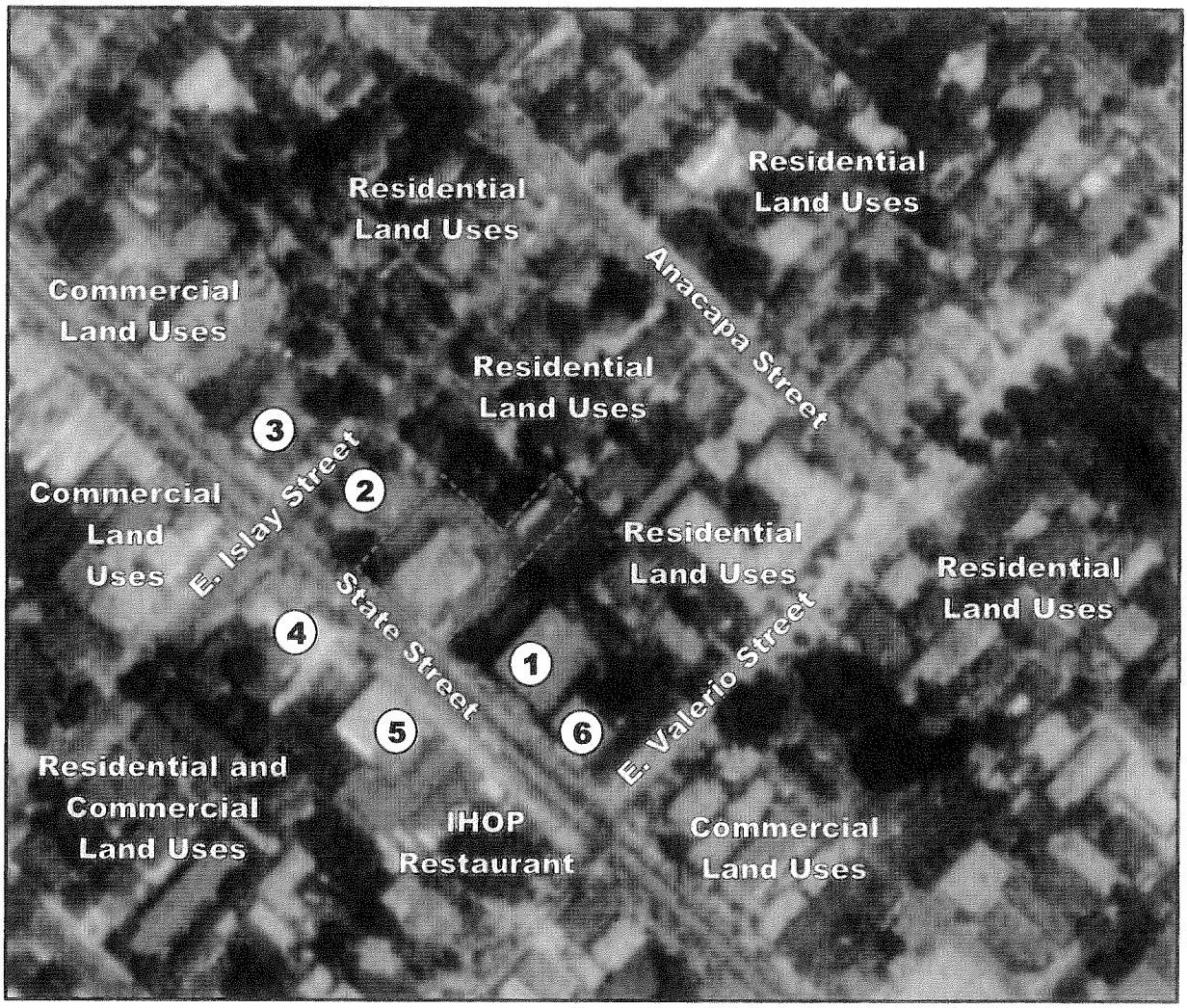
approximate scale in feet

NORTH

Site Map

1722 State Street
Santa Barbara, California

Figure 2



Aerial Photograph from USGS collection, September 4, 1994

Legend

Subject Property Boundary

0 200 400

approximate scale in feet

NORTH

1. Santa Barbara Artificial Kidney Center (1704 State Street)
2. Pacific Riviera Mortgage (1736 State Street) and Residence (10 E. Islay Street)
3. Exxon/Former Chevron Service Station (1800 State Street)
4. Business Center (1727 State Street) and Barretto, Sullivan and Co. Travel and Insurance Offices (1731 State Street)
5. Remax , Kitchen Co. and vacant commercial business (1715, 1717 and 1719 State Street)
6. DAC Video Store (1700 State Street)

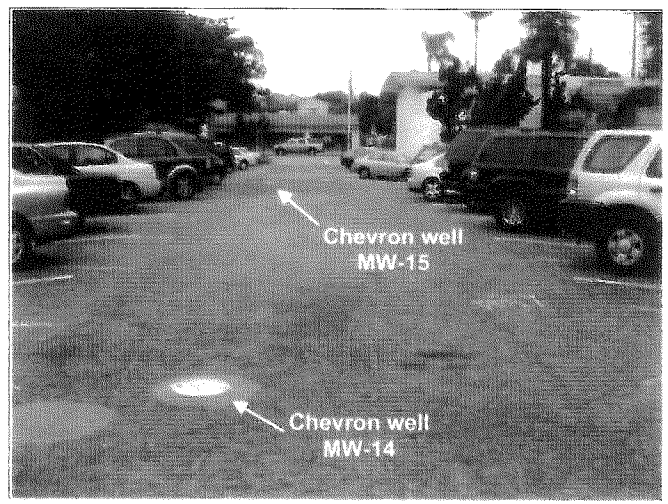
Adjacent Land Use Map

1722 State Street
Santa Barbara, California

Figure 3

Photograph A: View of the subject property from across State Street, facing east.

Photograph B: View of the nearby upgradient, existing Exxon (former Chevron) Service Station located at 1800 State Street, facing north.



Photograph C: View of the parking lot located on the eastern and southeastern portion of the site, facing southwest.

Site Photographs	
1722 State Street Santa Barbara, California	Figure 4

Bill Spiewak
CONSULTING ARBORIST

February 27, 2006

Hochhauser & Blatter Architecture and Planning
122 East Arrellaga St.
Santa Barbara,, CA 93101

962-2746

RE: Oak at 1722 State St., Santa Barbara

BACKGROUND
Many months ago, Jan Hochhauser contacted me regarding potential impacts to a large oak tree on a property adjacent to 1722 State St , where his firm was designing a new building. I briefly went to the site to look at the situation and did not believe there was any conflict. Several months later, he called me again to report my opinion to the city of Santa Barbara. I met with Jan Hochhauser on 2/23/06 to assess the situation

ASSIGNMENT
I have been assigned to assess potential impacts to an oak tree from proposed construction at 1722 State St

LIMITATIONS OF THE ASSIGNMENT
The oak was growing on a property that was inaccessible to me. This report is based on my perspective from the parking lot at 1722 State St. Due to the growing conditions of the tree, I did not believe there was any need to pursue a view from the other property

USE OF THIS REPORT
I intend for this report to be used by the city for a credible assessment of the situation with the oak tree and assist Hochhauser & Blatter in complying with conditions of their project.

OBSERVATIONS

1. The large oak tree *(Quercus agrifolia)* is on the property adjacent to the east property line of 1722 State Street.
2. The trunk has a DBH of at least 20" (diameter at breast height measured at 54" above ground).
3. The tree appears to be growing vigorously
4. It is at least 35' tall and partially overhangs the 1722 State St. property line
5. An 8' high block wall separates the two properties and retains the neighbor's grade at more than 7' above the ground level of 1722 State St. The wall appears intact and solid.
6. The project at 1722 State St. calls for the construction of a two-story building with footings (including over-excavation) estimated to be approximately 12' from the property line. Several lower branches of the oak will conflict with the building

RECEIVED
MAR 0 2 2006
CITY OF SANTA BARBARA
PLANNING DIVISION

EXHIBIT F

DISCUSSION

The majority of tree roots grow in the upper 6" to 12" of soil. Roots grow where there is oxygen and moisture, which is generally deficient at lower depths. However, sometimes there are conditions that create fissures or gaps in the soil and provide opportunities for roots to grow deeper. It is also common for roots to grow within interfaces between walls, footings or sidewalks and the soil. Generally, within these interfaces, oxygen and moisture are abundant, and roots often form in mats or masses. This is why walls and sidewalks crack from tree roots.

Due to the proximity of the tree and the wall, it is likely that roots grow within the interface on the east side of the wall (on the neighbor's property). However, I saw no evidence of bulging or cracking of the retaining wall. It is also highly unlikely and almost unheard of, that any roots would grow vertically down a seven-foot interface, then below the retaining wall footing, through the compacted soil of the footing, and then into compacted base and soil below an asphalt parking lot.

Despite limitations to the root system, the crown of foliage is growing vigorously and overhangs 1722 State St. The removal of several low limbs on the oak to avoid conflicts between the proposed structure and the tree will not cause harm to it health. There will be adequate foliage, remaining on the oak to sustain physiological processes. In fact, the current condition of the lower limbs pose risks to people and vehicles in the parking lot and is overdue for pruning, with or without the project. See photos below.

CONCLUSION

The project at 1722 state St. will not impact the root system of the oak or the crown of foliage provided professional tree workers prune limbs prior to construction.

RECOMMENDATIONS

1. Raise the crown on the west side of the tree by removing the lowest 8" and 5" diameter limbs and several smaller branches.
2. Hire a qualified tree worker who practices proper pruning standards in accordance with the International Society of Arboriculture, *Best Management Practices*. (ISA Certified Tree Worker or Certified Arborist)

Please contact me with any questions.

Prepared by: Bill Spiewak

Bill Spiewak
Registered Consulting Arborist #381 — American Society of Consulting Arborists
Board Certified Master Arborist #310-B — International Society of Arboriculture

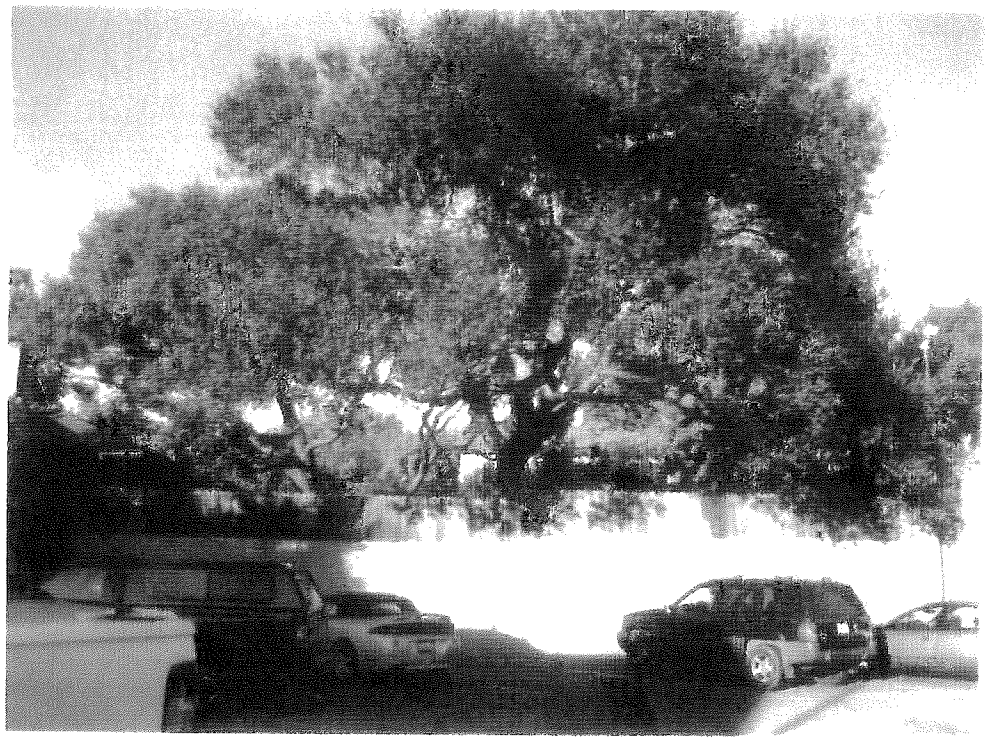


Figure 1: Looking from 1722 State St. at the west side of the oak (east side of 1722 property). Note the large retaining wall.

Figure 2: Looking from the south, a view of the overhanging limbs. The arrow points to limbs that need to be removed.

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

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

August 1, 2006

05122.L03.WPD

Jan Hochhauser
Hochhauser and Blatter
122 E. Arrellaga Street
Santa Barbara, CA 93101

REVISED TRAFFIC AND PARKING STUDY FOR THE 1722 STATE STREET MIXED-USE DEVELOPMENT, CITY OF SANTA BARBARA, CALIFORNIA

Associated Transportation Engineers (ATE) has prepared the following revised traffic and parking study for the 1722 State Street Mixed-Use Development, proposed in the City of Santa Barbara. The traffic study determines the project's trip generation and distribution parameters and identifies potential traffic impacts based on City thresholds. A discussion of the parking required for the project is also included. This revised study also addresses the comments submitted by the City staff in the DART letter dated March 28, 2006.

PROJECT DESCRIPTION

The project site is located at 1722 State Street between Islay Street on the north and Valerio Street on the south, in the City of Santa Barbara. The site is currently occupied with a 7,500 square-foot (sf) bank building. The building was formerly occupied by Bank of America and is now used as a campus by the Brooks Institute of Photography. At any given time, the maximum attendance is 580 students per day with a peak hour attendance of 145 students (see attached student data). There are two functioning Bank of America ATMs on the exterior of the building. The project is proposing to demolish the existing building and construct 12 condominiums and 9,238 gross sf of commercial space, of which 1,400 gross sf would be retail, 4,850 gross sf would be general office, and 2,988 gross sf. would be medical office. Parking for the project would be provided in a subterranean parking garage. The gross square-foot measurements were calculated by the project architect, and are comprised of outside wall to outside wall measurements, including interior circulation and storage areas. The gross square feet do not include outdoor areas for general circulation or service. Garage space is not

included in the gross square footage.

PROJECT TRIP GENERATION

In determining whether the traffic impacts generated by a project are significant, the traffic analysis compares the potential traffic generation of a project with pre-project environmental conditions. This is generally referred to setting the "baseline" for the environmental review. A trip generation analysis was therefore completed to compare the level of traffic that would be generated by the proposed development with the level of traffic generated by the existing on-site uses.

Existing Building

Two scenarios were used to estimate the traffic generated by the existing bank building. The first scenario assumes a 7,500 sf bank and uses the average rates presented in the Institute of Transportation Engineers (ITE) Trip Generation Manual[1] for Walk-In Bank (Land Use #911). Many of the vehicular trips to and from the bank will be pass-by trips rather than primary trips. Primary trips are made with the sole purpose of visiting the bank, such as patrons traveling from home to the bank and then traveling back home again. Pass-by trips already exist on the adjacent street system and would stop at the site during their primary trip, for example, drivers traveling on State Street who would stop by the bank on their way home from work. The ITE pass-by rate of 47% was used for the bank. The pass-by rate is not used for the A.M. peak hour, when the bank is not open and all trips are employee trips.

The second scenario presents the estimates for the existing Brooks campus and ATMs based on A.M. and P.M. peak hour counts conducted at the site (attached). Driveway counts at the Brooks campus were taken on a single day based on class schedules and attendance. As the day-to-day attendance at the school is relatively constant, only one count was performed. The enrollment data for Brooks Institute of Photography is attached in the report. Table 1 shows the existing trip generation for both scenarios.

Table 1
Existing Site Trip Generation Estimates

Land Use	Size	ADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Bank *with 47% pass-by*	7,500 sf	156.5	1,174 *622*	4.07	31 *31*	33.15	249 *132*
Brooks + ATMs	7,500 sf.	(a)	770	(b)	44	(b)	77

(a) Based on ITE ADT/P.M. Peak Hour Factor relationship.

(b) Based on peak hour counts conducted at the site

[1] Trip Generation, Institute of Transportation Engineers, 7th Edition, 2003

The data presented in Table 1 shows that the 7,500 sf bank building would generate 622 ADT, 31 A.M. peak hour trips (PHT), and 132 P.M. PHT, assuming the reductions for pass-by trips. The existing Brooks building and ATMs generate 770 ADT, 44 A.M. PHT, and 77 P.M. PHT.

Proposed Project

Trip generation estimates for the proposed project were calculated based on the Institute of Transportation Engineers Trip Generation report[2] and data presented in the San Diego Association of Governments (SANDAG) Traffic Generators manual.[3] The following text reviews the specific rates used for the Trip Generation analysis. Table 2 shows the proposed project trip generation estimates.

- **Residential Condominium**. The ITE 7th Edition average rates for Residential Condominiums/Townhouses (Land Use Code #230) were used to determine the trip generation for this component of the project.

- **Specialty Retail**. The equation listed in the ITE 7th Edition for Specialty Retail Centers (Land Use Code #814) were used for this project component. The trip rates were developed assuming a 10,000 square-retail center, and then applied to the proposed project retail area. This step was completed because the equation rates produced by the ITE formulas are faulty for small size retail centers (less than 10,000 square feet in size). Because no A.M. peak data is available in the ITE Trip Generation manual, 3% of the ADT was assumed per the SANDAG Traffic Generators manual. A 10% Pass-By reduction rate was applied per the SANDAG manual.

- **General Office .** The equations presented in the ITE Trip Generation manual (7th and 5th Editions) for General Office (Land Use Code #710) were used for this component of the project. The equation rates from the 7th Edition ITE report were used to estimate average daily and A.M. peak hour trips. The equation rates from the 5th Edition ITE report were used to estimate P.M. peak hour trips. The P.M. peak hour equations from the 5th Edition were used because the equations contained in the 7th Edition report are faulty for small size office projects. In addition, the trip rates were developed assuming a 10,000 square-foot office, and then applied to the proposed project office area. This step was completed because the equation rates produced by the ITE formulas are faulty for small size offices (less than 10,000 square feet in size).

- **Medical-Dental Office**. The ITE 7th Edition average rates for a Medical-Dental Office (Land Use Code #720) were used to determine the trip generation estimates for this component of the project.

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2 Trip Generation, Institute of Transportation Engineers, 7th and 5th Editions

3 San Diego Traffic Generators, San Diego Association of Governments, 2002

Table 2
Proposed Project Trip Generation

Land Use	Size(a)	ADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Condominiums	12 units	5.86	70	0.44	5	0.52	6
Specialty Retail *with 10% Pass-By*	1,400 sf	46.55(b)	65 59	1.40(b)	2 2	4.55(b)	6 6
General Office	4,850 sf	22.66(c)	110	2.97(c)	14	9.00(c)	44
Medical-Dental Office	2,988 sf	36.13	108	2.48	7	3.72	11
TOTAL			**347**		**28**		**67**

(a) Gross square-feet of building
(b) Rates based on ITE 7th Edition equations assuming a 10,000 sf facility. A.M. Rate based on 3% of the ADT per SANDAG.
(c) ADT and A.M. peak hour rate based on ITE 7th edition equations assuming a 10,000 sf facility. P.M. rate based on ITE 5th edition equation for 10,000 sf facility.

Table 2 shows that the proposed project would generate 353 ADT, 28 A.M. PHT, and 67 P.M. PHT.

Table 3 compares existing traffic levels for the bank and the Brooks Institute with the traffic generated by the proposed project.

Table 3
Net Trip Generation

Scenario	ADT	A.M. Peak Hour	P.M. Peak Hour
Bank	622	31	132
Proposed Project	347	28	67
Difference	**-275**	**-3**	**-65**
Brooks Institute	770	44	77
Proposed Project	347	28	67
Difference	**-423**	**-16**	**-10**

Table 3 shows that the project would result in a reduction of 269 average daily trips, 3 A.M. PHT, and 65 P.M. PHT from the previous bank use. The project would also result in a reduction of 417 ADT, 16 A.M. PHT and 10 P.M. PHT from the existing Brooks Institute of

Photography school. Because the project results in a reduction in both A.M. and P.M. peak hour traffic, there is no potential to significantly impact the area intersections.

PARKING ANALYSIS

City Zoning Ordinance Requirements

The City's Zoning Ordinance parking ratios for each of the project components are summarized below. The City's Zoning Ordinance is based on the net square-feet of the building.

Specialty Retail: 1 space/250 sf (net)

General Office: 1 space/250 sf (net)

Medical-Dental Office: 1 space/250 sf (net)

Condominiums: 2 spaces/2- and 3-Bedroom unit
1 guest space/4 units

Based on these ratios, the project's Zoning Ordinance parking requirements were calculated as shown below in Table 4.

Table 4
City of Santa Barbara Zoning Ordinance Parking Requirements

Land Use	Size(a)	City Parking Ratio	Parking Space Requirement
Specialty Retail	1,353 sf	1 space/250 sf.	5 spaces
General Office	4,778 sf	1 space/250 sf.	19 spaces
Medical-Dental Office	2,885 sf	1 space/250 sf.	12 spaces
Condominiums	12 Units	2 spaces/2 & 3 Bedroom 1 guest space/4 units	24 spaces 3 spaces
Total			**63 spaces**

(a) Net square-feet of building

The data presented in Table 4 show that the City Zoning Ordinance parking requirement for the project is 63 spaces.

Parking Demand Analysis

The actual parking demand generated by the project may be greater than or less than the number of spaces required by the City's Zoning Ordinance. Also, the City's Zoning Ordinance parking requirements for the individual project components are based on rates for "stand-alone" land uses. These parking ratios therefore do not consider the concept of "shared parking" that

occurs in developments containing a mix of land uses.

The shared parking theory recognizes that the peak parking accumulations for individual land uses occur at different times of the day, and that parking spaces can be shared by different uses at different times of the day and evening.

In the case of the proposed project, the commercial and office uses will generate the highest parking demands during the mid-day periods and the residential units have their highest demands during the early morning and evening periods. The project parking lot therefore is used by the retail and office uses during the day when many of the condominium residents are gone, and used by the condominium residents and guests at night after the retail and office facilities are no longer in use.

The ITE Parking Generation[4] and the ULI Shared Parking Manual[5] provide specific procedures for computing the parking space needs for mixed-use sites with residences and commercial uses. The first step in completing the parking analysis is to calculate the gross project parking demands for each component. For this analysis, the following parking demand rates were used:

Specialty Retail. The average rate (50th percentile) presented in the ITE parking generation report for Retail Centers are used for this analysis (3.02 spaces/1,000 sf). The rate applies to gross square-feet.

General Office. The average rate (50th percentile) presented in the ITE parking generation report for General Office uses are used for this analysis (2.84 spaces/1,000 sf). The rate applies to gross square-feet.

Medical Office. The average rate (50th percentile) presented in the ITE parking generation report for Medical-Dental Office are used for this analysis (3.53 spaces/1,000 sf). The rate applies to gross square-feet.

Condominiums. The average rate (50th percentile) presented in the ITE parking generation report for residential condominiums is 1.46 spaces/unit. However, the project proposes to reserve 2 spaces each for 10 units, and 1 space each for the remaining two units. Thus a total of 22 spaces would be reserved for the 12 units, which is greater than the estimated demand.

Table 5 shows the parking demand calculations completed for the individual project components based on the rates reviewed above.

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4 Parking Generation, Institute of Transportation Engineers, 3rd Edition, 2004

5 Shared Parking, Urban Land Institute, 1983.

Table 5
Project Peak Parking Demand Calculations for Individual Components

Land Use	Size(a)	Rate	Parking Demand
Specialty Retail	1,400 sf	3.02 spaces/KSF	4 spaces
General Office	4,850 sf	2.84 spaces/KSF	14 spaces
Medical-Dental Office	2,988 sf	3.53 spaces/KSF	11 spaces
Condominiums	10 units	2 spaces/unit (b)	20 spaces
	2 units	1 space/unit (b)	2 spaces
Total			**51 spaces**

KSF = 1,000 square feet
(a) Gross square feet of building area
(b) 10 condominiums will have 2 reserved spaces and the remaining 2 units will each have one reserved space. Analysis assumes reserved spaces as peak demand for the residential units.

The next step in completing the shared parking analysis involves calculating shared parking adjustments. The ULI and ITE reports provide hourly parking accumulation percentages for each of the individual site uses. These accumulation percentages are then added for each hour, and the overall peak parking hour is determined. The shared parking analysis assumes that 22 spaces would be reserved for the 12 condominium units.

Table 6 shows the parking requirements for each project component during the combined peak period, as well as the total requirement for the site. A worksheet showing the hourly parking calculations is attached for reference.

Table 6
Shared Parking Demand Calculations

Land Use	Size	Peak Period	Parking Demand
Specialty Retail	1,400 sf	11:00 A.M.	3 spaces
General Office	4,850 sf	11:00 A.M.	14 spaces
Medical-Dental Office	2,988 sf	11:00 A.M.	11 spaces
Condominiums	12 Units	11:00 A.M.	22 spaces
Total			**50 spaces**

The shared parking analysis indicates that the project would experience the highest parking demand at 11:00 A.M. with a combined parking demand of 50 spaces. The proposed subterranean garage would need to provide at least 50 spaces to accommodate the parking demands of the project.

Alternative Demand Analysis

City staff requested an alternative parking demand analysis assuming that the entire commercial area is occupied by medical and dental office uses. The ITE Medical Office parking demand rate reviewed previously was used to evaluate parking demands for this scenario.

Table 7 shows the parking demand calculations completed for this alternative.

Table 7
Project Peak Parking Demand Calculations - All Medical Office Uses

Land Use	Size(a)	Rate	Parking Demand
Medical-Dental Office	9,238 sf	3.53 spaces/KSF	33 spaces
Condominiums	10 units	2 spaces/unit (b)	20 spaces
	2 units	1 space/unit (b)	2 spaces
Total			**55 spaces**

KSF = 1,000 square feet
(a) Gross square feet of building area
(b) 10 condominiums will have 2 reserved spaces and the remaining 2 units will each have one reserved space. Analysis assumes reserved spaces as peak demand for the residential units.

The next step in completing the shared parking analysis involves calculating shared parking adjustments. The ULI and ITE reports provide hourly parking accumulation percentages for each of the individual site uses. These accumulation percentages are then added for each hour, and the overall peak parking hour is determined. The shared parking analysis assumes that 22 spaces would be reserved for the 12 condominium units.

Table 8 shows the parking requirements for each project component during the combined peak period, as well as the total requirement for the site. A worksheet showing the hourly parking calculations is attached for reference.

Table 8
Shared Parking Demand Calculations - All Medical Office Uses

Land Use	Size	Peak Period	Parking Demand
Medical-Dental Office	9.238 sf	11:00 A.M.	33 spaces
Condominiums	12 Units	11:00 A.M.	22 spaces
Total			**55 spaces**

The shared parking analysis indicates that the project would experience the highest parking demand at 11:00 A.M. with a combined parking demand of 55 spaces. The proposed subterranean garage would need to provide at least 55 spaces to accommodate the parking demands of the project.

This concludes our revised traffic and parking study for the 1722 State Street Mixed-Use Project. Please contact our office if you have any questions regarding the contents of this report.

Associated Transportation Engineers

By: Scott A. Schell, AICP
Principal Transportation Planner

SAS/JSL/JB

Attachments: Shared parking demand calculations
A.M. and P.M. peak hour counts
Brooks Institute of Photography Attendance Data

WEEKDAY SHARED PARKING DEMAND CALCULATIONS

Land Use	*Size*		*Rate*	*Peak Demand*
General Office	4.85	KSF	2.84	14
Medical-Dental Office	2.99	KSF	3.53	11
Condominiums	12	units		22
Specialty Retail	1.4	KSF	3.02	4

10/13/2005
#05122

Hour of Day	General Office	Med/Dent	Condos	Specialty Retail		Total
6:00 a.m.	0	0	22	0		22
7:00 a.m.	8	2	22	0		32
8:00 a.m.	12	5	22	1		40
9:00 a.m.	14	9	22	2		47
10:00 a.m.	14	11	22	2		49
11:00 a.m.	14	11	22	3		50
12:00 noon	12	10	22	4		48
1:00 p.m.	11	9	22	4		46
2:00 p.m.	12	9	22	4		47
3:00 p.m.	12	11	22	3		48
4:00 p.m.	11	10	22	3		46
5:00 p.m.	6	8	22	2		38
6:00 p.m.	3	0	22	3		28
7:00 p.m.	1	0	22	3		26
8:00 p.m.	1	0	22	3		26
9:00 p.m.	0	0	22	2		24
10:00 p.m.	0	0	22	0		22
11:00 p.m.	0	0	22	0		22
12:00 midnight	0	0	22	0		22
					Maximum=	**50**

Source: ULI *Shared Parking*, 2005
ITE Parking Generation, 3rd Edition, 2004

WEEKDAY SHARED PARKING DEMAND CALCULATIONS

Land Use	*Size*		*Rate*	*Peak Demand*
General Office	0	KSF	2.84	0
Medical-Dental Office	9.238	KSF	3.53	33
Condominiums	12	units		22
Specialty Retail	0	KSF	3.02	0

8/1/2006
#05122

Hour of Day	General Office	Med/Dent	Condos	Specialty Retail		Total
6:00 a.m.	0	0	22	0		22
7:00 a.m.	0	5	22	0		27
8:00 a.m.	0	16	22	0		38
9:00 a.m.	0	28	22	0		50
10:00 a.m.	0	33	22	0		55
11:00 a.m.	0	33	22	0		55
12:00 noon	0	29	22	0		51
1:00 p.m.	0	26	22	0		48
2:00 p.m.	0	28	22	0		50
3:00 p.m.	0	32	22	0		54
4:00 p.m.	0	30	22	0		52
5:00 p.m.	0	24	22	0		46
6:00 p.m.	0	0	22	0		22
7:00 p.m.	0	0	22	0		22
8:00 p.m.	0	0	22	0		22
9:00 p.m.	0	0	22	0		22
10:00 p.m.	0	0	22	0		22
11:00 p.m.	0	0	22	0		22
12:00 midnight	0	0	22	0		22
					Maximum=	**55**

Source: ULI *Shared Parking*, 2005
ITE Parking Generation, 3rd Edition, 2004

Brooks Institute 1722 State Street #05122
Driveway Counts

A.M. Peak Hour Traffic Survey						
	LOT PARKING		STREET PARKING		TOTAL PARKING	
	IN	OUT	IN	OUT	IN	OUT
7:00-7:15 AM	0	0	2	0	2	0
7:15-7:30	1	0	1	3	2	3
7:30-7:45	1	0	1	1	2	1
7:45-8:00	1	2	1	0	2	2
8:00-8:15	3	0	0	0	3	0
8:15-8:30	5	2	2	2	7	4
8:30-8:45	8	4	3	1	11	5
8:45-9:00	10	1	2	2	12	3

Peak Hour: 8:00-9:00
33 IN, 12 OUT

P.M. Peak Hour Traffic Survey						
	LOT PARKING		STREET PARKING		TOTAL PARKING	
	IN	OUT	IN	OUT	IN	OUT
4:00-5:15 PM	5	8	9	3	14	11
4:15-4:30	2	2	3	1	5	3
4:30-4:45	4	6	0	0	4	6
4:45-5:00	5	2	2	4	7	6
5:00-5:15	2	5	6	6	8	11
5:15-5:30	4	4	3	3	7	7
5:30-5:45	5	7	3	5	8	12
5:45-6:00	3	2	8	11	11	13

Peak Hour: 5:00-6:00
34 IN, 43 OUT

Brooks Institute Maximum Class Enrollment
1722 State St. Campus

September-October 2004							
Times	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
7:00-9:45	90	90	90	90			
10:15-1:00	117+ Lab	117+ Lab	117+ Lab	117+ Lab	Lab		
1:30-4:15	117+ Lab	117+ Lab	117+ Lab	117+ Lab	Lab		
4:45-7:30	90+ Lab	72+ Lab	90+ Lab	72+ Lab			
8:00-10:45	45+ Lab	45+ Lab	Lab	45+ Lab			
Total:	459	441	414	441			
Labs:	4	4	4	4	2		

November- December 2004							
Times	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
7:00-9:45	90	90	90	90			
10:15-1:00	90+ Lab	117+ Lab	117+ Lab	117+ Lab	27+ Lab		
1:30-4:15	117+ Lab	117+ Lab	117+ Lab	72+ Lab	72	45	
4:45-7:30	117+ Lab	117+ Lab	117+ Lab	117+ Lab	45	45	
8:00-10:45	45+ Lab	45	Lab	45			
Total:	459	486	441	441	144	90	
Labs:	4	3	4	3	1		

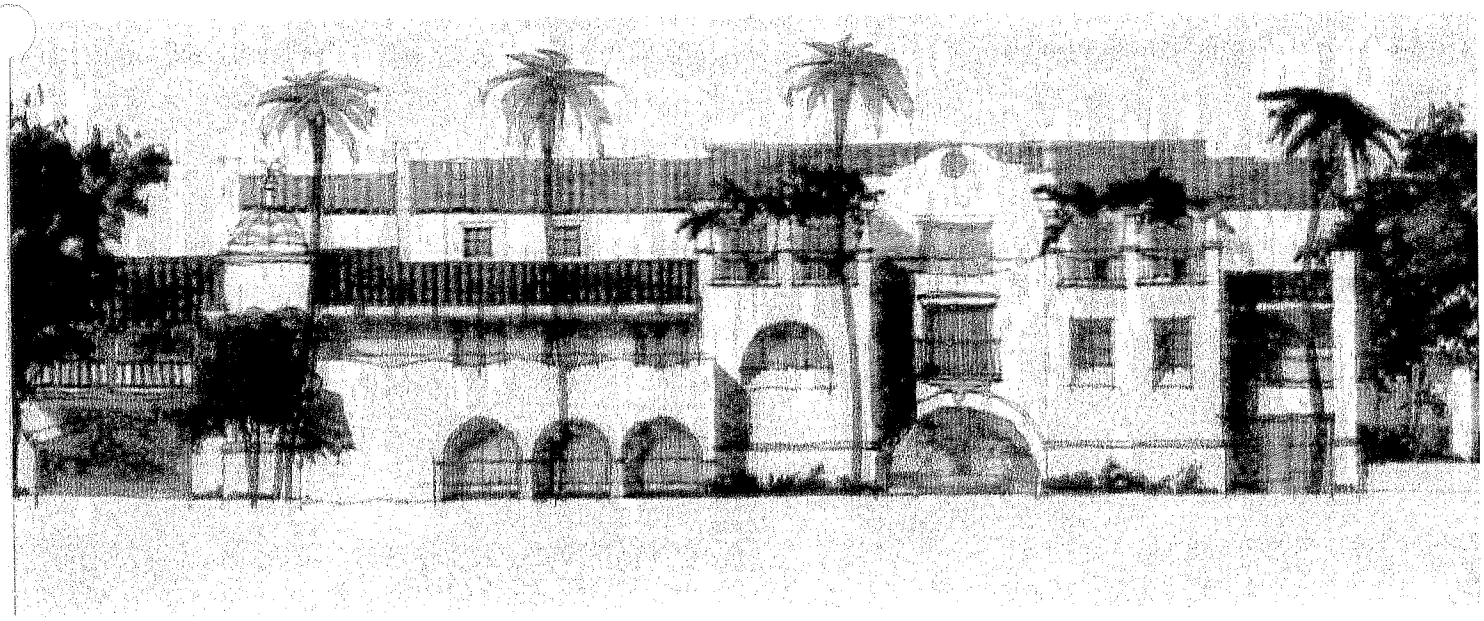
January- Februrary 2005							
Times	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
7:00-9:45		117	27	117	27		
10:15-1:00	117+ Lab	117+ Lab	117+ Lab	72+ Lab	72		
1:30-4:15	117+ Lab	117+ Lab	117+ Lab	72+ Lab			
4:45-7:30	117+ Lab	90+Lab	72+ Lab	90+ Lab			
8:00-10:45	90+ Lab	90+Lab	90	90			
Total:	441	531	423	441	99		
Labs:	4	4	3	3			

March- April 2005							
Times	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
7:00-9:45	90	90	90	90			
10:15-1:00	117	145	117	145	27		
1:30-4:15	145	118	145	118	73		
4:45-7:30	145	118	145	90	73		
8:00-10:45	45	28	45	45	45		
Total:	542	499	542	488	218		

May- June 2005							
Times	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
7:00-9:45	72	45	72	45		72	
10:15-1:00	90	145	90	145	28	90	
1:30-4:15	145	145	145	145		72	
4:45-7:30	145	118	145	117		117	
8:00-10:45	118	73	118	45		90	
Total:	570	526	570	497	28	441	

July- August 2005							
Times	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
7:00-9:45	90	90	117	90	27		
10:15-1:00	145	145	145	145	55		
1:30-4:15	145	145	145	145	45		
4:45-7:30	118	72	145	72	45		
8:00-10:45	28	90	28	90			
Total:	526	542	580	542	172		

September- October 2005							
Times	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
7:00-9:45							
10:15-1:00	145	145	145	145	45		
1:30-4:15	145	145	145	145	117		
4:45-7:30	145	145	118	145	117		
8:00-10:45	118	117	118	118			
Total:	553	552	526	553	279		



1722 State Street

Hochhauser Blatter Architecture & Planning

Preliminary Construction Plan
MST#2005-00455

GRD Construction
General Contractor
Lic.# 528487

July 31, 2006

EXHIBIT H

GRD Construction
2340 Palma Drive, Suite 200 • Ventura, CA 93003
(805) 644-2404 • Fax (805) 644-7378 / 644-7125
www.grdconstruction.com
Lic. #528487

HOCHHAUSER BLATTER
Architecture and Planning
122 East Arrellaga Street
Santa Barbara, CA 93101

July 31, 2006

Attention: Julie McGeever, Development Manager
Reference: **PRELIMINARY CONSTRUCTION PLAN**
1722 State Street, Santa Barbara – (MST#2005-00455)

Dear Julie,

Further to our recent discussions regarding the above-referenced project application, we submit the following in response to the request from the City of Santa Barbara to provide a 'Construction Plan'.

Introduction

It is our understanding that construction activities are expected to commence in the first quarter of 2007. For scheduling purposes, we have assumed a notice to proceed/start mobilization date of January 2, 2007.

A Preliminary Construction Schedule (PSC) in bar chart format is attached. We have included major task activities, including total working days for each task; start and completion date for each task and equipment resources for the various tasks where noted on the schedule. All information provided herein should be considered preliminary at this time. As construction documents proceed, it will be essential for the design professionals, general contractor and major subcontractors to review the various scheduling, safety and logistic issues involved with this project.

Construction Period & Working Times

Based on a start date of January 2, 2007, we estimate that the project will be completed in approximately eighteen (18) months, i.e. by the end of June 2008. It is anticipated that workdays will be Monday through Friday, holidays excluded. The schedule will be adjusted to accommodate any city sponsored activities or festivities on State Street throughout the year. The typical workday is eight (8) hours per day, commencing at 7:00 a.m. and ending at 3:30 p.m. In consideration of local residents and neighbors, we anticipate that working hours may need to be 8:00 a.m. to 4:30 p.m., or somewhere in between. We will ultimately schedule work times based on city and developer directives.

Equipment & Personnel Resources

Demolition Phase – See PSC Task ID 3

The work involves demolition of an existing 7,500 sq. ft. two-story structure and removal of all existing on-site improvements, including AC paving, concrete walks & curbs, etc. It is anticipated that this work will take approximately ten (10) working days to complete by utilizing the equipment resources noted on the PSC bar chart. All debris from these operations will be hauled off site and at this time the location of dumping and or recycling facilities to receive the various types of debris are unknown. It is anticipated that, prior to starting work, a haul plan with truck trip schedule would be finalized and submitted to the city for review when actual dates, routes, etc. have been determined. Number of workers on site during this period is expected to be between eight and twelve (8-12) plus truck drivers during the haul process.

Earthwork & Grading Phase – See PSC Task ID 5 & 6

This work includes earthwork and rough grading of the site, bulk excavation of the subterranean parking garage, over excavation and re-compaction of the building area as determined by the soils engineer and removal of surplus soils from the project site. It is anticipated that this work will take approximately twelve to fifteen (12-15) working days to complete by utilizing the equipment resources noted on the PSC bar chart. At this time, the location of a dumpsite for the surplus excavated material is unknown. It is anticipated that, prior to starting work, a haul plan with truck trip schedule would be finalized and submitted to the city for review when actual dates, routes, etc. have been determined. It is currently estimated that there will be approximately 8,000 cu. yds. of surplus material to be removed from the site. The number of workers on site during this period is expected to be between four and six (4-6) plus truck drivers during the haul process.

General Construction Phase

After completion of the demolition and earthwork phases noted above, the use of major equipment items would be at a maximum during the following three (3) months until structural concrete pours are complete. Equipment resources for that period are shown on the bar chart PSC task ID 8 – 13 inclusive. The number of workers on site during this period is expected to peak at twenty (20) and average approximately ten (10).

During the framing operations, PSC task ID 16, the number of workers on site during this period is expected to peak at thirty (30) and average approximately fifteen (15).

For the remainder of the construction operations indicated on the PSC, the number of workers on site is expected to be a maximum of (20) and average approximately twelve to fifteen (12-15).

Staging, Protection & Safety Issues

A staging area has been established as shown on the preliminary Traffic Control Plan Phase I prepared by Penfield & Smith. It is anticipated that the staging area may be reduced when the subterranean garage is available for material unloading and storage. This is expected to be approximately six (6) months after the start of work on site.

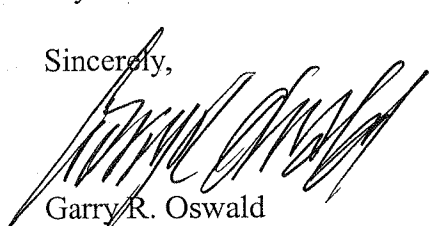
In addition to the staging area, it is expected that, due to the proximity of the new structure and construction scaffold, a temporary heavy-duty canopy and fence may be required along the State Street property line. A detail of a standard duty canopy and fence for a pedestrian walkway, similar to those that have previously been used in the City of Santa Barbara, is attached as Exhibit 'A'. It is expected that this temporary structure would remain in place until after the scaffolding has been removed along the State Street building elevation. All scaffolding adjacent to the property lines, including State Street, will be sheeted on the exterior to prevent any possibility of falling debris beyond the scaffold line and to reduce to a minimum the effect of any dust and noise on surrounding neighbors, buildings, pedestrians and traffic.

General

All state and city standards, ordinances, laws, regulations and requirements for storm water run-off prevention, dust control, traffic control, noise control, etc. will be met as required by law and/or to comply with city conditions imposed on this project.

We trust that the information provided will be adequate to meet the City of Santa Barbara's request for a Construction Plan for this proposed development. Please let us know if you require any additional information.

Sincerely,



Garry R. Oswald
President

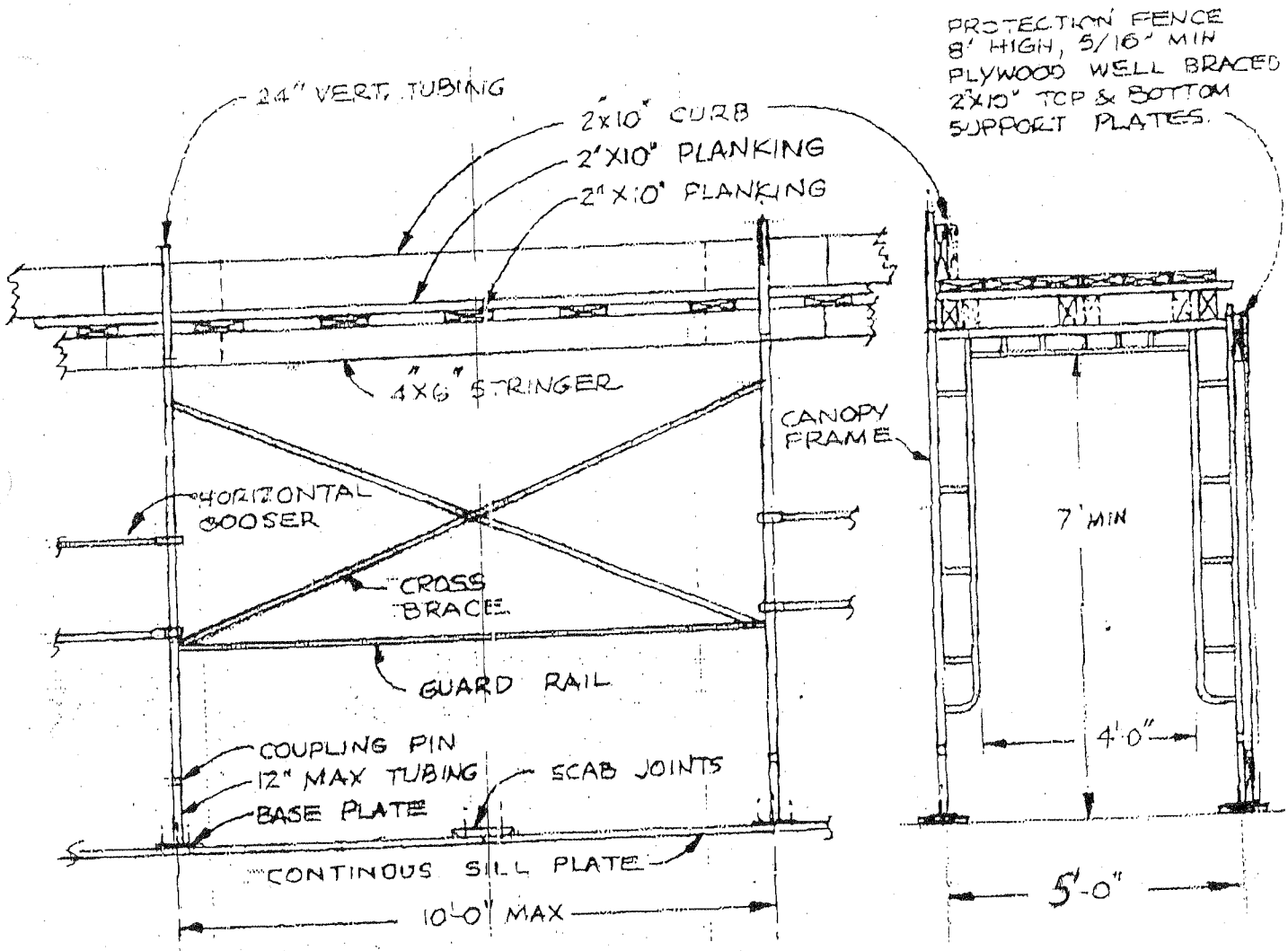
GRO/ld
E0611.073106.01

Email: goswald@grdconstruction.com

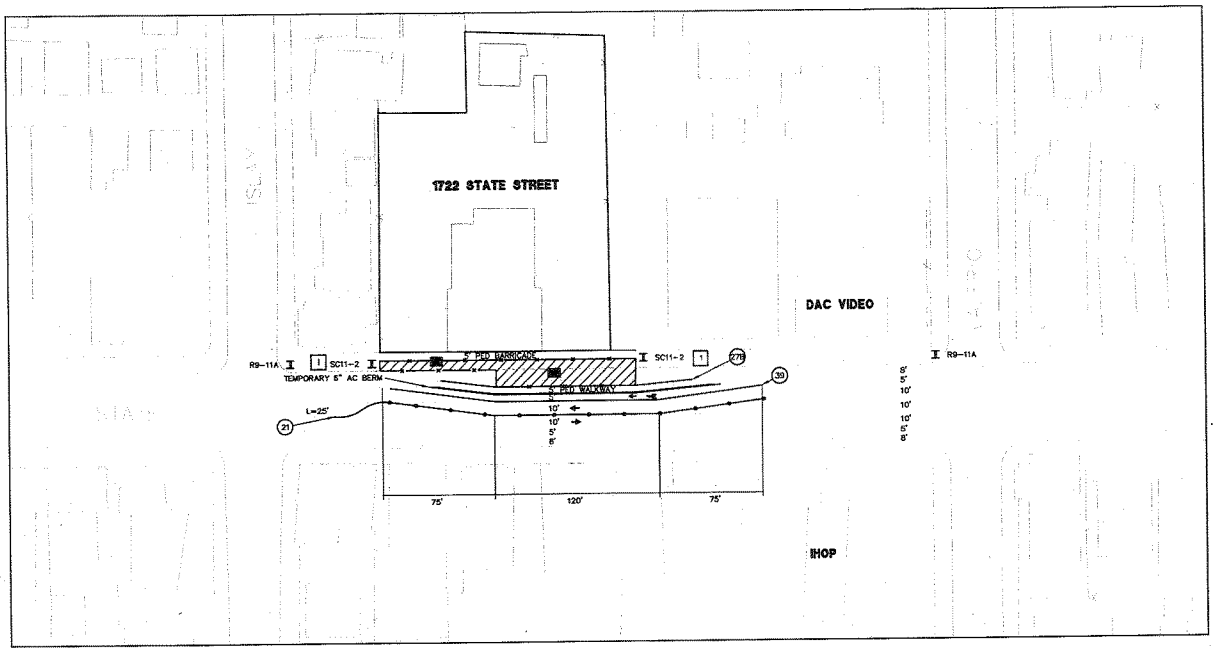
Enclosure(s)

GRD Construction
2340 Palma Drive, Suite 200 • Ventura, CA 93003
(805) 644-2404 • Fax (805) 644-7378 / 644-7125
www.grdconstruction.com
Lic. #528487

EXHIBIT 'A'



CONSTRUCTION STANDARD HEAVY DUTY CANOPY & FENCE



GENERAL NOTES

1. ALL CONSTRUCTION AREA SIGNING AND DELINEATION SHALL CONFORM TO THE 2003 MANUAL OF UNIFORM TRAFFIC DEVICES AND THE CALIFORNIA SUPPLEMENT.

2. ALL TRAFFIC CONTROL DEVICES SHALL BE REFLECTORIZED FOR NIGHTTIME VISIBILITY.

3. CONSTRUCTION-RELATED TRIPS SHALL NOT BE SCHEDULED DURING PEAK HOURS (7:00 AM TO 9:00 AM AND 4:00 PM TO 6:00 PM).

4. NO CONSTRUCTION-RELATED VEHICLES SHALL BE PARKED ON STREET OUTSIDE OF THE PROPOSED WORK AREA.

5. ALL CONFLICTING STRIPING AND PAVEMENT MARKINGS SHALL BE REMOVED DURING IMPLEMENTATION OF TRAFFIC CONTROL AND REPLACED IN THEIR ORIGINAL LOCATION UPON COMPLETION OF THE PROJECT.

6. ALL TRUCK LOADS TO AND FROM THE SITE SHALL BE COVERED

7. SIGNS SHALL BE POSTED AT THE POINTS OF ENTRY TO THE SITE THAT LIST THE CONTRACTOR'S NAME, PHONE NUMBER, WORK HOURS, AND SITE RULES.

8. SIDEWALK SHALL REMAIN OPEN DURING CONSTRUCTION, EXCEPT WHEN THE FOLLOWING ACTIVITIES OCCUR IN THE VICINITY OF THE SIDEWALK, SO AS TO CONSTITUTE A POTENTIAL SAFETY HAZARD (SEE SCHEDULE FOR ESTIMATED DURATION OF EACH ACTIVITY):

- DEMOLITION
- EXCAVATION
- CONCRETE POURS
- CRANING
- PUBLIC IMPROVEMENTS
- BUILDING FACADE IMPROVEMENTS

LEGEND

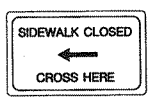
- BARRICADE – TYPE II OR TYPE III
- FENCING
- WORK AREA
- (X) INSTALL PAVEMENT MARKINGS NOTED PER DETAIL ON STATE STANDARD PLANS A20A, A20B, A20C & A20D

TRAFFIC CONTROL NOTES

[1] THE CONTRACTOR SHALL PROVIDE PEDESTRIAN PATH OF TRAVEL, WHEN FEASIBLE (SEE GENERAL NOTE 8), VIA ONE OF TWO METHODS:

A. A COVERED PEDESTRIAN WALKWAY NEAR THE BACK OF SIDEWALK, PER UBC REQUIREMENT AND SUBJECT TO REVIEW AND APPROVAL OF THE CITY OF SANTA BARBARA BUILDING DEPT.

B. A PEDESTRIAN WALKWAY IN THE STREET PROTECTED BY A 6" TEMPORARY AC BERM ON THE TRAFFIC SIDE AND FENCING ON THE PROJECT SIDE.



SIGN R9-11A

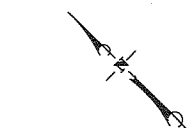
SIGN SC11-2

SIGN C18

NOTE:
THIS PLAN SHALL BE USED AS A GUIDE. THE CITY FIELD INSPECTOR MAY, AT HIS DISCRETION, MODIFY THE PLACEMENT, NUMBER OR TYPE OF TRAFFIC CONTROLS BASED ON ACTUAL FIELD CONDITIONS. ANY CHANGES SHALL BE DOCUMENTED BY THE INSPECTOR WITH COPIES TO THE DESIGN ENGINEER.

REFERENCES:
PROGRAM FILE:
DATA FILE:
PROJECT FILE:
FIELD PARTY:
DATE OF SURVEY:

REGISTERED PROFESSIONAL ENGINEER
DEREK B. RAPP
TR2028
EXPIRES
TRAFFIC
STATE OF CALIFORNIA



NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

DESIGN
DRAWN
CHECKED
FLD.BK.NO.
PAGE
ATLAS

Penfield & Smith
ENGINEERS - SURVEYORS - PLANNERS
CAMARILLO SANTA BARBARA SANTA MARIA
101 East Victoria Street, Santa Barbara, CA 93101
Mailing Address: P.O. Box 96, Santa Barbara, CA 93102
Phone: (805) 963-9532 Fax (805) 966-9801

DESIGN DBR CHECKED
CAD DBR
STEPHEN C. WANG DATE:
PROJECT ENGINEER
R.C.E. 44,255 (EXP. 6/30/07)
W.O. DATE: AUGUST 1, 2006 DRAWING FILE:

1722 STATE STREET
TRAFFIC CONTROL PLAN
PHASE I

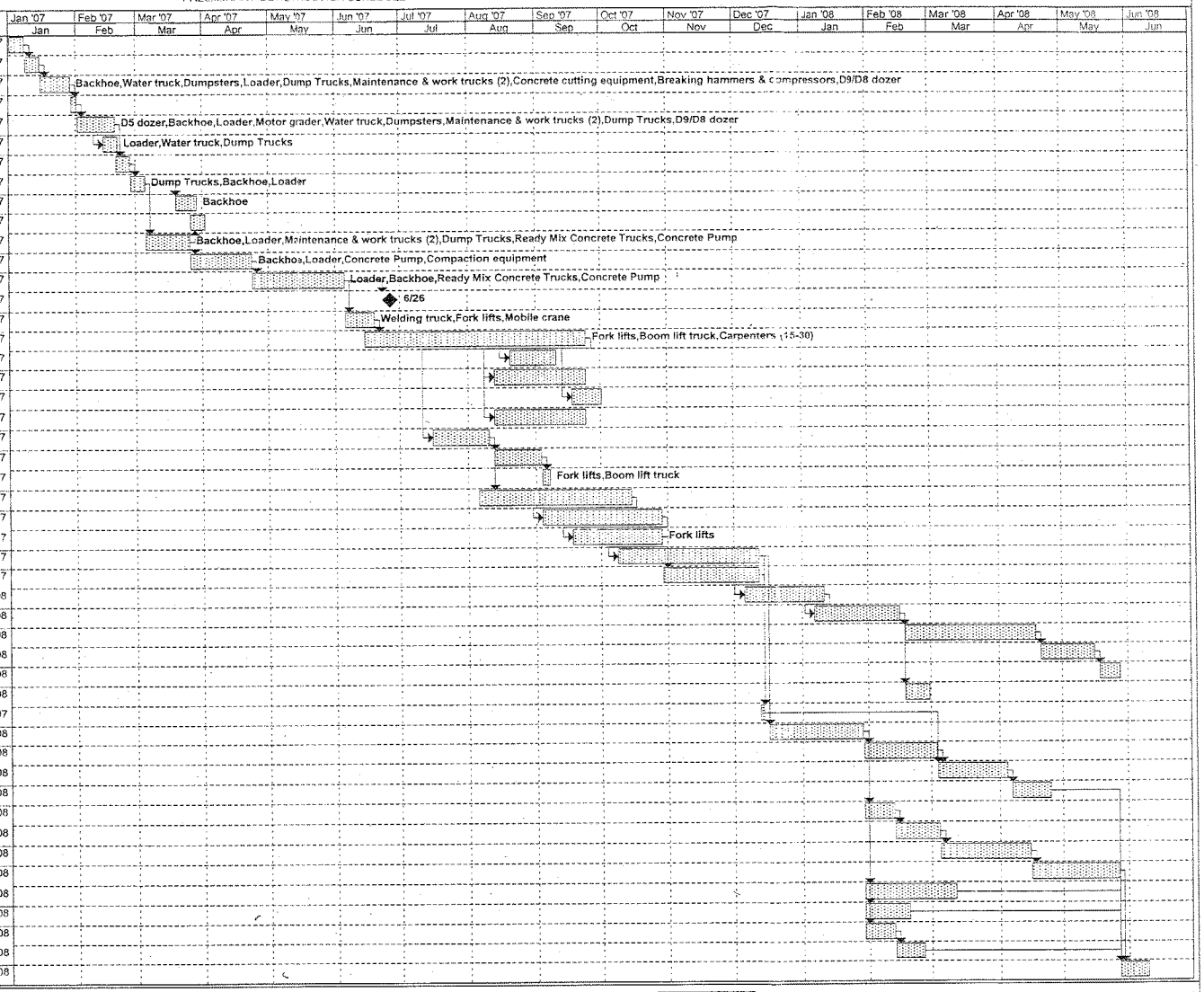
CITY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION
APPROVED BY:
CITY ENGINEER DATE 20

SCALE
VERT. N/A
HOR. 1"=40'

PROJ. NO.
SHT. 1 OF 1 SHTS.
DWG. NO.

1722 STATE ST. SANTA BARBARA
PROPOSED MIXED USE PROJECT
PRELIMINARY CONSTRUCTION SCHEDULE

ID	Task Name	Duration	Start	Finish
1	MOBILIZATION	5 days	Tue 1/2/07	Mon 1/8/07
2	FENCES, BARRICADES & PEDESTRIAN PROTECTION	5 days	Tue 1/9/07	Mon 1/15/07
3	BUILDING DEMOLITION & SITE REMOVALS	10 days	Tue 1/16/07	Mon 1/29/07
4	BUILDING LAYOUT & GRADE STAKES	3 days	Tue 1/30/07	Thu 2/1/07
5	EARTHWORK, GRADING & BULK EXCAVATION	12 days	Fri 2/2/07	Mon 2/19/07
6	EXPORT SURPLUS FROM EXCAVATION	5 days	Wed 2/14/07	Tue 2/20/07
7	EXCAVATION SHORING & PROTECTION	5 days	Tue 2/20/07	Mon 2/26/07
8	FOUNDATION EXCAVATION	5 days	Tue 2/27/07	Mon 3/5/07
9	M&E GROUNDWORK	8 days	Tue 3/20/07	Thu 3/29/07
10	ELEVATOR ROUGH BELOW GRADE	5 days	Tue 3/27/07	Mon 4/2/07
11	CONCRETE FOUNDS. & GARAGE FLOOR SLAB	15 days	Tue 3/6/07	Mon 3/26/07
12	RETAINING WALLS, WATERPROOF & BACKFILL	20 days	Tue 3/27/07	Mon 4/23/07
13	GROUND FLOOR SLAB	30 days	Tue 4/24/07	Tue 6/5/07
14	PARKING GARAGE AVAILABLE FOR STORAGE?	0 days	Tue 6/26/07	Tue 6/26/07
15	STRUCTURAL STEEL	10 days	Wed 6/6/07	Tue 6/19/07
16	FRAMING	70 days	Fri 6/15/07	Mon 9/24/07
17	WINDOWS	15 days	Mon 8/20/07	Mon 9/10/07
18	ROUGH M&E plumbing, elec, hvac, sprinklers	30 days	Mon 8/13/07	Mon 9/24/07
19	FIREPLACES & FLUES	10 days	Tue 9/18/07	Mon 10/1/07
20	ELEVATOR ROUGH IN	30 days	Mon 8/13/07	Mon 9/24/07
21	SHEET METAL	20 days	Mon 7/16/07	Fri 8/10/07
22	ROOF FELT	15 days	Mon 8/13/07	Mon 9/3/07
23	LOAD ROOF	4 days	Tue 9/4/07	Fri 9/7/07
24	STUCCO LATH	50 days	Mon 8/6/07	Mon 10/15/07
25	INSULATION	40 days	Tue 9/4/07	Mon 10/29/07
26	HANG DRYWALL	30 days	Tue 9/18/07	Mon 10/29/07
27	TAPE & TEXTURE DRYWALL	45 days	Tue 10/9/07	Wed 12/12/07
28	STUCCO SCRATCH COAT & CURE	30 days	Tue 10/30/07	Wed 12/12/07
29	STUCCO BROWN COAT	25 days	Thu 12/6/07	Fri 1/11/08
30	STUCCO FINISH COAT & CURE	30 days	Mon 1/7/08	Fri 2/15/08
31	SITEWORK & LANDSCAPING	45 days	Mon 2/18/08	Fri 4/18/08
32	ROOFING	20 days	Mon 4/21/08	Fri 5/16/08
33	GUTTERS & DOWNSPOUTS	8 days	Mon 5/19/08	Wed 5/28/08
34	EXTERIOR DOORS & HARDWARE	10 days	Mon 2/18/08	Fri 2/29/08
35	DELIVER WOOD DOORS	2 days	Thu 12/13/07	Fri 12/14/07
36	INTERIOR PAINTING	30 days	Mon 12/17/07	Tue 1/29/08
37	CABINETS	24 days	Wed 1/30/08	Mon 3/3/08
38	FINISH DOORS & CABINETS	24 days	Tue 3/4/08	Fri 4/4/08
39	INSTALL DOORS AND HDWR	15 days	Mon 4/7/08	Fri 4/25/08
40	COUNTERTOPS	10 days	Wed 1/30/08	Tue 2/12/08
41	FLOORING AT BATHROOMS	15 days	Wed 2/13/08	Tue 3/4/08
42	FLOORING	30 days	Wed 3/5/08	Tue 4/15/08
43	FINISH PLUMBING	30 days	Wed 4/16/08	Tue 5/27/08
44	FINISH ELECTRICAL	30 days	Wed 1/30/08	Tue 3/11/08
45	FINISH HVAC	15 days	Wed 1/30/08	Tue 2/19/08
46	FINISH FIRE SPRINKLERS	10 days	Wed 1/30/08	Tue 2/12/08
47	ELEVATOR FINISH	10 days	Wed 2/13/08	Tue 2/26/08
48	PUNCH LIST BUILDINGS	10 days	Wed 5/28/08	Tue 6/10/08



GRD CONSTRUCTION
General Contractor

Task	Milestone	Rolled Up Critical Task	Split	Group By Summary
Critical Task	Summary	Rolled Up Milestone	External Tasks	Deadline
Progress	Rolled Up Task	Rolled Up Progress	Project Summary	

Preliminary Drainage Analysis
for
MIXED USE PROJECT
At 1722 State Street
(APN 027-102-021)

City of Santa Barbara, California

May 2006

SUBMITTAL TO:	City of Santa Barbara
CLIENT:	Hochhauser + Blatter Architects
PREPARED BY:	Penfield & Smith 101 East Victoria Street Santa Barbara, California 93101 (805) 963-9532
WORK ORDER NO.:	16719.02
PROJECT ENGINEER:	Wayne F. Fitch, P.E.

RECEIVED
MAY 2 2006
CITY OF SANTA BARBARA
PLANNING DIVISION

P&S

EXHIBIT I

PURPOSE OF REPORT

The purpose of this report is to describe the existing and proposed site drainage conditions and estimate the amount of drainage runoff being transmitted through the project site for a 25-year storm event and a 100-year storm event.

LOCATION

The Mixed Use project is an approximately 0.66-acre site located at 1722 State Street near the southeasterly corner of State Street and Islay Street in the City of Santa Barbara. The property is on Assessor's Parcel Number (APN) 027-102-021.

EXISTING SITE CONDITION

The project site has existing commercial development with a building and parking lot comprising a majority of the site. The majority of the site is sloped from the north towards the south across the site, and eventually onto State Street.

This site is within Zone X (area determined to be outside the 500-year flood plain) in accordance with the Flood Insurance Rate Map (FIRM) dated September 30, 2005 (Map Number 06083C1387F) published by the Federal Emergency Management Agency (FEMA) (see Attachment A).

PROPOSED SITE CONDITION

The proposed site development includes two commercial buildings and seven condominium units for a mixed usage site. The site will have an underground parking lot. The proposed minimum finish floor elevation in the commercial spaces will be set appropriate to the site conditions.

The project proposes to direct the majority of the site storm runoff towards State Street via curb outlet drains. The storm drain pipe shall daylight in the culvert to minimize impacts to the creek bed.

ANALYSIS

The drainage peak runoffs for the 25-year and 100-year storm events were calculated for the sites' pre-development and post-development conditions. The site is proposed to change from an existing commercial development to a mixed-use development; therefore, changing the site from "commercial" to "condo/apartments" per the Santa

Barbara County Flood Control District Rational XL program. The drainage analysis per the Santa Barbara County Rational XL program analyzes the "land-use" of the site and not the amount of impervious surfacing.

The drainage analysis was prepared according to the current Santa Barbara County Flood Control Design Standards. The hydrology calculations used the Santa Barbara County Flood Control and Water Conservation District Rational-XL program. The XL program references the Rational Method (Q=ciA), in which "c" is the site runoff coefficient; "i" is the rainfall intensity in inches per hour (in/hr); and "A" is the drainage area in acres.

RESULTS

In utilizing the Rational-XL program, the commercial land use was used for the Pre-Development condition, and the commercial land use was used for Post-Development condition.

"c"-value for 25-year storm event:

For Pre-Development Site: c = 0.76
For Post-Development Site: c = 0.74

"c"-value for 100-year storm event:

For Pre-Development Site: c = 0.80
For Post-Development Site: c = 0.79

"i"-value for 25-year storm event: 3.18 in/hr

"i"-value for 100-year storm event: 4.03 in/hr

Pre-Development Condition : (see Attachment B, Pre-development drainage map and Pre-development hydrology calculations)

For 25-year runoff:

- Site area runoff: A=0.66 acre

Q=c*i*A Q= (0.76)(3.18)(0.66) = 1.60 cfs

For 100-year runoff:

- Site area runoff: A=0.66 acre

Q=c*i*A Q= (0.80)(4.03)(0.66) = 2.13 cfs

Post-Development Conditions: (see Attachment C, Post-development drainage map and Post-development hydrology calculations)

For 25-year runoff:

- Site area runoff: A=0.66 acre

Q=c*i*A Q= (0.74)(3.18)(0.66) = 1.55 cfs

For 100-year runoff:

- Site area runoff: A=0.66 acre

Q=c*i*A Q= (0.79)(4.03)(0.66) = 2.10 cfs

CONCLUSIONS

The proposed site plan has decreased the amount of impervious surfacing. The Santa Barbara County Rational XL program analyzes the site from a "Commercial" to Condos/Apartments site. The site storm runoff is 1.60 cfs for a 25-year storm event and 2.13 cfs for a 100-year storm event for the Pre-Development. The site storm runoff is 1.55 cfs for a 25-year storm event and 2.10 cfs for a 100-year storm event for the Post-Development conditions.

There is a decrease of runoff from the Pre-development to Post-development with either storm event.

ATTACHMENT A

Flood Insurance Rate Map (FIRM)

LIMIT OF
DETAILED STUDY

ZONE A

3813000 M

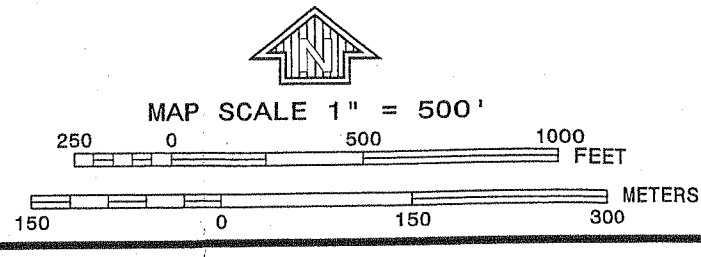
ZONE VE
(EL 8)

34° 24' 22.5"

41' 15"

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 1387F

FIRM

FLOOD INSURANCE RATE MAP

SANTA BARBARA COUNTY, CALIFORNIA

AND INCORPORATED AREAS

PANEL 1387 OF 1835

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SANTA BARBARA, CITY OF	060335	1387	F

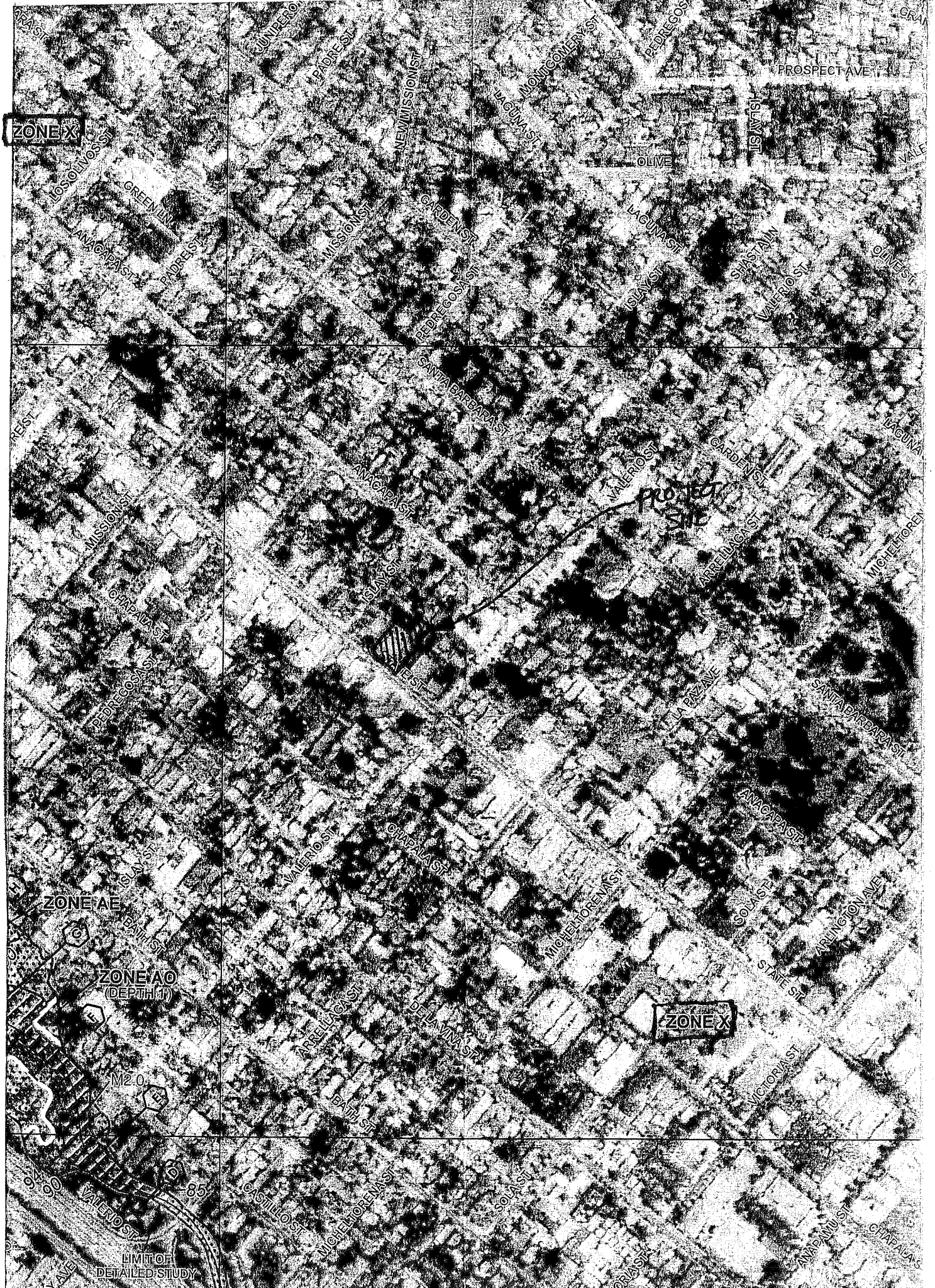
PROPERTY OF
[illegible] & SMITH LIBRARY

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
06083C1387F

EFFECTIVE DATE
SEPTEMBER 30, 2005

Federal Emergency Management Agency


ZONE X
PROSPECT AVE
OLIVE
LOS OLIVOS ST
GREEN LN
ANACAPA ST
PADRE ST
MISSION ST
NEW MISSION ST
GARDEN ST
LAGUNA ST
MONTGOMERY ST
PEDREGOSA ST
ISLAY ST
SHASTA LN
VALERIO ST
OLIVE ST
SANTA BARBARA ST
PROJECT SITE
ARRELLAGA ST
MICHELTORENA
CHAPALA ST
LA PAZ AVE
ZONE AE
BATH ST
ZONE AO
(DEPTH 1')
M2.0
SOLA ST
ARLINGTON AVE
STATE ST
DE LA VINA ST
VICTORIA ST
CASTILLO ST
ANAPAMU ST
LIMIT OF
DETAILED STUDY

26' 15"

5000 M

DE LA GUERRA ST

ZONE X

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary

0.2% annual chance floodplain boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

513 Base Flood Elevation line and value; elevation in feet*

(EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*

ATTACHMENT B

Pre-Development Calculations and Drainage Area Map

Santa Barbara County Flood Control and Water Conservation District

Program Rational - XL

User Data:

Project Name:	1722 State Street	**Project Number:**	16719.02
Date of Run:	5/7/2006	**Run By:**	wff
Notes:	Pre-development Conditons		

Input Data:

Location:	South Coast	Land Use Type:	Commercial
Area (Acres):	0.66	Time of Concentration (Min.):	12

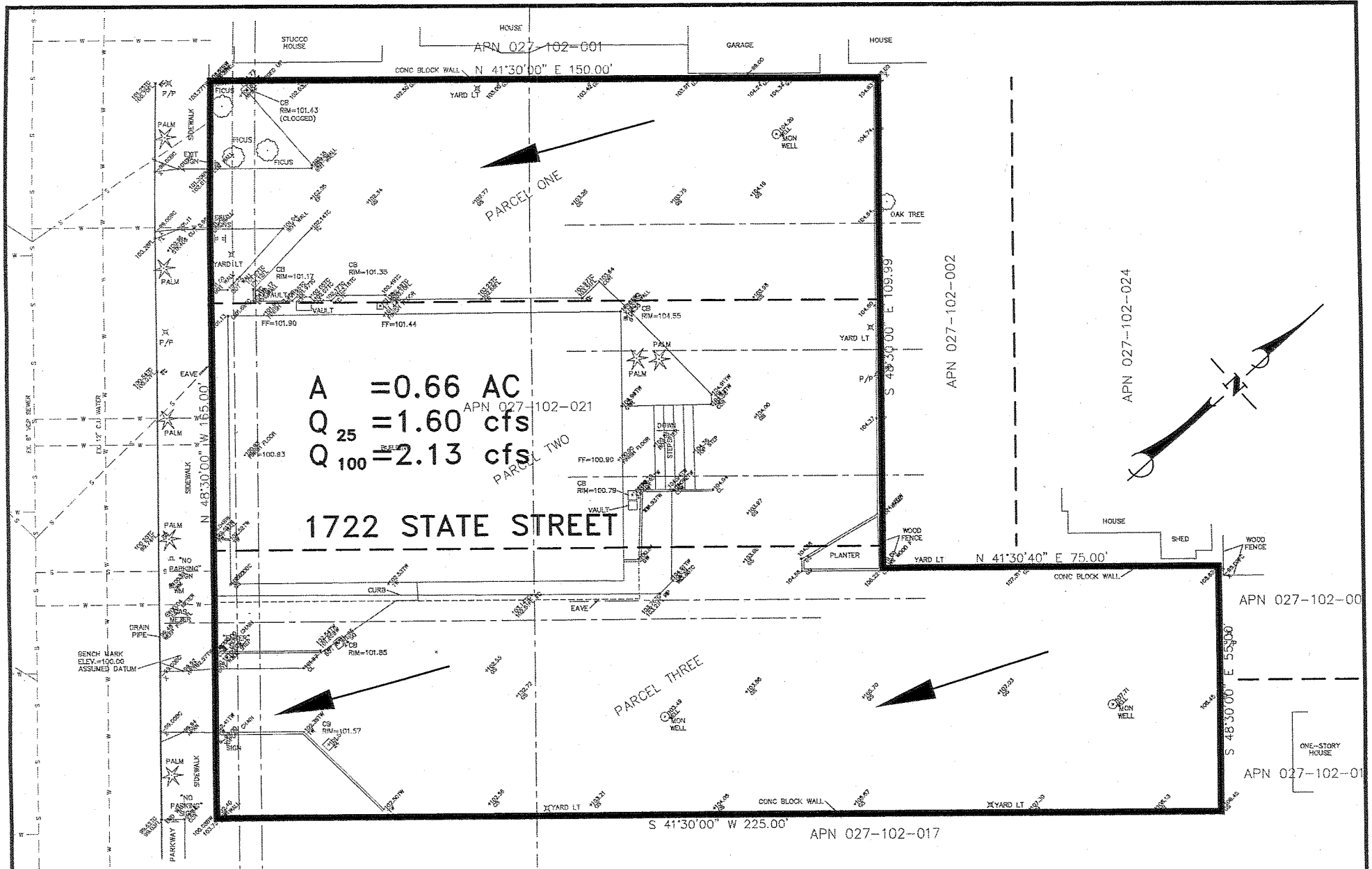
	Q10:	Q25:	Q50:	Q100:	
Calculated Runnoff Coefficient:	0.73	0.76	0.79	0.80	Calculate
User Selected Runoff Coefficient (Optional):					

For Large Lot Subdivisions (>10,000 sq. ft.):

	Low Value:	High Value:	User Selected:	
Q10:				Enter Selection
Q25:				
Q50:				
Q100:				

Results:

	Rainfall Intensity:	Runoff Coef:	Q (cfs):		
Q10:	2.61	0.73	1.26	View RI Curves	Print
Q25:	3.18	0.76	1.60		
Q50:	3.68	0.79	1.92	View RC Curves	Exit
Q100:	4.03	0.80	2.13		



Penfield & Smith

ENGINEERS • SURVEYORS • PLANNERS

SANTA BARBARA CAMARILLO SANTA MARIA LANCASTER

1722 STATE STREET
PRE-DEVELOPMENT
DRAINAGE AREA MAP

CITY OF SANTA BARBARA
STATE OF CALIFORNIA

SCALE: 1" = 30' May 8, 2006

ATTACHMENT C

Post-Development Calculations and Drainage Area Map

Santa Barbara County Flood Control and Water Conservation District

Program Rational - XL

User Data:

Project Name:	1722 State Street	**Project Number:**	16719.02
Date of Run:	5/7/2006	**Run By:**	wff
Notes:	Post-development Conditons		

Input Data:

Location:	South Coast	Land Use Type:	Condo - Apartments
Area (Acres):	0.66	Time of Concentration (Min.):	12

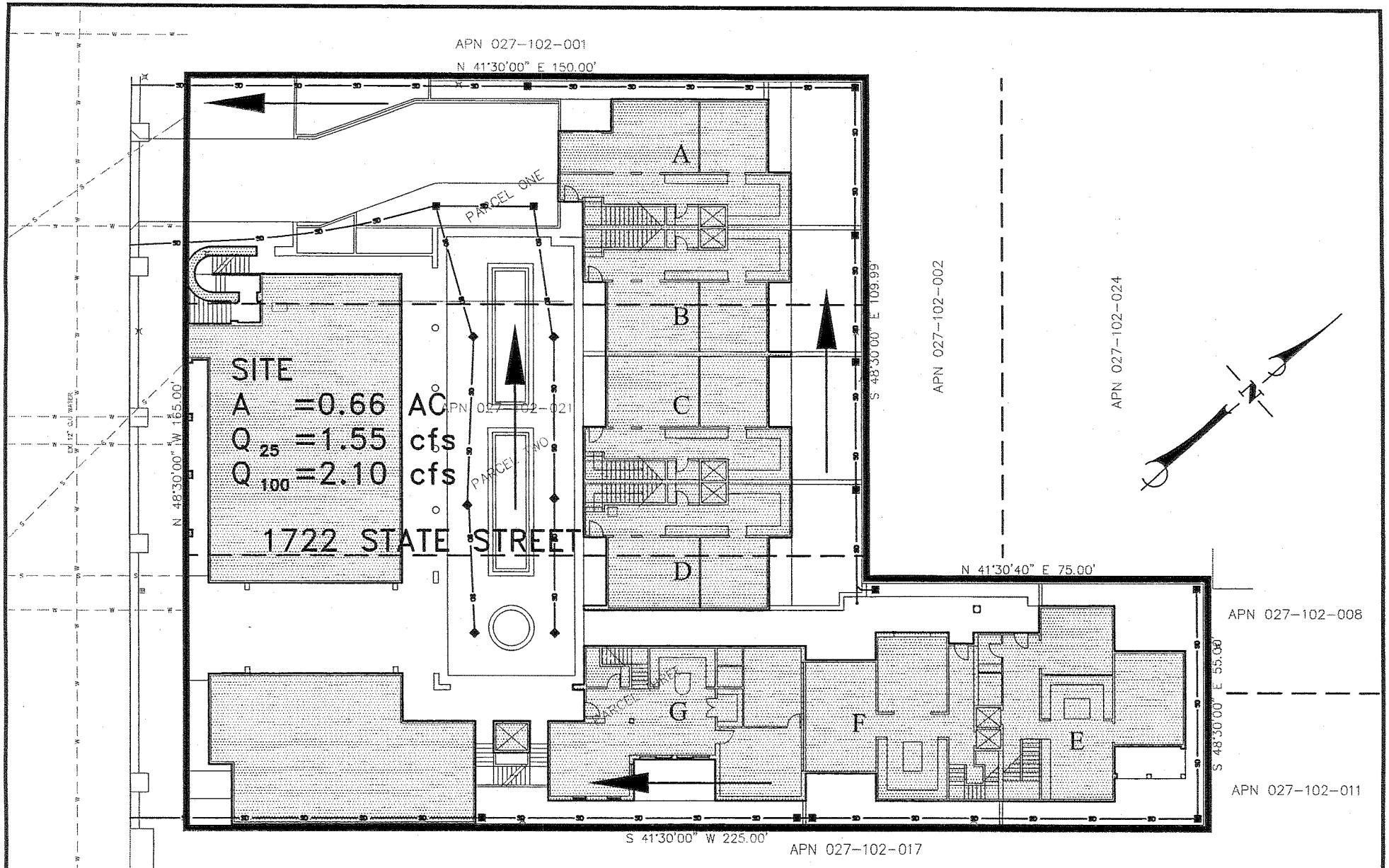
	Q10:	Q25:	Q50:	Q100:	
Calculated Runnoff Coefficient:	0.70	0.74	0.77	0.79	Calculate
User Selected Runoff Coefficient (Optional):					

For Large Lot Subdivisions (>10,000 sq. ft.):

	Low Value:	High Value:	User Selected:	
Q10:				
Q25:				Enter Selection
Q50:				
Q100:				

Results:

	Rainfall Intensity:	Runoff Coef:	Q (cfs):		
Q10:	2.61	0.70	1.21	View RI Curves	Print
Q25:	3.18	0.74	1.55		
Q50:	3.68	0.77	1.80	View RC Curves	Exit
Q100:	4.03	0.79	2.10		



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SANTA BARBARA CAMARILLO SANTA MARIA LANCASTER

1722 STATE STREET
POST-DEVELOPMENT
DRAINAGE AREA MAP

CITY OF SANTA BARBARA
STATE OF CALIFORNIA

SCALE: 1" = 30' May 8, 2006