



Montecito Sanitary District

1042 Monte Cristo Lane
Santa Barbara, CA 93108
General Manager: Diane M. Gabriel

A Public Service Agency

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October 2, 2008

Ms. Anne Almy
S B County Planning and Development
105 East Anapamu Street
Santa Barbara, CA 93101

LATE
DIST

SUBJECT: Proposed Miramar Hotel Development

Dear Ms. Almy,

We are providing the following information specific to the process that the Montecito Sanitary District would go through to permit the currently proposed Miramar development project.

The August 20, 2008 memorandum from Caruso regarding water consumption indicates that they will be using low-flow plumbing fixtures and water efficient appliances. Table 1 of the memorandum estimates the internal water consumption to be approximately 40 acre-feet per year or approximately 40,000 gallons of wastewater discharging to the District's sewage system per day. These figures are considered to be just estimates and more detailed calculations will be necessary.

Prior to County building permit issuance the following is required:

- Execute a "Dedication Agreement for Sewer facilities" between the District and Caruso. As you are aware through prior correspondence from Caruso Affiliated, the developer has agreed to construct, to district standards, an on-site sewer lift station. At the developer's expense, the lift station will need to be sized and designed by a licensed civil engineer, constructed by an experienced and qualified contractor and dedicated to the District. This work will be performed under a "Dedication Agreement for Sewer Facilities."
- The District must receive and approve engineered plans and specifications for the construction of all required sewage collection system elements. The flows to the system will be determined following calculations performed by a licensed engineer for the specific fixtures to be installed in each portion of the project (i.e., flows from faucets in guest rooms, flows from dishwasher(s), flows from toilets, flows from pool and spa facilities, flow from the laundry etc.)

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- Applicant must provide the District with information regarding the proposed flows to the District's sewer system from all additional and new sources. The District will then be able to calculate connection permit fees, in accordance with the District's fee Resolution in place at the time of submittal, using the former hotel and restaurant sizes and functions as the baseline.
- Applicant will pay the District all connection fees, agreement fees, plan check fees, inspection fees, performance deposits and all other fees that may be in place at the time of application.

Please feel free to contact me if you have any questions regarding these requirements.

Sincerely,



Diane M. Gabriel, P.E.
General Manager/District Engineer

DMG/dh