

MEMORANDUM

To: **City of Santa Barbara** W.O.: **21093**
From: **Robert A. Schmidt, P.E.** Date: **05/20/2022**
Principal Engineer Subject: **Proposed Water, Sewer,
Flowers & Associates, Inc.** **and Storm Drain System
Analysis**

Project Overview

The proposed project is located at 101 Garden Street in Santa Barbara, CA (APNs 017-630-008, -009, -018, -021, -024, & -027). The project proposes to merge the existing six lots and develop the site into a new hotel. The existing lots are currently occupied by a variety of commercial and industrial uses, primarily related to open storage, fabrication, contractor yards, and automobile repair. The existing site will be demolished to construct a new ±152,000 SF hotel with 250 rooms. Hotel amenities will include a bar/lounge, breakfast/buffet area, three public meeting rooms, a pool, a fitness center, and a rooftop amenity space.

Purpose

The purpose of this memo is to provide calculations for the preliminary estimated water and wastewater demands for the proposed development and assess the capacity of the existing storm drain system.

Estimated Water System Demand

The 2019 California Plumbing Code (CPC) was used as a basis for water demand calculations for the proposed development. The proposed fixture count was provided by the project architect (Delawie). The total water supply fixture count was determined to be 2,550 Water Supply Fixture Units (WSFU). Therefore, the estimated maximum water demand for the subject project is 385 gallons per minute (GPM), in accordance with Chart A 103.1(1) of the 2019 CPC.

Fixture counts and water demand calculations are attached for reference.

Estimated Sewer System Demand

At this time, the peak sewer demand for the proposed development is assumed to 385 GPM, which is equivalent to the peak domestic water demand calculated above.

Storm Drain System Analysis

The proposed site development will not increase stormwater runoff from pre-development peak flows. The onsite (private) storm drain system will drain to the existing wetland area, a proposed (replaced) curb opening catch basin in Yanonali Street, and a proposed (replaced) curb opening catch basin in Garden Street. The curb opening catch basins in Yanonali and Garden Street connect to the existing Garden Street storm drain system. Hydraulic Calculations will be provided during final design to demonstrate that the existing Garden Street storm drain system has adequate capacity for additional runoff being routed from the project site to the existing storm drain system.