Agenda Item B.1
PUBLIC HEARING
Meeting Date: June 22, 2026

TO: Planning Commissioners

FROM: Peter Imhof, Planning and Environmental Review Director

CONTACT: Lisa Prasse, Current Planning Manager
Darryl Mimick, Supervising Senior Planner
Brian Hiefield, Senior Planner

SUBJECT: Request for approval of a Two-Lot Parcel Map 32,072, a new community assembly facility/campus for Anthem Church with adjustments, parking lot improvements to Christ Lutheran Church campus with adjustments, and adoption of Notice of Exemption at the property located at 6595 Covington Way

RECOMMENDATION:

It is recommended that the Planning Commission:

1. After considering the evidence presented during the public hearing, adopt Planning Commission Resolution No. 26-___, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Adopting a Notice of Exemption and approving Parcel Map 32,072 to create 2 lots located at 6595 Covington way; APN 077-160-022; Case No. 24-0002-SUB" and;

2. After considering the evidence presented during the public hearing, adopt Planning Commission Resolution No. 26-___, entitled "A Resolution of the Planning Commission of the City of Goleta, California, approving a Conditional Use Permit Amendment, Development Plan Amendment with adjustments, Conditional Use Permit, and Development Plan with adjustments for development located at 6595 Covington way; APN 077-160-022; Case Nos. 24-0004-CUP(AM), 24-0010-DP(AM), 24-0005-CUP, 24-0009-DP, and 24-0030-DRB".

PROPERTY OWNER
Lars Linton
Agent for Christ Lutheran Church of Goleta
6595 Covington Way
Goleta, CA 93117

APPLICANT/AGENT
Steve Welton
SEPPS Land Use Consulting
1625 State St., Ste. 1
Santa Barbara, CA 93101

JURISDICTION

The City is the lead agency for the project under the California Environmental Quality Act (CEQA). The Planning Commission will be the final decision-maker for all the project components, unless appealed pursuant to Goleta Municipal Code (GMC), Title 17, Chapter 17.52.120, Appeals. Action by the Planning Commission may be appealed to the City Council (GMC 17.52.120(A)(4)).

BACKGROUND:

The property at 6595 Covington Way currently includes facilities for Christ Lutheran Church (CLC) that were approved by the County of Santa Barbara in 1965 through a Conditional Use Permit (65-CP-52), which approved both the use and structural development in one permit. Further, Conditional Use Permits were the only permit type required in the applicable Santa Barbara County Zoning Ordinance #661 in 1965. While a Development Plan (DP) would be required today under the City's Title 17, development at CLC conforms to the uses and onsite development that was approved under 65-CP-52. In addition, other Land Use Permits were issued over the years to allow for minor additions to the various buildings, and signage at CLC.

Anthem Chapel Goleta (AC), in partnership with CLC (property owner), is requesting a (i) a Tentative Parcel Map (TPM) to subdivide the existing CLC site into two lots; (ii) one (1) Conditional Use Permit Amendment (CUPAM) (65-CP-52) to revise the boundary of the initial Conditional Use Permit (CUP) where CLC is located, (iii) one (1) Development Plan Amendment (DPAM) for the existing CLC building on new Lot 1 with adjustments for landscaping, parking, bicycle parking, and the rear setback, (iv) one Minor CUP to allow a community assembly use in the RS-8 zone district, (v) one new DP for the new AC Buildings and associated improvements with adjustments for building/structure height, and an Environmentally Sensitive Habitat Area (ESHA) buffer reduction, and (vi) Preliminary design review of the improvements proposed on Lot 1 and 2.

PROJECT LOCATION/LAND USE DESIGNATIONS

The project site is located at 6595 Covington Way and is identified as Assessor Parcel No. 077-160-022. The 3.423-acre site in question has a General Plan land use designation and zoning of Single-Family Residential (RS). Community Assembly uses are allowable in the RS zone with approval of a Minor CUP.

Figure 1 provides the location of the site and Figure 2 shows the current General Plan land use and zoning designations.

Figure 1: Project Location and Vicinity

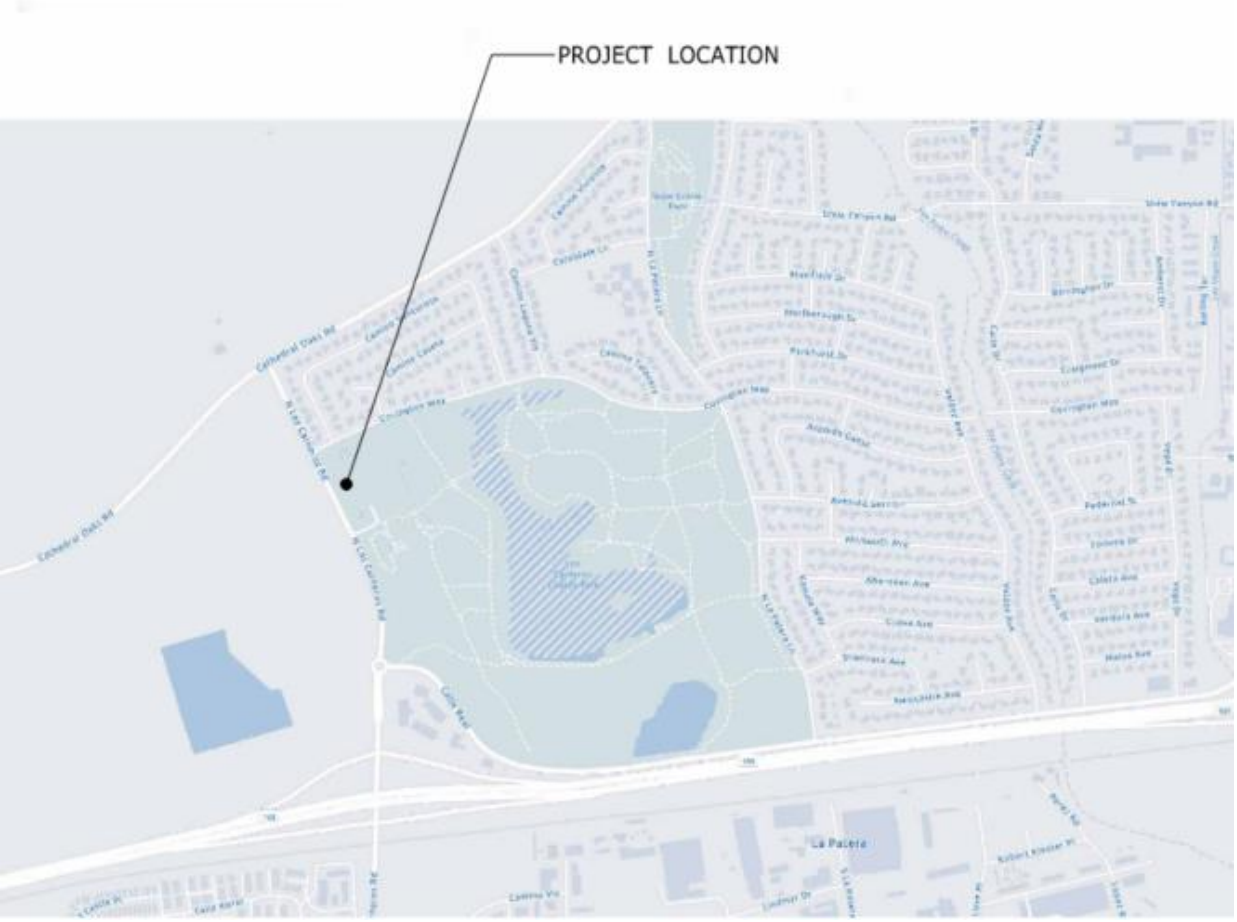
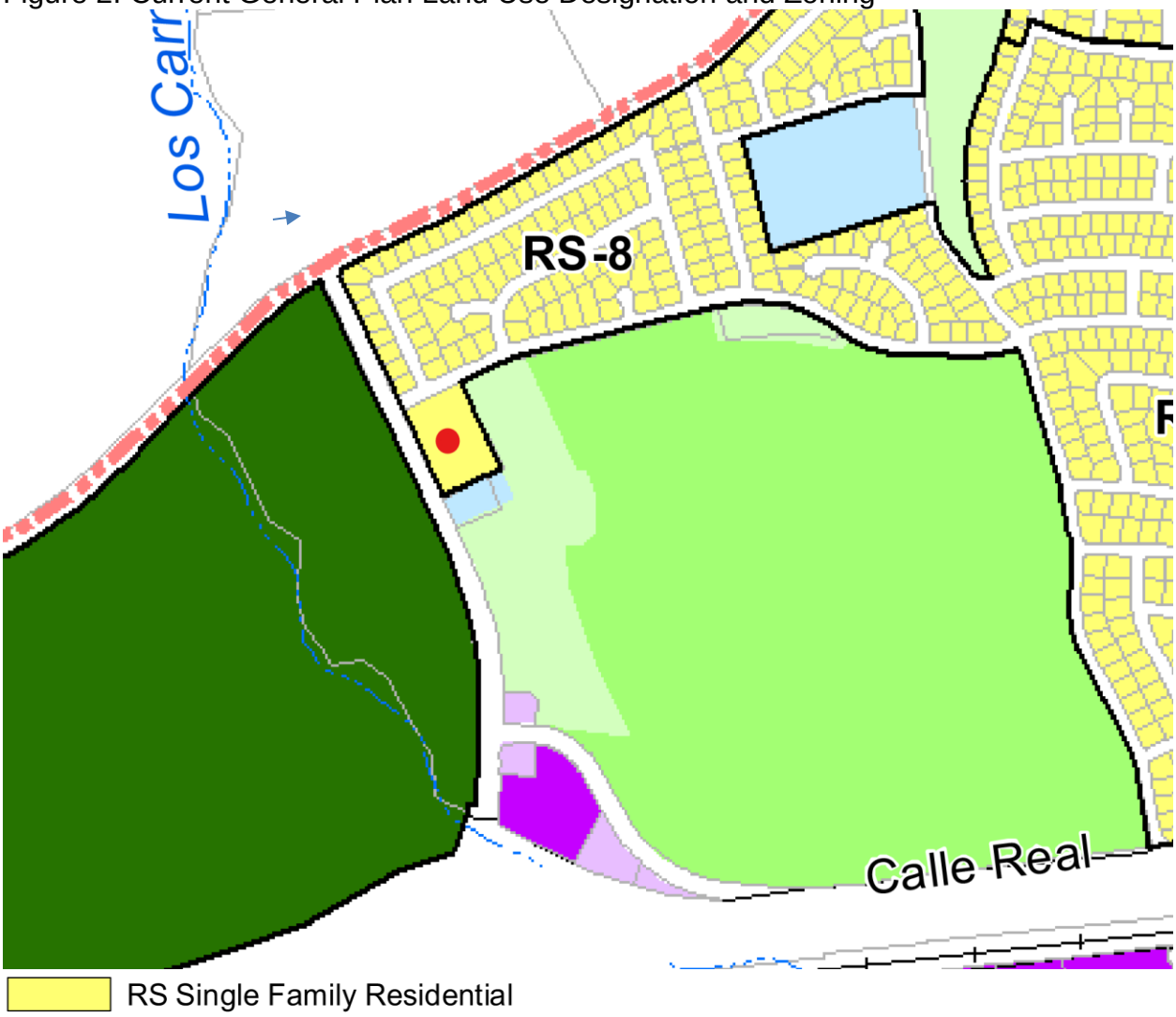


Figure 2: Current General Plan Land Use Designation and Zoning

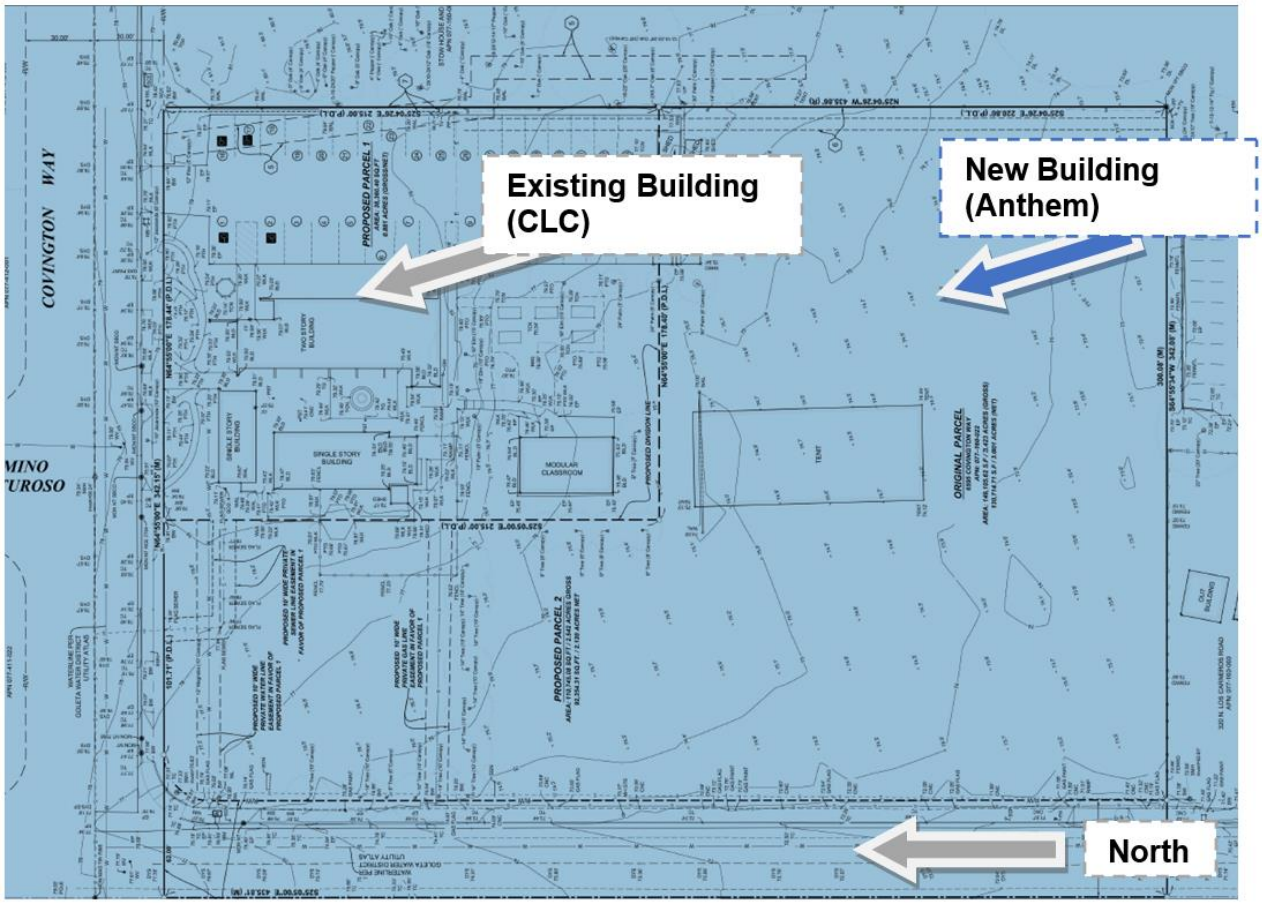


PROJECT DESCRIPTION

As shared above, the most substantial component of this project is the proposed new church and associated improvements for AC at 6595 Covington Way. The entire proposed project description includes the following:

- Subdivision of the existing 3.423-acre lot into two (2) lots (refer to Figure 3).
  - Lot 1 is proposed to be 0.881 acres and contains the existing CLC facilities, including the sanctuary, parking lot, and accessory structures.
  - Lot 2 is proposed to be 2.542 acres (gross) and support the proposed AC facilities, described below.

Figure 3: Parcel Map



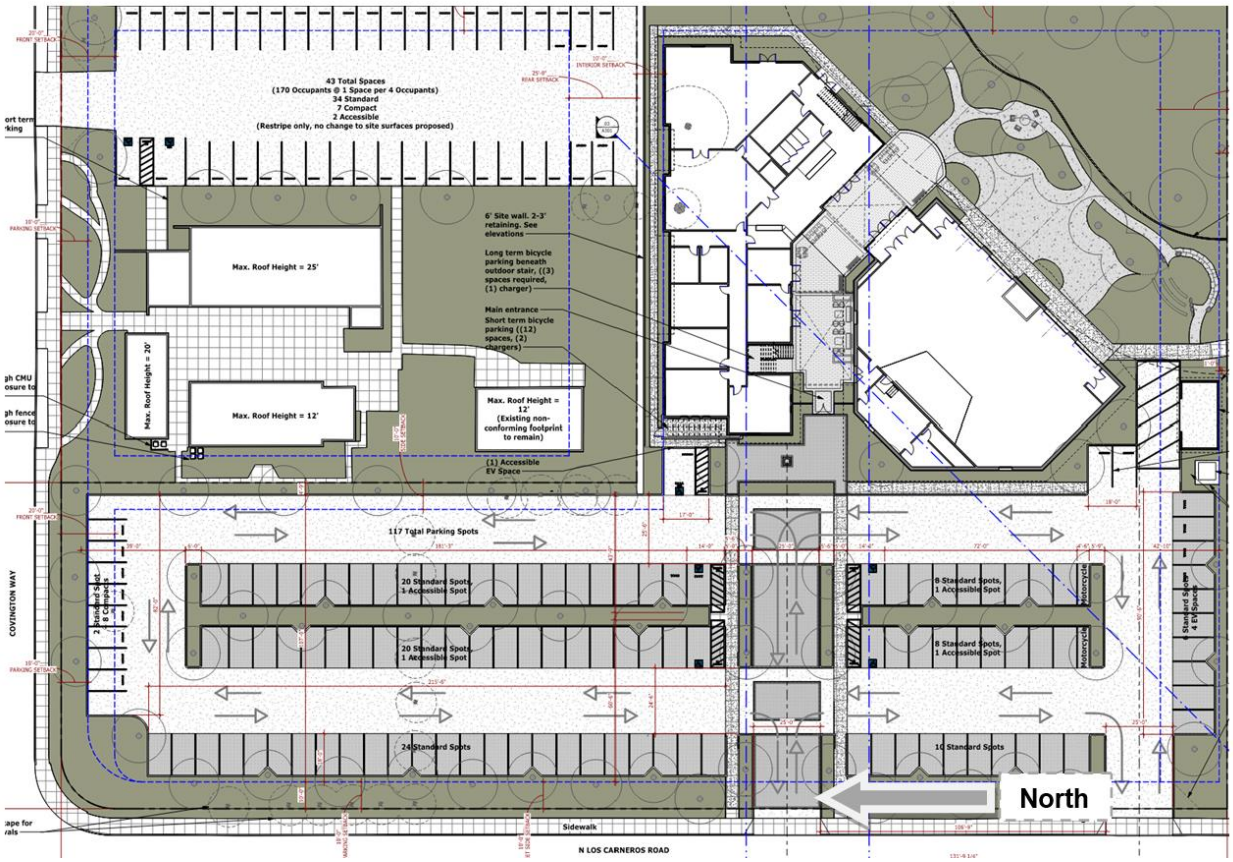
- No changes are proposed to the existing CLC sanctuary/community assembly buildings. However, seven additional trees are proposed in the parking lot area. The list of adjustments proposed for Lot 1 is provided below.
- Construct a 6,512-SF sanctuary/community assembly building on Lot 2. The list of adjustments proposed for Lot 2 is provided below.
- Construct a 2-story, 13,554-SF education building to support day care and preschool on Lot 2.
- Exterior patios, play yards and passive recreation areas on Lot 2.
- Construct a 117-space parking lot including 5 accessible, 6 Electric Vehicle (EV) parking spaces, 25 EV ready spaces, and short and long-term bicycle parking/charging on Lot 2.
- Restore and enhance an onsite Monarch ESHA buffer with native and monarch appropriate plantings and a split rail fence on Lol 2.
- New walls and fences varying in height from 3’ to 6’ high and materials (split rail, wrought iron, and concert block) to delineate exterior boundaries and create a waste storage area on Lot 2.
- Modify existing driveway and construct a new driveway on Los Carneros Road to serve Lot 2.
- Proposed landscaping includes new landscaping around the perimeter of the new

parcel, and within the proposed parking lot, and an approximately 9,700-square-foot native habitat restoration with native plant species.

- Proposed lighting includes both building wall sconces and pole lighting, which would be directed downward.

Figure 4 below shows the site plan for the site with both CLC and AC facilities constructed.

Figure 4: Site Plan



The new church is proposed to include a sanctuary with seating for up to 500 people, offices and facilities for a pre-school/day care that would serve the congregation and surrounding neighborhood for up to 110 children.

AC religious services may include up to four (4) services per week, which include up to three (3) 1-hour long services on Sundays, and one service (1) held during a weekday evening. Sunday services occur between 8:00 A.M. and 9:00 P.M. and weekday evening services occur between 6:00 P.M. and 9:00 P.M.

AC will offer pre-school and daycare facilities for the congregation and the community. The pre-school and daycare will each accept up to 55 children (110 total). The facilities would be open Monday through Friday. The hours for the pre-school would be 9:00 A.M. to 1:00 P.M. and the hours for the daycare would be 8:00 A.M. to 5:00 P.M., with some aftercare made available as needed.

Religious services, pre-school, and daycare activities are supported by AC's clergy, administrative staff, and volunteers. Religious services will be supported by 12 office and clergy staff, pre-school will be supported by 12 part-time staff, and daycare will be supported by 12 staff, for a total of 36 staff.

Additionally, as part of the proposal, the applicant is proposing Adjustments to the Zoning Ordinance, pursuant to Section 17.59.040, for the following:

Lot 1: Adjustments (CLC)

1. Request to provide less than a combination of 50% shading for the Heat Island Effect to 22%, pursuant to Municipal Code Section 17.38.110(J).
2. Request relief to not providing charging for one required electric bicycle parking space, pursuant to Municipal Code Section 17.38.090(C).
3. Request to have the existing modular classroom continue to extend 5 feet into the rear setback abutting new Lot 2 (AC).
4. Request relief from the requirement for a separate loading space, pursuant to Municipal Code Section 17.38.100(A).
5. Request to reduce the number of parking spaces from 43 to 41, pursuant to Municipal Code Section 17.38.070.
6. Request for fewer than 1 tree/4 parking spaces, pursuant to Municipal Code Section 17.38.110(K). For 43 spaces, the project requires 11 trees, and the applicant is proposing a total of 10.

Lot 2: Adjustment and Request for Reduction (AC)

1. Request to exceed the maximum height of the RS zoning district from 25 feet to 27 feet 8 inches, pursuant to Municipal Code Section 17.07.030.
2. Request to exceed the maximum height of architectural projections for a standalone cross from 30 feet to 33 feet 10 inches.
3. Request to reduce Monarch Butterfly ESHA from 100 feet to 50 feet, pursuant to Municipal Code Section 17.30.180(C)(2).

Proposed building materials for the assembly and education buildings proposed on Lot 2 include a naturally toned, board-formed concrete base at the ground level, supporting vertically ribbed, bone-white metal panel walls that echo the character of historic agricultural structures. Additional exterior finishes, including plaster elements, enrich the material palette. Above, a charcoal grey standing seam metal roof would cover both the assembly and education buildings. The education building would contain an elevator at a total height of 33 feet, consistent with Table 17.24.080. A rendering of the education and assembly buildings is provided in Figure 5 below.

Proposed landscaping for Lot 2 includes new landscaping around the perimeter of the new parcel, and within the proposed parking lot. The applicant is also proposing new areas for passive recreation and gathering (patio areas), and a fenced outdoor play yard for daycare and preschool uses at the southeast corner of the property. Within this area, the applicant is proposing plant materials consisting of native species, with the intent to support butterfly foraging and the restoration of the Monarch buffer area. Exterior passive recreation areas around the sanctuary would include pavers, grasses, benches, and

patios. A concrete walkway would traverse the exterior of the sanctuary, flanked on the east and west sides by two (2) 1,500-SF wooden trellises with vines.

Figure 5: Rendering of AC buildings

Regarding trees, all existing trees on the CLC site will remain. A rendering of what the CLC parking lot would look like is provided as Figure 6. Eighteen (18) small to medium-sized non-native trees, primarily cinnamon camphora, on the proposed AC lot will be removed to accommodate grading and development of the proposed project. The subject trees are located on the north portion of the lot and are not located within ESHA buffers. The applicant proposes to plant a total of 59 new trees on the property. Ten (10) new trees are proposed within the Monarch ESHA buffer area to enhance the habitat and provide additional shade, softening and screening. An additional, 49 trees are proposed within the parking lot.

AC is proposing a 72-inch-high black chain-link fence to demarcate exterior property boundaries with CLC and the Stow House to provide security, without obstructing views. Where adjacent to the Stow House and Lake Los Carneros Park, the applicant is proposing a 4’ split rail fence to allow small animals to traverse the sites. Additional fencing, not to exceed 6’ high, will be provided around the pre-school/day care play area. A 3-foot-high stucco CMU retaining wall is proposed along the northern property boundary between CLC and AC.

Regarding lighting, the applicant is proposing both building wall sconces and pole lighting. Exterior lighting will be cut off with no direct light exiting the building. Exterior lights will be primarily for safety in the walking and parkway areas and will consist of hooded pedestal or bollard lighting, directed downwards. A photometric study has been provided as Sheel LT-1 of Attachment C. This study shows that the proposed lighting will result in 0.1 foot-candles or less at all property boundaries and within the ESHA buffer.

No grading is needed to implement the proposed site improvements (new trees) for the CLC site. For the AC portion of the project, the finished topography will remain consistent with existing conditions, with the grading limited to the minimum required to construct the project. Over-excavation for building foundations will be required and cut and fill will be utilized to create a level site that achieves a cohesive development with the existing CLC building onsite. Approximately 4,200 cubic yards of cut and 560 cubic yards of fill would be required.

Figure 6: Rendering of CLC parking lot entrance.

DISCUSSION

As referenced above, there are numerous components associated with this project. The purpose of the applications is to facilitate the creation of an additional site to allow the construction of a new separate church facility for AC. New building construction will occur on the area located south of the existing CLC, east of Los Carneros Road, west from Lake Los Carneros Open Space, and north from the Goleta Valley Historical Society Parking Lot/Fire Station 12. The CLC facility has existed on the site since 1965 when the County of Santa Barbara approved CUP 65-CP-52. The following section discusses the merits of each aspect.

<u>Tentative Parcel Map</u>

The Tentative Parcel Map would split the existing 3.4-acre CLC site into two parcels. As shown in Table 1 below, each parcel would exceed the minimum 8,000 sq. ft. in area and minimum lot width standards.

Table 1

Proposed Lots	Use	Acreage	Lot Width
Proposed New Lot "1" (6595 Covington Way:	Existing CLC Use to remain. Existing 5,020 SF Sanctuary, Office, and Classroom	Minimum Required: 8,000 sq. ft. (0.184 gross acres) Provided: 38,376 sq. ft. (0.88 gross acres)	Minimum Required: 75' Provided: 179'
Proposed New Lot "2" (Address TBD)	New AC Use to be constructed. Proposed 13,554 SF Office/Classroom/Day Care Building. Proposed sanctuary building is 6,512 SF.	Minimum Required: 8,000 sq. ft. Provided: 149,105 sq. ft. (3.42 gross acres)	Minimum Required: 75' Provided: 436'
Total Area	-----	3.423 Gross Acres	

The Goleta Water District, Goleta West Sanitary District, and Santa Barbara County Fire Department have all reviewed the project and provided preliminary service letters verifying that services are available. Further, the parcel has legal access to Covington Way and Los Carneros Road and the adjacent roadways have sufficient capacity to accommodate the anticipated amount of traffic to be generated by this project as documented in the Traffic, Parking and VMT Study prepared by Associated Transportation Engineers, dated January 6, 2026.

As demonstrated in the Zoning Consistency Analysis, which is attached to the Resolution (Attachment 1, Exhibit D), the project conforms to the applicable regulations of the Goleta Municipal Code. Further, there are no active Code compliance cases on the project site.

The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision given the size and shape of the proposed lots. The subdivision will allow for the new buildings to incorporate energy conservation measures into the building design with adequate room for landscaping, including trees for natural cooling opportunities. All new buildings must comply with the energy efficiency standards set forth in the Goleta Municipal Code, and with the CalGreen+ Building Code standards.

The proposed subdivision design and improvements are consistent with the General Plan, as the subdivision is designed to provide adequate access, parking, drainage and utilities to serve the proposed uses. As set forth in the General Plan Consistency analysis (Attachment 1, Exhibit C), the project, including the proposed subdivision, meets the goals and objectives of the General Plan regarding land use (LU 2.1 & 2.4).

The design of the subdivision and the proposed improvements are unlikely to cause substantial damage or substantially and avoidably injure fish or wildlife or their habitat. The subdivision site does not have fish, special-status species or Environmental Sensitive Habitat Area ("ESHA") present on the site. The development would observe a 50'-buffer from a designated Monarch ESHA on the adjacent Lake Los Carneros Park parcel based on the study prepared by Storrer Environmental, dated October 22, 2025, and peer-reviewed for the City by Althouse and Meade, dated June 27, 2025, which documents that the 50'-ESHA buffer would be sufficient and not injurious to wildlife that may be present on the adjacent parcel.

The design of the subdivision to create two lots is unlikely to cause serious public health problems as the uses proposed by the subdivision are typical of community assembly uses and do not involve the use of hazardous materials and activities. Further, the access points are situated for adequate visibility, and the site will have sidewalks along the street frontages to improve pedestrian safety.
The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Wastewater resulting from the project would be collected and treated by the Goleta West Sanitary District ("GWSD"). GWSD has sufficient infrastructure to undertake this task. Accordingly, wastewater discharge into the community sewer system will not result in a violation of existing law. Additionally, the project has adequate water allocation provided by the Goleta Water District (GWD) through a water allocation agreement between the developer and GWD.

For these reasons, staff finds that the findings to support the granting of the Tentative Parcel Map can be made as outlined Sections 3 and 4 of Attachment 1.

CLC Campus DPAM and CUPAM

As mentioned above, no physical changes are proposed to any of the existing buildings located on the CLC campus, which will be located on new Lot 1. The primary purposes of the DPAM and the CUPAM is to document reduction in lot area from 3.4 acres to 0.88 acres and changes in development standards between the County of Santa Barbara in 1965 to the City of Goleta in 2026. The request on Lot 1 is limited to minor changes to the existing parking lot, and landscaping, reflective of the new parcel boundaries. A review of the policies in the General Plan indicates that this aspect of the project is consistent with the intent and development standards contained in the General Plan, subject to Planning Commission approval of the requested adjustments.

The proposed four adjustments on Lot 1 are justified as the CLC campus was established in 1965 and met the requirements at that time. Further, no new physical development is proposed to occur at the CLC campus. The only changes proposed are reduction of the acreage associated with the CLC campus via the lot subdivision and some additional bike parking.

Further, the existing CLC campus on Lot 1 was approved in 1965 with a CUP (65-CP-52), including 41 parking spaces, which greatly exceeded the applicable parking regulations at the time. If developed today, the current parking regulations would require 43 spaces; however, no new physical development is occurring at the CLC campus, and the existing parking lot is adequate for historical usage of the community assembly uses currently occurring and anticipated to continue to occur on Lot 1. Due to the existing design of the parking lot, which was designed to meet 1965 parking regulations, it is not possible for CLC to meet current Title 17 parking lot development standards. The addition of trees will improve the heat island effect in the existing parking lot without reducing parking spaces. CLC is also proposing to add five spaces of new bike parking. Given there is no new physical development proposed, aside from the new bike parking spaces, there is not a nexus to require the existing parking lot to be brought up to current standards.

The reader is directed to Sections 7 and 8 of Attachment 2 regarding the approvals needed for the changes occurring at CLC.

AC DP, CUP, and Preliminary Design Approval

As shared above, the primary purpose of these applications is to facilitate the construction of a new community assembly campus on proposed Lot 2. The remainder of this section focuses on the proposed new AC campus development.

General Plan and Zoning Consistency

The proposed project on Lot 2 is consistent with the purpose and intent of the Single-Family Residential designation in the General Plan. Public/Community Assembly uses are permitted with a Minor CUP in both the General Plan and Title 17. A review of the policies in the General Plan indicates that the project as proposed is consistent with the intent and development standards contained in the General Plan, subject to Planning Commission approval of the requested adjustments. Where the General Plan has specific policies related to job/housing linkages, project construction, and implementation, appropriate conditions can be imposed to ensure consistency, including the requirement for construction monitoring and the payment of Development Impact Fees.

No public viewsheds will be impaired by the proposed project given the placement of the new buildings on Lot 2, which will be set back approximately 136 feet from Los Carneros Road and approximately 235 feet from Covington Drive and will be in keeping with the height limitation of the Zoning Code. The project has been purposefully sited in the rear half of the lot to maintain all existing viewsheds and minimize its visual impact from the neighboring streets and residences. The proposed landscaping will soften the proposed parking lot and accentuate the architecture, without blocking views from the public.

Exhibit C to Attachment 2 contains the project General Plan Consistency Analysis. Exhibit D to Attachment 2 contains the project Zoning Consistency Analysis.

Transportation

The project would not result in any significant impacts related to traffic based on the Vehicle Miles Traveled Study prepared by Associated Transportation Engineers, dated January 5, 2026, and accepted by the City of Goleta Public Works Department. The project would generate 13.73 Vehicle Miles Travelled (VMT) per employee for the church component of the project. Therefore, the project-generated VMT levels would not exceed the City's threshold of 14.26 VMT per employee for the church.

Section 3.0 of the City of Goleta's VMT Thresholds Study establishes screening criteria for certain projects that are exempt from performing a detailed VMT analysis and may be presumed to have a less than significant VMT impact. Local agencies may elect to classify certain uses as local serving if the use is expected to draw users from a relatively small geographic area, leading to short-distance trips, and trips that are linked to other destinations. A neighborhood day care/pre-school facility primarily draws children from a relatively small geographic area in the vicinity of the school site, which results in short-distance trips. The closest similar land-use to the project is the Posy pre-school, located 0.8 miles to the east of the project site. There are 4 similar pre-schools/day cares located within approximately 2 miles of the project site. The project would provide a pre-school/day care in an area where there is only one similar pre-school within 1 mile of the site on the north side of US 101. Thus, the project would lead to shorter trip distances for parents/caregivers needing preschool/day care services. Therefore, based on the locally serving use screening criteria, the VMT generated by the school/day care is less than significant.

The intersection operations policies and standards outlined in the City's Transportation Element of the General Plan were used to evaluate the project's consistency with the City's General Plan (Policies TE 4.1-4.3). As outlined in the Transportation Element, these policies state that the traffic standard is to maintain level of service (LOS) C or better on major arterials, minor arterials, collector roadways, and at intersections. Existing (LOS) for the study area intersections on weekdays was obtained from recent traffic and circulation studies completed in the area. The analysis determined that the project would not result in the intersection LOS degrading below LOS C. The project would therefore be consistent with the City's intersection standards.

Parking

The project for the AC facility on Lot 2 is proposing to provide 117 parking spaces. The pre-school and day-care center facilities would operate on weekdays, and the church activities would primarily take place during weekday evenings (after 5:00 PM) and Sundays. Thus, the parking demand for each use would not conflict, allowing parking spaces to be shared between the church and pre-school/day-care facilities. Separate parking requirements were therefore developed for weekdays, when the day care center, school and church office activities occur, and on weekends, when the larger religious services occur.

The Zoning Ordinance parking requirement for the weekday day-care, pre-school and church office activities is 28 spaces. This is based on the number of students anticipated for the pre-school/day-care (55 students for each for a total of 110 students) and the size of the administrative office (1,154 sq. ft.) at a rate of 1 space/10 students and 1 loading space/10 students for the day-care/pre-school, and 1 space/300 sq. ft. for the administrative office. The weekend requirement for the church sanctuary assembly area is 101 spaces. This number is based on the size of the sanctuary (5,042 sq. ft.) at a rate of 1 space/50 square feet. The 117 spaces proposed to be provided onsite would therefore satisfy the City's parking requirements.

AC religious services may include up to four (4) services per week, with up to three (3) services on Sundays and one (1) held during a weekday evening. This schedule is not uncommon for churches in order to spread the parking volume over several services instead of offering one large service, as is currently occurring at Goleta Junior High School. With the spreading of the attendees among the three services on Sunday, the 117-space parking lot is anticipated to have sufficient capacity. Sunday services would occur between 8:00 A.M. and 9:00 P.M. and weekday evening services would occur between 6:00 P.M. and 9:00 P.M.

Noise

The project would not result in any significant impacts related to noise based on the acoustic analysis prepared by 45dB Acoustics, dated November 22, 2025, and accepted by staff following a peer review provided by Rincon Consultants. The acoustical analysis is included with the CEQA Notice of Exemption as a technical study and can be found on the City's website using the following link:

https://www.cityofgoleta.org/your-city/planning-and-environmental-review/ceqa-review/anthem-chapel

The acoustic analysis concluded that sound levels for a typical Sunday, which would include three separate 1-hour services spread throughout daytime hours (between 8:00 A.M. and 9:00 P.M.) held inside the proposed Sanctuary building. This format for community assembly services would not exceed the CNEL 65 dBA limit of the General Plan Noise Element at the property lines of nearby noise-sensitive land uses and will comply with the City's Municipal Code. This project will not require sound mitigation, and the roll-up exterior doors that open to the southeast may be open or closed. Further, the orientation of the outdoor patio and sanctuary space is away from the residential uses and, if noise is generated, it would be attenuated by the design and placement of the proposed buildings.

Noise from construction activities is primarily associated with grading activities and site preparation. For the project, these activities are expected to take no longer than 15 working days and all construction will occur on weekdays during working hours. The project will comply with standard City of Goleta conditions of approval for construction hours, which are from 8 AM to 5 PM, Monday through Friday, with no construction allowed on State holidays. As such, construction noise and vibration are expected to be short-

term and less than significant. Recommendations for noise management are provided in the acoustic analysis and have been made conditions of approval.

Lastly, no special outdoor events are proposed as part of the requested approvals. However, if in the future such events are proposed, then either CLC or AC could request approval of a Special Event Permit, like any other community organization. A Special Event Permit would consider issues such as parking, circulation, and noise based on the nature and location of the event.

Airport Safety

The project site is located within Safety Zone 6 of the Santa Barbara Airport Land Use Compatibility Plan (ALUCP) adopted January 2023. The General Plan Safety Element includes the Other Hazards Map (Figure 5-3), which, among other things, implements Safety Element Policy SE 9, Airport-Related Hazards, and identifies the areas subject to Airport Safety Zones as depicted in the ALUCP. This map was updated in November 2023 to be consistent with the ALUCP adopted in January 2023. Specifically, Figure 5-3 was updated to match the Airport Safety Zones in the 2023 ALUCP.

Table 3.2 in the ALUCP, the *Santa Barbara Airport Safety Compatibility Criteria*, classifies churches as an Indoor Large Assembly Use, which is a compatible use without limitations on Maximum Intensity and Maximum Lot Coverage in Safety Zone 6.

Preliminary Design Approval

The purpose of design review is to encourage the highest quality of design, both visually and functionally, and to reduce or prevent the negative effects of development while also promoting the health, safety, and general welfare of the City's public. The City has adopted Title 17 standards and General Plan policies establishing criteria and review for projects in residential areas of the city.

On August 12, 2025 and October 28, 2025, the Design Review Board (DRB) conducted Conceptual Design Review for the project. The DRB comments from the October 28, 2025 meeting centered on building mass, compatibility between the buildings, and the design of the north elevation. The concerns raised by the public have generally focused on insufficient parking, noise, size and massing, and incompatibility of the proposed use with the neighborhood.

On May 26, 2026, the DRB conducted Preliminary level design review and, after conducting the public hearing, the DRB supported the project, expressing appreciation for the work done to address their comments from the Conceptual review hearings. There was a comment that suggested using a dark green roof instead of dark grey/black, and to use a lighter color for the rooftop equipment screen. There was also a comment that suggested articulating the proposed wall on the northern property line between Lots 1 and 2 to match the building articulation on the north elevation of the AC education building. The DRB also encouraged the use of at least 36-inch box size trees for the parking lot. These details will be reviewed by the DRB upon Final Design review at a

future hearing. With these comments, the DRB recommended that the Planning Commission grant Preliminary Design approval based on the findings provided as Section 4 of Attachment 2.

The August 12, 2025, October 28, 2025, and May 26, 2026 DRB agenda reports and meeting videos can be accessed here:

August 12, 2025:
https://goleta.granicus.com/AgendaViewer.php?view_id=5&clip_id=2131

October 28, 2025:
https://goleta.granicus.com/AgendaViewer.php?view_id=5&clip_id=2152

May 26, 2025:
https://goleta.granicus.com/AgendaViewer.php?view_id=5&clip_id=2201

Adjustments to Development Standards

Proposed adjustments for the AC development on Lot 2 include building/structure height, and an Environmentally Sensitive Habitat Area (ESHA) buffer reduction. A portion of the proposed AC education building exceeds the 25' height requirement of the RS zone district. However, only the building's sloped roof structure and equipment screening/elevator shaft will exceed the height limit, which is consistent with the design vernacular of the style and will serve to help screen rooftop equipment. The vertical walls will be compliant with height requirements, as proposed. The proposed height is in line with other structures in the vicinity that exceed 25' in height, e.g., at Lake Los Carneros Park, CLC, and the Islamic Society center. Further, this portion of the sanctuary is over 300' from any residences and views from the residences to the north will be screened and softened by existing and proposed landscaping and the CLC building. The proposed height of the standalone cross will be in line with the height of the existing CLC cross, which exceeds 25'.

The justification for the ESHA buffer reduction is provided in the section below.

Biological Resources/ Monarch Butterfly ESHA Buffer Reduction

The 3.4-acre project site does not contain special status species (Monarchs or raptors) or ESHA habitat. However, the project site is adjacent to habitat for Monarch butterflies, nesting birds, and sensitive raptors, as denoted on Figure 4-1 of the General Plan/Coastal Land Use Plan. The Stow House Monarch butterfly overwintering site (Site 72) is located near the southeast corner of the project site. The grove contains mature lemon-scented gum, silver dollar gum, coast live oak, and scattered ornamentals. Historically, monarchs have used Site 72 as an autumnal or transitory site as they move through the landscape and find improved habitats to use as climax sites for the remainder of the season.

Given the adjacency to ESHA, a Biological Resources Assessment, dated October 22, 2025, and updated January 5, 2026, was prepared by Storrer Environmental Services to

evaluate the impact of reducing the on-site buffer from 100' to 50'. The City had the Storrer report peer reviewed by Althouse and Meade. Althouse and Meade concurred with Storrer's analysis, conclusions, and recommendations.

At its peak in November 1998 (Meade et al. 2017), Site 72 supported 145 individuals. In recent years, only single individual Monarchs have been observed at Site 72. In 2016, one individual was observed in October, and no Monarch butterflies were seen during the remainder of the overwintering season (November to February). No individual Monarchs or clusters were observed in Site 72 during the field survey on December 13, 2023, or during the November-December 2023 Xerces Society Western Monarch Mid-Season Count.

Active and historic raptor nests are protected by federal, State, and City policies. Protections and buffers for raptor nests are applicable during the nesting season and throughout fledging. The duration of the nesting bird season is from February 1st through August 31st. The project site does not contain historic raptors nest sites; however, the eucalyptus grove adjacent to the project area does. Nearby Lake Los Carneros and the surrounding Preserve also provides high quality nesting habitat for raptors and other bird species. The Storrer report identified raptor nests found in eucalyptus trees within 300 feet of the project.

Condition # 67 of Exhibit F to Attachment 2 includes a requirement for a nesting bird survey within 500 feet of the project area, if grading commences during nesting/fledging season. If active non-raptor nests are found, an appropriate nest buffer will be established by a qualified biologist, and the nest will be monitored. No work can take place within a nest buffer. If an active raptor nest is found, no development activity shall be allowed within a 500-foot radius of the nest. Nest buffers may be reduced in consultation with CDFW and with oversight from a qualified biologist to ensure construction does not cause nest failure.

Lastly, the applicant has prepared as part of its project description/project features, a Monarch Butterfly Habitat Protection Plan (MBHPP). The MBHPP was prepared in accordance with the GP/CLUP Conservation Element (CE) Policy 4.6 (City 2006) and included best management practices (BMP) construction measures to be implemented in and around the proposed project area as part of the conditions of approval. The City's peer reviewer, who reviewed the MBHPP, concurs that the proposed plan is appropriate for best management practices for the ESHA resources adjacent to the Stow House.

As shared, AC requests include an adjustment to reduce the ESHA Buffer from 100' to 50', pursuant to 17.30.180I(2) of the Goleta Municipal Code regarding the Monarch Butterfly ESHA Buffer Reduction and General Plan/Coastal Land Use Plan Policy CE 4.5. The buffer reduction is proposed to accommodate outdoor space for the preschool, daycare, and church social gathering space. Within the 100' buffer area, the project proposes permeable pavers and native landscaping. Also, within the 50' to 100' buffer area will be approximately 9,700 square feet of native habitat restoration with native plant species and additional pollinator resources following initial grading and installation of the bioretention basin. No structural development will occur within the 100' buffer.

The Storrer Report found that the proposed 50-foot buffer reduction is sufficient in this area, given the nature of the habitat on the City's property and consistent with the Section 17.30.180I(2) of the Goleta Municipal Code regarding the Monarch Butterfly ESHA Buffer Reduction and General Plan/Coastal Land Use Plan CE 4.5. As outlined in the Storrer Report, the buffer reduction to 50' will not have negative impacts on the Monarch ESHA located offsite.

Further, consistent with the requested Adjustment, the project minimizes encroachment into the ESHA buffer to the maximum extent feasible, with improvements limited to low impact uses, such as permeable pavers and native landscaping in the outer buffer area. The inner buffer area will be restored with native vegetation and pollinator-supporting species following installation of the bioretention basin, resulting in approximately 9,700 square feet (0.22 acre) of habitat restoration, including 14 native trees. These measures ensure the buffer reduction is the minimum necessary and will not result in adverse impacts to the adjacent ESHA.

The finding to allow the buffer reduction is provided as Section 9 of Attachment 2,

Cultural Resources and Native American Consultation

The applicant had a Phase I Archaeological Resources Report performed by Stone Archaeological Consulting. This report, dated May of 2024, determined that the likelihood of encountering unknown prehistoric project sites within the project area is low, based on the distribution of recorded small temporary/seasonal camps adjacent to Lake Los Carneros and Carneros Creek and the negative results of the archaeological survey. The archaeological survey work included reliable conditions and systematic shovel scrapes. Although the likelihood of encountering archaeological resources is anticipated to be low, the project will be conditioned to include all mandatory grading best practices, including Native American monitoring, in the unlikely event cultural resources are discovered during project grading.

Further, in accordance with AB 52, Native American consultation occurred between June 9, 2025 and July 10, 2025, based on a list provided by the Native American Heritage Commission (NAHC) of the local Native American Tribal groups that consider Goleta to be their ancestral lands. None of the Tribal groups expressed interest in consulting on the project.

Conclusion

Staff finds that all the components of the entire project meet the findings and criteria to support adoption of the TPM, DPs, and CUPs for the reasons outlined above and stated in the attached Resolutions (Attachments 1 and 2). The findings of fact to support approval are outlined therein.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under § 15332 of the CEQA Guidelines and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. The Class 32 exemption consists of projects characterized as in-fill development, where the project is (a) consistent with the applicable General Plan designation and all applicable General Plan policies, as well as with applicable zoning designation and regulations, (b) occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, (c) has no value as habitat for endangered, rare or threatened species, (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) adequately served by all required utilities and public services.

The Notice of Exemption for the project and all supporting technical analysis to support the exemption can be found in the CEQA Review section of the City of Goleta's website using the following link:

https://www.cityofgoleta.org/your-city/planning-and-environmental-review/ceqa-review/anthem-chapel

Moreover, none of State CEQA Guidelines Section 15300.2's exceptions to the Class 32 exemption apply to the project. The exception set forth in State CEQA Guidelines Section 15300.2(a), by its own terms, does not apply to projects that fall within the Class 32 exemption; moreover, the project will not impact an environmental resource of hazardous or critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies as documented in the biological report prepared by Storrer Environmental, dated October 22, 2025, and peer reviewed by Althouse and Mead dated June 27, 2025. These reports are incorporated by reference into the Notice of Exemption and are on file with the City of Goleta's Planning and Environmental Review Department. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as technical reports in the record of proceedings demonstrate that the project would not result in significant cumulative impacts; moreover, there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; construction of a community assembly as urban infill on residentially zoned land next to existing development does not constitute an unusual circumstance. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance on the adjacent historical resource due to the approximately 300-foot distance between the project and historic resource. Additionally, the project's site does not contain any identified

significant cultural resources and will be conditioned to include all mandatory grading best practices.

Consistent with the requirements of the Class 32 exemption described in the Notice of Exemption, and pursuant to CEQA Guidelines §15300.2*, Exceptions to the Exemption,* the entirety of the project falls within the Class 32 Exemption set forth in State CEQA Guidelines § 15332.

PUBLIC NOTICE

On June 11, 2026, the Planning Commission hearing notice was published in the Santa Barbara Independent and mailed to property owners and tenants within 500 feet of the site. On May 13, 2026, the City also released a press release. The project site was posted with signage on May 11, 2026, for the May 26, 2026 DRB meeting, and updated on June 5, 2026, for the June 22, 2026 Planning Commission meeting. Lastly, story poles were installed on or before May 11, 2026.

OPTIONS

If the Planning Commission takes other than the recommended actions, possible options include:

1. Continue for additional information and review; or
2. Direct staff to prepare revised findings, as required, and continue the item to a date certain for action consistent with PC direction.

LEGAL REVIEW BY: Winnie Cai, Assistant City Attorney

APPROVED BY: Peter Imhof, Planning and Environmental Review Director

ATTACHMENTS:

1. A Resolution of the Planning Commission of the City of Goleta, California, Adopting a Notice of Exemption and approving Parcel Map 32,072 to create 2 lots located at 6595 Covington way; APN 077-160-022; Case No. 24-0002-SUB
   Exhibit A – Notice of Exemption
   Exhibit B – Parcel Map
   Exhibit C – General Plan Consistency Analysis
   Exhibit D – Zoning Consistency Analysis
   Exhibit E – Parcel Map Conditions of Approval

2. A Resolution of the Planning Commission of the City of Goleta, approving a Conditional Use Permit Amendment, Development Plan Amendment with adjustments, Conditional Use Permit, and Development Plan with adjustments for development located at 6595 Covington way; APN 077-160-022; Case Nos. 24-0004-CUP(AM), 24-0010-DP(AM), 24-0005-CUP, 24-0009-DP, AND 24-0030-DRB

Exhibit A – Development Plan with landscaping, lighting, and architectural plans
Exhibit B – General Plan Consistency Analysis
Exhibit C – Zoning Consistency Analysis
Exhibit D – CLC DPAM/CUP AM Conditions of Approval
Exhibit E – AC DP/CUP Conditions of Approval
Exhibit 1, Santa Barbara County Fire Department (SBCFD), December 3, 2024
Exhibit 2, Santa Barbara County Air Pollution Control District (APCD), May 14, 2026
Exhibit 3, Goleta Water District (GWD), July 9, 2024
Exhibit 4, Goleta Sanitary District (GSD), June 3, 2024

3. Staff's Presentation

4. Applicant's Presentation

Attachment 1

A Resolution of the Planning Commission of the City of Goleta, California, Adopting a Notice of Exemption and approving Parcel Map 32,072 to create 2 lots located at 6595 Covington way; APN 077-160-022; Case No. 24-0002-SUB

RESOLUTION 26 - ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, ADOPTING A NOTICE OF EXEMPTION AND APPROVING PARCEL MAP 32,072 TO CREATE 2 LOTS LOCATED AT 6595 COVINGTON WAY; APN 077-160-022; CASE NO. 24-0002-SUB

WHEREAS, the property is located at 6595 Covington Way in the Inland area of the City of Goleta and has a Single-Unit Residential (RS) General Plan/Coastal Land Use Plan Land Use and Zoning designation; and

WHEREAS, the property is owned by Christ Lutheran Church of Goleta, which has authorized Lars Linton to be their agent; and

WHEREAS, on August 21, 2024, Steve Welton of SEPPS Land Use Consulting on behalf of Christ Lutheran Church of Goleta and Anthem Chapel applied for (i) a Tentative Parcel Map (TPM) to subdivide the existing Christ Lutheran Church site into two parcels (24-0002-SUB), which was deemed complete on April 10, 2025 (Project); and

WHEREAS, it has been determined that the Project meets the criteria for use of a Categorical Exemption, specifically Section 15332 of CEQA Guidelines, and a Notice of Exemption is recommended for adoption. The NOE has been available for public review since May 21, 2026, when the Design Review Board Agenda was posted; and

WHEREAS, on May 26, 2026, the Design Review Board conducted Preliminary Design Review and recommended Preliminary Design approval; and

WHEREAS, on June 22, 2026, the Planning Commission held a duly noticed public hearing on the merits of the Project including the environmental determination, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission considered the entire administrative record, including staff reports, Notice of Exemption and oral and written testimony from interested persons;

NOW THEREFORE, BE IT RESOLVED BY THE GOLETA PLANNING COMMISSION:

SECTION 1. Factual Findings. The Planning Commission finds as follows:

A. The property consists of 3.423 total gross acres and includes the existing Christ Lutheran Church sanctuary, parking lot, and accessory structures. Exhibit C to this Resolution contains the Project General Plan Consistency Analysis.

B. The Project includes subdividing the existing lot into two (2) parcels.

C. Lot 1 is proposed to be 0.881 acres and contains the existing Christ Lutheran Church facilities including the sanctuary, parking lot, and accessory structures.

D. Lot 2 is proposed to be 2.542 acres and support the Anthem Church facilities.

E. The property has adequate ingress and egress from Covington Way and Los Carneros Road that meets Fire Department requirements.

F. The factual findings in this Section and in the Recitals are based upon substantial evidence found within the entirety of the administrative record.

SECTION 2. Environmental Assessment Findings. The Planning Commission finds as follows:

A. The City has determined that the Project is exempt from further environmental review in accordance with California Environmental Quality Act (CEQA) Guidelines pursuant to Title 14 California Code of Regulations. Specifically, the Project is exempt based on *§15332 (Infill Development Projects).* The Project is exempt primarily due to its consistency with the existing General Plan land use designation and zoning applicable to the property and that its location is surrounded by substantially developed sites on all sides. The existing parcel will be served by all required utilities, public services, and roadways. The new development conforms to the policies of the City of Goleta General Plan and the regulations of Title 17, the Goleta Zoning Ordinance, within the City of Goleta Municipal Code. The Project site has no potential value as a habitat area for endangered, rare, or threatened species, given the site has been previously graded and is situated adjacent to similar developments within the urban context. Further, none of the exceptions to the exemptions are applicable to the Project or site. The specific analysis relating to why the Project is categorically exempt from CEQA is outlined in the Notice of Exemption provided as Exhibit A to this Resolution.

B. The Notice of Exemption has been available for public review since May 21, 2026, when the May 26, 2026 Design Review Board agenda was published.

The Planning Commission reviewed the record of the proceedings and considered all information presented at or before all public hearings in accordance with CEQA Guidelines §15034.

C. Pursuant to CEQA Guidelines §15034, the Categorical Exemption reflects the City's independent judgment and analysis. The Planning Commission has independently reviewed and analyzed the Exemption prepared for the Project. The Exemption is an accurate and complete statement of the potential environmental impacts of the Project. The Exemption was prepared under the direction of the City of Goleta Planning and Environmental Review Department and reflects its independent judgment and analysis of the environmental impacts.

SECTION 3. Common Findings

The Planning Commission makes the following findings pursuant to Section 17.52.070 of the Goleta Municipal Code regarding the Common Findings:

A. *There are adequate infrastructure and public services available to serve the proposed development including water and sewer service, existing or planned transportation facilities, fire and pole protection, schools, parks, and legal access to the lot.*

There are adequate public services to serve the property. The Goleta Water District, Goleta West Sanitary District, and Santa Barbara County Fire Department have all reviewed the Project and provided preliminary service letters verifying that services are available. Further, the parcel has legal access to Covington Way and Los Carneros Road and the adjacent roadways have sufficient capacity to accommodate the anticipated amount of traffic to be generated by this Project as documented in the Traffic, Parking and VMT Study prepared by Associated Transportation Engineers, dated January 6, 2026.

B. *The proposed project conforms to the applicable regulations of this Title and zoning violation enforcement on the subject premise has been resolved as permitted by law.*

As demonstrated in the Zoning Consistency Analysis, which is attached to this Resolution as Exhibit D, the Project conforms to the applicable regulations of the Goleta Municipal Code. Further, there are no active Code compliance cases on the Project site.

C. *The proposed development is located on a legally created lot.*

The subject lot was created by Tract Map 10,347 as recorded in Book 73, pages 1-12 of the County of Santa Barbara Subdivision Maps. The parcel was approved for development with a conditional use permit and development plan by the County of Santa Barbara in 1965 which included a review for parcel validity. The Project also includes a Parcel Map which will be recorded and will result in two (2) legal parcels.

D. *The development is within the project description of an adopted or certified CEQA document or is statutorily or categorically exempt from CEQA.*

The City has determined that the Project is exempt from further environmental review in accordance with California Environmental Quality Act (CEQA) Guidelines pursuant to Title 14 California Code of Regulations. Specifically, the Project is exempt based on *§15332 (Infill Development Projects).* The Project is exempt primarily due to its consistency with the existing General Plan land use designation and zoning applicable to the property and that its location is surrounded by substantially developed sites on all sides. The existing parcel will be served by all required utilities, public services, and roadways. The new development conforms to the policies of the City of Goleta General Plan and the regulations of Title 17, the Goleta Zoning Ordinance, within the City of Goleta Municipal Code. The Project site has no potential value as a habitat area for endangered, rare, or threatened species, given the site has been previously graded and is situated adjacent to similar developments within the urban context. Further, none of the exceptions to the exemptions are applicable to the Project or site. The specific analysis relating to why the Project is categorically exempt from CEQA is outlined in the Notice of Exemption provided as Exhibit A to this Resolution.

SECTION 4. Subdivision

The Planning Commission makes the following findings pursuant to Government Code §§ 66473.1, 66473.5, 66474(a-g), and 66474.6 for the Parcel Map, provided as Exhibit 2. Based upon those findings, the Planning Commission further recommends that the City Council determine that the facts would not support findings for denial under Government Code § 66474:

A. *A Tentative Map shall provide, to the extent feasible, future passive or natural heating or cooling opportunities in the subdivision (SMA § 66473.1)*

The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision given the size and shape of the proposed lots. The subdivision will allow for the new buildings to incorporate energy conservation measures into the building design with adequate room for landscaping, including trees for natural cooling opportunities. All new buildings must comply with the energy efficiency standards set forth in the Goleta Municipal Code, and with the CalGreen+ Building Code standards.

B. *Subdivision must be consistent with general plan or specific plan (SMA § 66473.5 and 66474(a)).*

There is no specific plan applicable to the Project site. The proposed subdivision design and improvements are consistent with the General Plan, as the subdivision is designed to provide adequate access, parking, drainage and utilities to serve the proposed uses. As set forth in the General Plan Consistency analysis (Exhibit C), incorporated herein by reference, this Project, including the proposed subdivision meets the goals and objectives of the General Plan regarding land use (LU 2.1 & 2.4).

C. *The design or improvement map of the proposed subdivision is consistent with applicable general and specific plans (SMA § 66474(b)).*

The Project Parcel Map is consistent with the General Plan for the reasons set forth in the General Plan Consistency Analysis (Exhibit 3) and as stated in finding b above.

D. *The site is physically suited for the proposed type and density of development (SMA § 66474 (c) and (d)).*

The site is physically suitable for the proposed density of development for the reasons set forth in the administrative record including, without limitation, the Notice of Exemption, and the Zoning Consistency Analysis (Exhibit D). The subdivision would create two lots that would allow two community assembly uses to have separate worship facilities and associated improvements.

E. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (SMA § 66474(e)).*

The design of the subdivision and the proposed improvements are unlikely to cause substantial damage or substantially and avoidably injure fish or wildlife or their habitat. The subdivision site does not have fish, special-status species or Environmental Sensitive Habitat Area ("ESHA") present on the site. The development would observe a 50' buffer from a designated Monarch ESHA based on the study prepared by Storrer Environmental, dated October 22, 2025, and peer reviewed by Althouse and Meade, dated June 27, 2025, that documents that the 50' ESHA buffer would be sufficient nor injurious to wildlife that may be present on the adjacent parcel. For the reasons set forth in the Notice of Exemption and in Section 2 above, the Project will not have an impact on the environment.

F. *The design of the subdivision or type of improvements is not likely to cause serious public health problems (SMA § 66474(f)).*

The design of the subdivision to create two lots is unlikely to cause serious public health problems as the uses proposed by the subdivision are typical of community assembly uses and do not involve the use of hazardous materials and activities. Further, the access points are situated for adequate visibility, and the site will have sidewalks along the street frontages to improve pedestrian safety. Further, one of the applicants (Anthem Church) has offered use of their church parking lot as overflow space when parking for events at the adjacent City facility exceed the capacity in the city lot.

G. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision (SMA § 66474(g)).*

The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

H. *The governing body of any local agency shall determine whether discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with §13000) of the Water Code (SMA § 66474.6).*

Wastewater resulting from the Project would be collected and treated by the Goleta West Sanitary District ("GWSD"). GWSD has sufficient infrastructure to undertake this task. Accordingly, wastewater discharge into the community sewer system will not result in a violation of existing law.

Additionally, the Project has adequate water allocation provided by the Goleta Water District (GWD) through a water allocation agreement between the developer and GWD.

SECTION 5. *Actions.* The Planning Commission takes the following actions:

A. Adopt the Notice of Exemption provided as Exhibit A to this Resolution and direct staff to have the Notice of Exemption filed within five (5) business days;

B. Approve the Parcel Map to create 2 lots as shown in Exhibit B and incorporated herein by reference based on the findings contained in Sections 1-4 above, the General Plan Consistency provided as Exhibit C and incorporated herein by reference, the Zoning Consistency Analysis provided as Exhibit D and incorporated herein by reference, and subject to the Conditions of Approval provided as Exhibit E and incorporated herein by reference.

SECTION 6. *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7. *Limitations*. The Planning Commission analysis and evaluation of the Project, including this Resolution, are based on the entire record, including the best information currently available. This includes competent and substantial evidence, both oral and written. It is inevitable that in evaluating a Project that absolute and perfect knowledge of all possible aspects of the Project will not exist. One of the major limitations on analysis of the Project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8. *Summaries of Information*. All summaries of information in the findings, which precedes this section, are based on the substantial evidence in the

record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9. This Resolution will remain effective until superseded by a subsequent Resolution.

SECTION 10. The City Clerk is directed to mail a copy of this Resolution to Lars Linton, agent on behalf of Christ Lutheran Church of Goleta and Anthem Chapel and, to any other person requesting a copy.

SECTION 11. This Resolution will become effective immediately after adoption.

SECTION 12. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this ____ day of _____ 2026.

_____
ANNE MILLER
CHAIR

ATTEST:

_____
DEBORAH LOPEZ
CITY CLERK

APPROVED AS TO FORM:

_____
WINNIE CAI
ASSISTANT CITY ATTORNEY

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

I, DEBORAH LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Resolution No. 26- __ was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the ___ day of _____, 2026 by the following roll call vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

_____
DEBORAH LOPEZ
CITY CLERK

Attachments:

Exhibit A – Notice of Exemption
Exhibit B – Parcel Map
Exhibit C – General Plan Consistency Analysis
Exhibit D – Zoning Consistency Analysis
Exhibit E – Parcel Map Conditions of Approval

Attachment 1, Exhibit A

Notice of Exemption

NOTICE OF EXEMPTION (NOE)

To: ☒ Office of Land Use & Climate Innovation
P.O. Box 3044, 1400 Tenth St. Rm. 212
Sacramento, CA 95812-3044

☒ Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101

From: City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Subject: Filing of Notice of Exemption

Project Title:

Christ Lutheran and new Anthem Churches development and subdivision; Case No's 24-0002-SUB, 24-0004-CUP, 24-0010-DP; 24-0030-DRB; 24-0009-DP, & 24-0005-CUP

Project Applicant:

Property Owner: Christ Lutheran Church of Goleta (CLC)
Applicant: Lars Linton, representing both Christ Lutheran and Anthem Churches
Agent for Applicant: Steve Welton, SEPPS Land Use Consulting

Project Location (Addresses and APN):

6595 Covington Way, Goleta CA, 93117, County of Santa Barbara, APN: 077-160-022

Description of Nature, Purpose, and Beneficiaries of Project:

The project site is identified as APN 077-160-022, located at 6595 Covington Way in the City of Goleta, Santa Barbara County.

The General Plan/Local Coastal Plan Land Use designation and zoning for the site is (RS) Single Family Residential and (RS-8) Single Family Residential 8000 SF minimum lot size, respectively. The site is located in the Inland area of the City.

The purpose of the applications is to facilitate the creation of an additional site to allow the construction of a new separate church facility. New building construction will occur on the area located south of the existing Christ Lutheran Church (CLC), east of Los Carneros Road, west from Lake Los Carneros Open Space, and north from the Goleta Valley Historical Society Parking Lot/Fire Station 12. A detailed project description is included in Enclosure A.

The beneficiaries of the project are Christ Lutheran Church and Anthem Church.

Name of Public Agency Approving the Project:

City of Goleta

Name of Person or Agency Carrying Out the Project:

Christ Lutheran Church of Goleta and Anthem Church Goleta. Attention: Lars Linton

Exempt Status:

X Categorical Exemption: *In-Fill Development Project, State CEQA Guidelines, §15332*

Reason(s) why the project is exempt:

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under § 15332 of the CEQA Guidelines and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. The Class 32 exemption consists of projects characterized as in-fill development where the project is (a) consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations, (b) occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, (c) has no value, as habitat for endangered, rare or threatened species, (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) adequately served by all required utilities and public services.

All supporting technical analysis to support the exemption can be found in Enclosure A. Also, The Notice of Exemption can also be found in the CEQA Review section of the City of Goleta's website using the following link:

https://www.cityofgoleta.org/your-city/planning-and-environmental-review/ceqa-review

Moreover, none of State CEQA Guidelines section 15300.2's exceptions to the Class 32 exemption apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), by its own terms, does not apply to projects that fall within the Class 32 exemption; moreover, the project will not impact an environmental resource of hazardous or critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies as documented in the biological report prepared by Storrer Environmental dated October 22, 2025, and peer reviewed by Althouse and Mead dated June 27, 2025. These reports are incorporated by referenced into the Notice of Exemption and are on file with the City of Goleta's Planning and Environmental Review Department. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as technical reports in the record of proceedings demonstrate that the project would not result in significant cumulative impacts; moreover, there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; construction of a community assembly as urban infill on residentially zoned land next to

existing development does not constitute an unusual circumstance. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance on the adjacent historical resource due to the approximately 300-foot distance between the project and historic resource. Additionally, the project's site does not contain any identified significant cultural resources and will be conditioned to include all mandatory grading best practices.

Conclusion:

Based on this analysis, the CLC and Anthem Church subdivision and new development project meets all criteria associated with a Class 32 Categorical Exemption pursuant to Section 15332 of the State CEQA Guidelines. Furthermore, exceptions to the applicability of a Categorical Exemption, as specified in Section 15300.2(a) through (f) of the CEQA Guidelines, do not apply to the project. Therefore, the project is exempt from CEQA.

City of Goleta Contact Person and Telephone Number:

Brian Hiefield, Senior Planner, (805) 961-7552

Lisa Prasse, AICP	Current Planning Manager	Date

Note: Authority cited: Section 21083 and 211110, Public Resources Code
Reference: Sections 21108, 21152.1, Public Resources Code

Enclosure A
Detailed Project Description and Supporting Technical Analysis

<u>Project Description</u>

Figure 1(a) and Figure 1(b) show the location of the project site.

<u>Figure 1(a)- Vicinity Map</u>

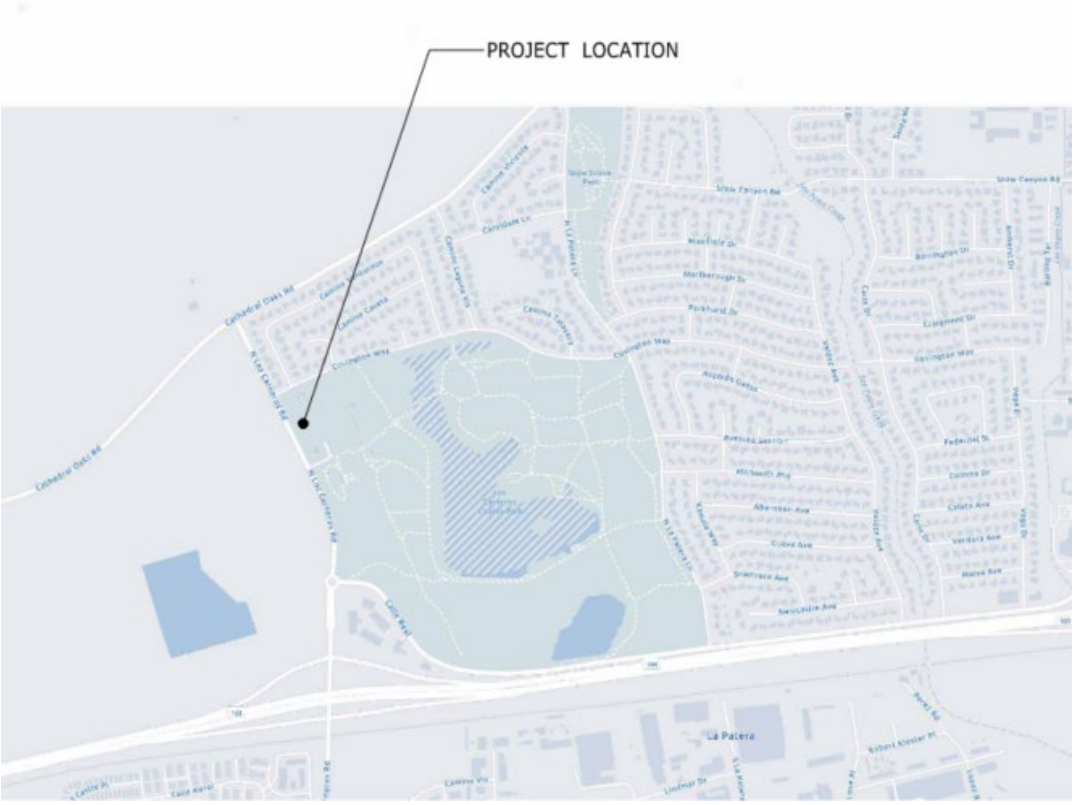
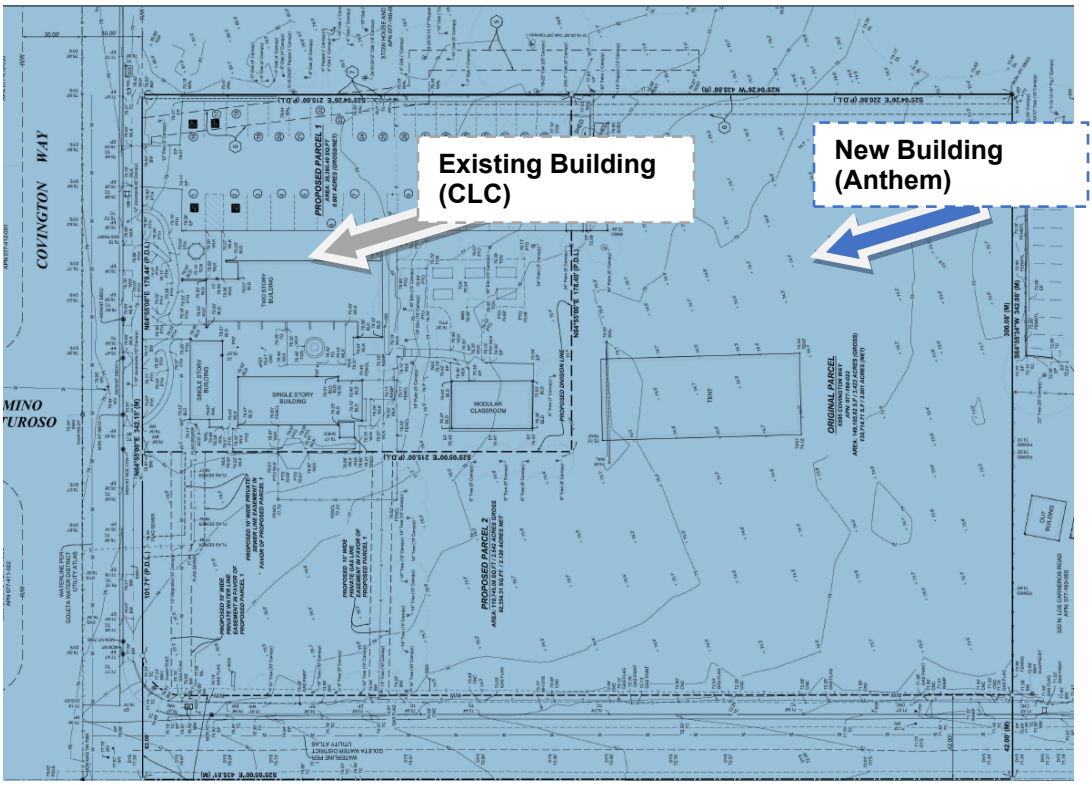


Figure 1(b)- Project Site



The applicant is requesting a (i) a Tentative Parcel Map (TPM) to subdivide parcel 1 into two parcels; (ii) one (1) Conditional Use Permit Amendment (CUP) (65-CP-52) to revise the boundary of the initial CUP where Christ Lutheran Church (CLC) is located, (iii) one (1) as-is Development Plan for the existing CLC building on new parcel 1, (iv) one Minor Conditional Use Permit to allow a community assembly use in the RS-8 zone district, (v) one new Development Plan for the new Anthem Church Building and associated improvements, (vi) Design review by the City of Goleta DRB, and (vii) Adjustments to the Zoning Ordinance. The General Plan Land Use Designation and Zoning Ordinance Designation is Single Family Residential (RS).

The applicant purposes to construct a new church and associated improvements for Anthem Chapel Goleta (AC) at 6595 Covington Way, which currently includes facilities for CLC that were entitled through a CUP in 1965. The proposed project description includes the following:

- Subdivision of the existing 3.423-acre lot into two (2) parcels.
    - Parcel 1 is proposed to be 0.881 acres and contain the existing CLC facilities including the sanctuary, parking lot, and accessory structures.
    - Parcel 2 is proposed to 2.542 acres (gross) and support the AC facilities, described below.
- Construct a 6,512 SF sanctuary.
- Construct a 2-story 13,554 SF education building to support day care and preschool.
- Exterior patios, play yards and passive recreation areas.

- Construct a 117-space parking lot including 5 ADA and 6 EV parking spaces and 25 EV ready spaces.
- Short and long-term bicycle parking and charging.
- Restore and enhance an onsite Monarch ESHA buffer with native and monarch appropriate plantings and a split rail fence.
- New 6' high max walls and fences to delineate exterior boundaries and create a waste storage area.
- Modify existing driveway and construct a new driveway on Los Carneros Road.

The new church is proposed to include a sanctuary with seating for up to 500 persons, offices and facilities for a pre-school, day care and youth groups that would serve the congregation and surrounding neighborhood for up to 110 children.

Additionally, as part of the proposal, the applicant is proposing Adjustments to the Zoning Ordinance, pursuant to Section 17.59.040, for the following:

Lot 1: Adjustments (CLC)

1. Request to provide less than a combination of 50% shading for the Heat Island Effect to 22%, pursuant to the Municipal Code Section 17.38.110(J).
2. Request relief to not providing charging for one required electric bicycle parking space, pursuant to the Municipal Code Section 17.38.090(C).
3. Request to have the existing modular classroom continue to extend 5 feet into the rear setback abutting new Lot 2 (Anthem).
4. Request relief from the requirement for a separate loading space, pursuant to Municipal Code Section 17.38.100(A).
5. Reduction to the number of parking spaces from 43 to 41, pursuant to Municipal Code Section 17.38.070.
6. Fewer than 1 tree/4 parking spaces, pursuant to Municipal Code Section 17.38.110(K). For 43 spaces, the project requires 11 trees, and the applicant is proposing a total of 10.

Lot 2: Adjustment and Request for Reduction (AC)

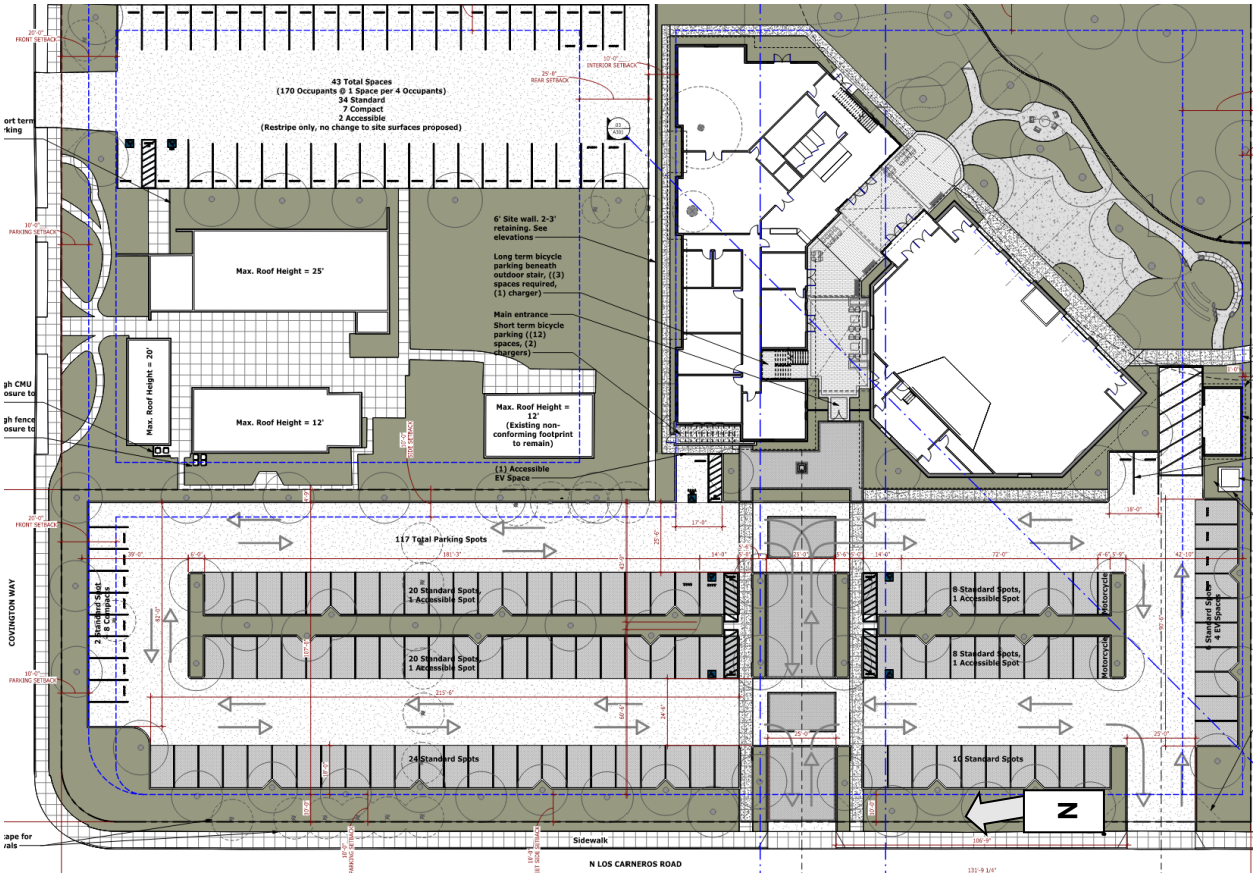
1. Request to exceed the maximum height of the RS zoning district from 25 feet to 27 feet 8 inches, pursuant to Municipal Code Section 17.07.030. This would keep the sloped roof design vernacular of both buildings and help obscure rooftop equipment.
2. Request to exceed the maximum height of architectural projections for a standalone cross from 30 feet to 33 feet 10 inches. This would be consistent with the cross at the abutting CLC property.
3. Request to reduce Monarch Butterfly ESHA from 100-feet to 50-feet, pursuant to Municipal Code Section 17.30.180(C)(2).

Other than parking lot changes, no new development is proposed on the CLC campus, proposed Lot 1. Access to CLC will remain from Covington Drive.

On proposed Lot 2, which is currently vacant except for temporary accessory structures that will be removed, the project proposes to construct a new 6,512-square foot church sanctuary, and a 2-story 13,554-square foot education building to support preschool classrooms and daycare. Parking would consist of a 117-space parking lot including 5 ADA and 6 EV parking spaces and 25 EV ready spaces. Additional associated

improvements include new on-site and parking lot landscaping, exterior patios, play yards and passive recreation areas, short- and long-term bicycle parking and charging, restoration and enhancement of an onsite Monarch ESHA buffer, new trash enclosure, and two new drive isles and aprons to access Los Carneros Road. Access to the Anthem Church campus will be from Los Carneros and the two parking lots will not connect.

Figure 2- Site Plan



Reasons why the project is exempt:

Categorical Exemption: *In-Fill Development Projects §15332*

Class 32 consists of projects characterized as in-fill development where the project is (a) consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations, (b) occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, (c) has no value, as habitat for endangered, rare or threatened species, (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) adequately served by all required utilities and public services.

Consistent with the requirements of the Class 32 requirements above, and pursuant to CEQA Guidelines *§15300.2, Exceptions to the Exemption,* the entirety of the project falls within the Class 32 Exemption set forth in State CEQA Guidelines section 15332.

General Plan and Zoning Consistency

The Project splits the existing 3.4 acre developed site into two parcels - new Parcel 1 and new Parcel 2. New development is proposed to occur only on new Parcel 2. Both new parcels will conform to the policies within the City of Goleta General Plan, and the regulations of Title 17, the City of Goleta Zoning Ordinance, within the City of Goleta Municipal Code in terms of size and shape. The property is in an urbanized area within the Single-Family Residential land use and zoning designations and will not result in any changes to the allowable land uses. Additionally, no variances or exceptions are required to create the parcels, and all services and access to the parcels are sufficient and will comply with local standards. Please see Table 1 for the proposed parcels sizes resulting from the subdivision of Parcel 1.

Table 1

Proposed Lots	Use	Acreage	Lot Width
Proposed New Lot "1" (6595 Covington Way:	Existing Use (Christ Lutheran Church of Goleta) to remain. Existing 5,020 SF Sanctuary, Office, and Classroom	Minimum Required: 8,000 sq. ft. (0.184 gross acres) Provided: 38,376 sq. ft. (0.88 gross acres)	Minimum Required: 75' Provided: 179'
Proposed New Lot "2" (Address TBD)	New Use (Anthem Church) to be constructed. Proposed 13,554 SF Office/Classroom/Day Care Building. Proposed sanctuary building is 6,512 SF.	Minimum Required: 8,000 sq. ft. Provided: 149,105 sq. ft. (3.42 gross acres)	Minimum Required: 75' Provided: 436'
Total Area	-----	3.423 Gross Acres	

The less than 5-acre project site is located on developed area within the City of Goleta limits substantially surrounded by urban uses including residential uses, religious institutions, fire station, open space and agricultural uses. The new parcels will continue to be adequately served by all required utilities and public services. The new development conforms to the policies of the City of Goleta General Plan, and the regulations of Title 17, the Goleta Zoning Ordinance, within the City of Goleta Municipal Code.

Airport Safety

The project is located within Safety Zone 6 of the Santa Barbara Airport Land Use Compatibility Plan (ALUCP) adopted January 2023. The General Plan Safety Element

includes the Other Hazards Map (Figure 5-3), which, among other things, implements Safety Element Policy SE 9, Airport-Related Hazards, and identifies the areas subject to Airport Safety Zones as depicted in the ALUCP. This map was updated in November of 2023 to be consistent with the new ALUCP adopted in January of 2023. Specifically, Figure 5-3 was updated to match the Airport Safety Zones in the 2023 ALUCP.

Table 3.2 in the ALUCP, the *Santa Barbara Airport Safety Compatibility Criteria*, designates the Church as an Indoor Large Assembly Use which is a compatible use without limitations on Maximum Intensity and Maximum Lot Coverage.

Air Quality and Greenhouse Gas

Air quality and greenhouse gas analysis was provided by MD Acoustics, dated February 23, 2026.

Air Quality

Project emissions were compared to the Santa Barbara County Air Pollution Control District (SBCAPCD) thresholds of significance for operational emissions for nitrogen oxides (NOx) and volatile organic compounds (VOCs). See http://www.arb.ca.gov/research/aaqs/aaqs.htm for additional information on criteria pollutants and air quality standards.

The worst-case construction emissions for the project are shown in Table 1.

Table 1: Regional Significance – Construction Emissions (tons/year)[1]

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO_2	PM10	PM2.5
2026	0.12	1.1	1.35	0	0.07	0.05
2027	0.32	0.39	0.56	0	0.02	0.01
Total Emissions	0.44	1.49	1.91	0	0.09	0.06
SBCAPCD Annual Threshold	**25**	**25**	*	*	*	*
Exceeds Threshold?	**No**	**No**	*	*	*	*

Notes:
[1] Source: CalEEMod Version 2022.1.1.29

As detailed in the SBCAPCD Guidelines, the SBCAPCD has established a threshold of 25 tons per year of VOC or NOx emissions for construction. As shown in Table 1, the project would not exceed the threshold for either pollutant. Therefore, the project's construction emissions would have less than significant impact.

The operating emissions were based on year 2027, which is the anticipated opening year for the project. Project trip count was per the traffic analysis from Associated Transportation Engineers, dated January 5, 2026. The summer and winter emissions created by the proposed project's long-term operations were calculated and the highest emissions from either summer or winter are summarized in Table 2. The data in Table 2 shows that the operational emissions for the project would not exceed the SBCAPCD's significance thresholds for all sources or mobile sources.

Table 2: Regional Significance – Operational Emissions (lbs/day)

Activity	Pollutant Emissions (pounds/day)[1]					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources[2]	0.79	0.01	0.96	0.00	0.00	0.00
Energy Usage[3]	0.01	0.25	0.21	0.00	0.02	0.02
Mobile Sources[4]	2.24	3.11	23.50	0.06	5.98	1.55
Total Emissions	**3.04**	**3.37**	**24.67**	**0.06**	**6.00**	**1.57**
SBCAPCD Threshold – All Sources	**55**	**55**	*	*	**80**	*
SBCAPCD Threshold – Mobile Sources	**25**	**25**	*	*	*	*
Exceeds Threshold?	No	No	*	*	No	*

Notes:
[1] Source: CalEEMod Version 2022.1.1.29
[2] Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
[3] Energy usage consists of emissions from on-site natural gas usage.
[4] Mobile sources consist of emissions from vehicles and road dust.

Given the relatively limited number of heavy-duty construction equipment and construction schedule, the proposed project would not result in a long-term substantial source of toxic air containment emissions and corresponding individual cancer risk. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed project.

As the proposed project would be a church, operation would not require heavy duty equipment onsite or significant heavy duty truck trips and would therefore no significant long-term toxic air contaminant impacts would occur during operation of the project.

The project site has a zoning designation RS-8. The Community Assembly use type, such as the proposed church, is allowed under the RS designation with the approval of a minor CUP, which has been proposed by the applicant. As the project is below the thresholds set by the SBCAPCD, with the approved minor CUP the project will be consistent with the City's General Plan.

The project will be subject to the policies and ordinances pertaining to air quality and climate change in the City's General Plan. Although the project would generate greenhouse gas emissions, either directly or indirectly, these emissions are short-term and not considered to have a significant impact on the environment. Furthermore, project emissions have demonstrated that they will be below any significant thresholds as outlined by SBCAPCD.

The 2022 Ozone Plan established control measures for SBCAPCD to progress towards attainment of the state ozone standards. By definition, project consistency with the Ozone Plan for the projects subject to these guidelines means that direct and indirect emissions associated with the project are accounted for in the Ozone Plan's emissions growth assumptions and the project is consistent with measures that are developed and implemented in accordance with the Ozone Plan. The Ozone Plan is built upon the City's General Plan land use patterns, therefore consistency with the Ozone Plan can be shown by consistency with the City's General Plan. As stated above, the project's community assembly use is allowed under the RS designation with approval of a minor CUP and therefore the project would be consistent with an approved minor CUP. Therefore, the project would be consistent with the Ozone Plan.

Greenhouse Gas

The project's greenhouse gas (GHG) impacts have been evaluated by assessing the project's consistency with applicable, regional, and local GHG reduction plans and strategies.

The project's opening year annual construction and operational GHG emissions would be 1,245 MTCO2e. As no threshold for GHG emissions has been established by the SBCAPCD, the project emissions are provided for information purposes and consistency is determined through consistency with the goals of the County of Santa Barbara's Climate Action Plan (CAP). The County of Santa Barbara adopted the 2030 Climate Action Plan on September 27, 2024. The CAP contains goals and measures to reduce greenhouse gas emissions from activities within the County operations to achieve a 50% reduction in community emissions from 2018 levels by 2030. The CAP includes a consistency checklist for project level analysis, which is included in the MD Acoustics air quality and greenhouse gas analysis as Appendix D. The project will be built all-electric with no gas usage and will provide EV charging per the Title 24 Tier II requirements. Per the CAP checklist, the project would meet all the requirements of the CAP Consistency Checklist and therefore would not have a significant impact in regard to GHG emissions.

In conclusion, construction and operational project emissions were evaluated and compared to the SBCAPCD's thresholds of significance. In addition, the project was compared to the goals of the County of Santa Barbara's Climate Action Plan. Project emissions are anticipated to be below all thresholds of significance with no mitigation. Therefore, the impact is less than significant.

Biological Resources

Per Figure 4-1, *Special-Status Species and Environmental Sensitive Habitat Areas (ESHA)* of the City of Goleta General Plan/Coastal Land Use Plan (GP/CLUP), the project site itself does not contain special-status species. The project site, however, is adjacent to habitat for Monarch Butterfly, nesting birds, and sensitive raptors as denoted on Figure 4-1. Given the adjacency to ESHA, a Biological Resources Assessment dated October 22, 2025 and updated January 5, 2026, was prepared by Storrer Environmental Services, that evaluated the impact on wildlife. The City had the Storrer report peer reviewed by Althouse and Meade. Althouse and Meade concurred with Storrer's analysis, conclusions, and recommendations. Both reports are incorporated by reference in this Exemption and are on file with the Planning and Environmental Review Department.

The following information is a summary of the Storrer report.

Monarch Habitat

The Stow House monarch butterfly overwintering site (Site 72) is not located on the project site but on an adjacent property just beyond the southeast corner of the project site. The grove contains mature lemon scented gum, silver dollar gum, coast live oak, and scattered ornamentals. Historically, monarchs have used Site 72 as an autumnal or transitory site as they move through the landscape and find improved habitats to use as climax sites for the remainder of the season. At its peak in November 1998 (Meade et

al. 2017), this grove supported 145 individuals. In recent years, only single individual monarchs have been observed at Site 72. In 2016, one individual was observed in October, and no monarch butterflies were seen during the remainder of the overwintering season (November to February). No individual monarchs or clusters were observed in Site 72 during the field survey on December 13, 2023, or during the November-December 2023 Xerces Society Western Monarch Mid-Season Count.

Per the GP/CLUP, the adjacent monarch butterfly overwintering site (Site 72) is considered ESHA and a 100-foot buffer from the edge of the tree canopy is required. Consistent with the requested Adjustment, the Project minimizes encroachment into the ESHA buffer to the maximum extent feasible, with improvements limited to low impact uses such as permeable pavers and native landscaping in the outer buffer area. The inner buffer area will be restored with native vegetation and pollinator-supporting species following installation of the bioretention basin, resulting in approximately 9,700 square feet (0.22 acre) of habitat restoration, including 14 native trees. These measures ensure the buffer reduction is the minimum necessary and will not result in adverse impacts to the adjacent ESHA.

Native vegetation in the southeast corner will serve as transitional habitat between the Project and Site 72 and will increase foraging resources for overwintering monarch butterflies if they frequent the site and other wildlife. Consistent with GP/CLUP Conservation Element Policy CE- 4.5, fencing will be installed along the edge of the restoration area to limit human intrusion. The Project Area is entirely developed/disturbed and there are no sensitive biological resources (e.g., ESHA, protected native trees, special-status plant species, jurisdictional waters/wetlands) present in the parcel that would be affected by the Project. Construction will commence outside of the monarch butterfly overwintering season (October 1 to March 1) within 100 feet of Site 72 (e.g., grading, bioretention basin) to avoid disturbance to the historic overwintering site. No direct impacts to Site 72 are expected to occur as a result of the Project. Site hydrology will not be significantly changed. Grading of the Project Area and installation of the bioretention basin will not alter the adjacent eucalyptus tree grove. Further, proposed restoration adjacent to Site 72 will result in an overall improvement in habitat function/value. The City's peer reviewer concurred with the conclusion of the Storrer report that the proposed project as designed with the ESHA setback reduction will not impact the Monarch ESHA resources.

Raptor Nesting

Active and historic raptor nests are protected by Federal, State, and City policies. Protections and buffers for raptor nests are applicable during the nesting season and throughout fledging. The duration of the nesting bird season is from February 1st through August 31st. The project site does not contain historic raptors nest sites; however, the eucalyptus grove adjacent to the Project Area does. Nearby Lake Los Carneros and the surrounding Preserve also provides high quality nesting habitat for raptors and other bird species. Five (5) raptor nests [Cooper's hawk (Accipiter cooperii), red-shouldered hawk (Buteo lineatus), and white-tailed kite (Elanus leucurus)] have been documented in proximity to the Project Area between 2018-2021 (Audubon 2023) (Figure 3 of Storrer report – Existing Conditions & Required Setbacks). These nests were all found in eucalyptus trees within 300 feet of the Project. The GP/CLUP requires a 100-foot buffer around active and historical nest sites for protected raptor species.

There are four (4) historic raptor nesting sites (two red-shouldered hawks and two Cooper's hawks) in the eucalyptus grove adjacent to the Project Area that are within 100 feet and have buffers that overlap the southeast corner of the parcel (Audubon 2023) (Figure 3 of Storrer report – Existing Conditions & Required Setbacks). There is also a historic white-tailed kite nest approximately 360 feet to the east and numerous other historic raptor nest sites in the Preserve between the Stow House and Lake Los Carneros (Audubon 2023). The closest historic nest locations are directly adjacent to the public parking lot for Stow House and birds nesting in this area have adapted to a certain level of activity from the surrounding facilities (e.g., County Fire Station 14, Stow House, South Coast Railroad Museum) and the visiting public.

If development occurs during the nesting bird season (February 1 to August 31), a qualified biologist will conduct pre-construction nesting bird surveys within 500 feet of the Project Area. If active non-raptor nests are found, an appropriate nest buffer will be established by a qualified biologist and the nest will be monitored. No work can take place within a nest buffer. If an active raptor nest is found, no development activity shall be allowed within a 500-foot radius of the nest. Nest buffers may be reduced in consultation with CDFW and with oversight from a qualified biologist to ensure construction does not cause nest failure. Temporary impacts to nesting birds during construction can be further reduced through implementation of the recommended minimization and avoidance measures outlined in Section 6.0 of the Storrer report will be incorporated as conditions of approval and/or project features.

Best Management Practices

The applicant prepared as part of their project description/project features, a Monarch Butterfly Habitat Protection Plan (MBHPP). The MBHPP was prepared in accordance with the GP/CLUP Conservation Element (CE) policy 4.6 (City 2006) and included best management practices (BMP) construction measures to be implemented in and around the proposed Project Area. The BMPs are incorporated by reference and are on file with the

The City's peer reviewer that reviewed the MBHPP concurs that the proposed plan is appropriate for best management practices for the ESHA resources adjacent to the Stow House.

Transportation

The project would not result in any significant impacts related to traffic based on the Vehicle Miles Traveled Study prepared by Associated Transportation Engineers, dated January 5, 2026, and accepted by the City of Goleta Public Works Department. The VMT study is incorporated by reference and is on file with the PER Department. The project would generate 13.73 Vehicle Miles Travelled (VMT) per employee for the church component of the project. Therefore, the Project-generated VMT levels would not exceed the City's threshold of 14.26 VMT per employee for the church.

Section 3.0 of the City of Goleta's VMT Thresholds Study establishes screening criteria for certain projects that are exempt from performing a detailed VMT analysis and may be presumed to have a less than significant VMT impact. Local agencies may elect to classify certain uses as local serving if the use is expected to draw users from a

relatively small geographic area, leading to short-distance trips, and trips that are linked to other destinations. A neighborhood day care/pre-school facility primarily draws students from a relatively small geographic area in the vicinity of the school site, which results in short-distance trips. The closest similar land-use to the project is the Posy pre-school located 0.8 miles to the east of the Project site. There are 4 similar pre-schools/day cares located within approximately 2 miles from the Project site. The Project would provide a pre-school/day care in an area where there is only 1 similar pre-school within 1 mile of the site on the north side of US 101. Thus, the Project would lead to shorter trip distances for parents/care givers needing preschool/day care services. Therefore, based on the locally serving use screening criteria, the VMT generated by the school/day care is less than significant.

Lastly, the applicant has indicated that special outdoor events are not planned at this time on either proposed Parcel 1 or proposed Parcel 2. If such events are proposed, they could be subject to a Special Event Permit. A Special Event Permit would consider issues such as parking, circulation, and noise based on the nature of the event.

Noise

The project would not result in any significant impacts related to noise based on the acoustic analysis prepared by 45dB Acoustics, dated November 22, 2025, and accepted by staff following a peer review provided by Rincon Consultants. The acoustic analysis is incorporated by reference and is on file with the PER Department.

The acoustic analysis concluded that sound levels for a typical 3-hour church service time period (3 separate 1-hour services) during daytime hours (between 7am and 7pm) held inside the proposed Sanctuary building would not exceed the CNEL 65 dBA limit of the General Plan Noise Element at the property lines of nearby noise-sensitive land uses and will comply with the City's Municipal Code. This project will not require mitigation, and the roll-up exterior doors that open to the southeast may be open or closed. Because it is difficult for anyone to identify source levels as described in the report, event sound levels will be monitored to ensure compliance with the Ordinance.

Noise from construction activities is primarily associated with grading activities and site preparation. For the project, these activities are expected to take no longer than 15 working days and all construction will occur on weekdays during working hours. The project will comply with standard City of Goleta conditions of approval for construction hours, which are from 8AM to 5PM, Monday through Friday, with no construction allowed on State holidays. As such, construction noise and vibration are expected to be short-term and less than significant; mitigation is therefore not required. Recommendations for noise management are provided in the acoustic analysis and will be made conditions of approval.

Hydrology and Water Quality

The project will not violate any water quality standards or waste discharge requirements. Flowers & Associates, Inc. prepared a Teir 4 Preliminary Stormwater Control Plan for the project dated December 13, 2024, to demonstrate that the project can meet the applicable requirements of the Central Coast Regional Water Quality Control Board

Resolution No. R3-2013-0032 with the current design. This document is on file with the City and is incorporated by reference.

The project will utilize permeable pavers and two bioretention areas (southeast corner) to reduce overall site runoff and treat runoff from adjacent impervious areas. The site slopes gently to the south and southwest (generally towards Los Carneros Road). This system will provide an improvement in surface water quality from the existing condition that takes runoff from the vacant parcel that sheet flows directly south and takes advantage of the natural filtration and storage offered by the bioswale and detention basin. Any remaining stormwater runoff is conveyed overland, through the vacant existing site, and discharges to Los Carneros Road where water is conveyed in the gutter and ultimately storm drain system before discharging to the Pacific Ocean.

The project will not rely on groundwater as a source of potable water and therefore will not decrease supplies or interfere with groundwater recharge. Water for the project will be provided directly from the Cachuma Water Project pursuant to an Exchange Contract with the Bureau of Reclamation dating back to 1952. Water will be delivered to the site by the Goleta Water District under a Water Conveyance Agreement.

Utilities and Services

The existing parcel will be served by all required utilities and public services such as Goleta Water District, Goleta Sanitary District, Santa Barbara County Fire Department, Santa Barbara County Sherrif's etc. . The new development conforms to the policies of the City of Goleta General Plan, and the regulations of Title 17, the Goleta Zoning Ordinance, within the City of Goleta Municipal Code.

Exceptions to the Exemption

Moreover, none of State CEQA Guidelines section 15300.2's exceptions to the Class 32 exemption apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), by its own terms, does not apply to projects that fall within the Class 32 exemption; moreover, the project will not impact an environmental resource of hazardous or critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as technical reports in the record of proceedings demonstrate that the project would not result in significant cumulative impacts; moreover, there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; construction of a community assembly as urban infill on residentially zoned land next to existing development does not constitute an unusual circumstance. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance on the adjacent historical resource due to the approximately 300 foot distance between the project and historic resource. Additionally,

the project's site does not contain any identified significant cultural resources and will be conditioned to include all mandatory grading best practices.

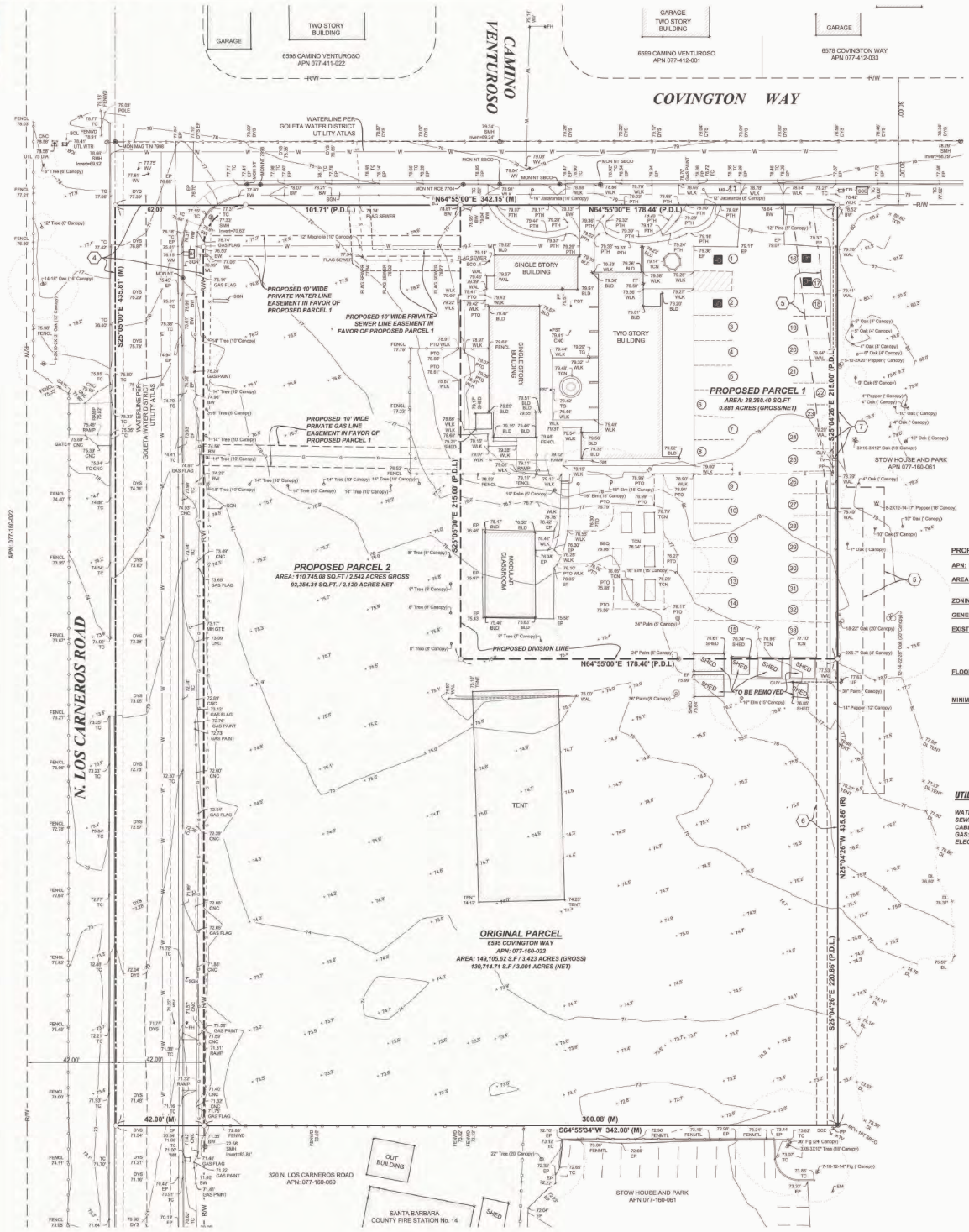
For all of the foregoing reasons, the entirety of the project is exempt under the Class 32 exemption.

Attachment 1, Exhibit B

Parcel Map

DMHA

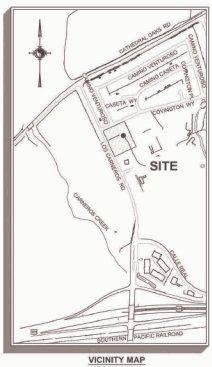
Anthem Chapel Goleta
SURVEY
01/20/2026



GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft.



VICINITY MAP
NOT TO SCALE

PROPERTY INFORMATION:

APN: 077-160-022

AREA: 149,105.62 S.F / 3.423 ACRES (GROSS)
130,714.71 S.F / 3.001 ACRES (NET)

ZONING: RS-8 / SINGLE FAMILY

GENERAL PLAN: SINGLE FAMILY

EXISTING USES:
2,550 S.F. CHURCH SANCTUARY
960 S.F. MODULAR CLASSROOM
900 S.F. HALL
610 S.F. OFFICE/NURSERY/RESTROOM

FLOOD ZONE DESIGNATION: ZONE X (AREA OF MINIMAL FLOOD HAZARD)
PER FEMA FIRM MAP NO. 06083C1303G
DATED DECEMBER 4, 2012

MINIMUM LOT SIZE: 8,000 S.F.

UTILITES:

WATER:	GOLETA WATER DISTRICT
SEWER:	GOLETA WEST SANITARY DISTRICT
CABLE:	COX CABLE
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC:	SOUTHERN CALIFORNIA EDISON

LEGEND

AC	ASPHALT CONCRETE
BL	BICYCLE LINE
BLD	BUILDING
BOL	BOLLARD
BW	BACK OF WALK
CF	CURB FACE
CNC	CONCRETE
COL	COLUMN
CP	CONTROL POINT
DL	DRIP LINE
DYS	DOUBLE YELLOW STRIPE
EP	EDGE OF PAVEMENT
FENCL	CHAIN LINK FENCE
FENMTL	METAL FENCE
FENWD	WOOD FENCE
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FNTN	FOUNTAIN
GB	GRADE BREAK
GND	GROUND
GRD	GRADE
GUY	GUY ANCHOR
MB	MAIL BOX
MH	MANHOLE
P.D.L.	PROPOSED DIVISION LINE
PP	POWER POLE
PST	POST
PTH	PATH
PTO	PATIO
SCE	SOUTHERN CALIFORNIA EDISON
SGN	SIGN
SMH	SEWER MANHOLE
STP	STEP
STRP	PARKING STRIPE
T*	(TREE TRUNK)(S2"*SPECIES*DRIP RADIUS*)
TC	TOP OF CURB
TCN	TOP OF CONCRETE
TG	TOP OF GRATE
TV	TELEVISION
WAL	WALL
WL	WATER LINE
WLK	WALK
WM	WATER METER
WV	WATER VALVE

SUBDIVISION INFORMATION:

PARCEL STATISTICS:

PROPOSED LOT 1: AREA = 38,360.40 S.F / 0.881 ACRES - GROSS/NET

PROPOSED LOT 1: EXISTING BUILDING FOOTPRINT (NO NEW CONSTRUCTION): 5,698.4 S.F.

PROPOSED LOT 2: AREA = 110,745.22 S.F / 2.542 ACRES - GROSS
92,354.31 S.F / 2.120 ACRES - NET

PROPOSED LOT 2: EXISTING BUILDING FOOTPRINT (NO NEW CONSTRUCTION AT THIS TIME): 0.00 S.F.

PROJECT CONTACTS:

OWNER: CHRIST LUTHERAN CHURCH OF GOLETA, CALIFORNIA
6595 COVINGTON WAY
GOLETA, CA 93117
PASTOR: BROOKS SCHRAMM
EMAIL: BSCHRAMM79@HOTMAIL.COM/PHONE: +1 (805) 964 2267

APPLICANT: SEPPS LAND USE CONSULTING
1625 STATE ST., SUITE 1, SANTA BARBARA, CA 93101
(805) 966-2758
ATTN: STEVE WELTON

CIVIL ENGINEER: FLOWERS AND ASSOCIATES
115 W. CANON PERDIDO STREET, SANTA BARBARA, CA 93101 (805) 966-2224

SURVEYOR: BARRY J. WATERS - PLS 6419, WATERS CARDENAS LAND SURVEYING, LLP
5951 ENCINA ROAD, SUITE 105 - GOLETA, CALIFORNIA 93117 PHONE: (805) 957-4416

LINETYPE TABLE

ROAD CENTERLINE
PARKING STRIPING
EASEMENT LINE
PROPERTY LINE
BUILDING LINE
CURB LINE
SWALE
EDGE OF PAVEMENT
EDGE OF CONCRETE
ADJOINING PROPERTY LINE
RIGHT-OF-WAY
GAS LINE
SEWER LINE
WATER LINE
ELECTRIC & CABLE

CONTROL POINT
FIRE HYDRANT
LIGHT STANDARD
STORM DRAIN
MANHOLE
POWER POLE

ORIGINAL PARCEL DESCRPTION (PER PTR):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO LOS DOS PUEBLOS SITUATE IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF TRACT 10347, AS SAID TRACT IS SHOWN ON THE MAP THEREOF, RECORDED IN BOOK 73 AT PAGE 8 OF MAPS, RECORDS OF SAID COUNTY, SAID COMER BEING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF LOS CARNEROS ROAD AND THE CENTER LINE OF COVINGTON WAY AS SHOWN ON SAID MAP; THENCE, SOUTH 26°06'37" EAST, ALONG THE SOUTHEASTERLY PROLONGATION OF THE CENTER LINE OF SAID LOS CARNEROS ROAD, 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 26°06'37" EAST, ALONG SAID PROLONGATION, 435.00 FEET; THENCE LEAVING SAID PROLONGATION, NORTH 63°53'23" EAST, 342.00 FEET; THENCE NORTH 26°06'37" WEST, 435.00 FEET TO A POINT ON A LINE WHICH, LIES 30.00 FEET SOUTHEASTERLY OF, AND PARALLEL TO, MEASURED AT RIGHT ANGLES TO, THE SOUTHEASTERLY LINE OF SAID TRACT 10347; THENCE ALONG SAID PARALLEL LINE, SOUTH 63°53'23" WEST, 342.00 FEET TO THE TRUE POINT OF BEGINNING

NOTES:

(1) HORIZONTAL BASIS OF COORDINATES IS NAD83 (1991.35 EPOCH) PER STATIONS ASCN 8 AND ASCN 9 PER RECORD OF SURVEY BOOK 170 PAGES 63-65

(2) VERTICAL DATUM IS NAVD88 PER STATION ASCN 8 PER RECORD OF SURVEY BOOK 170 PAGES 63-65. ELEVATION = 12.12' FEET

(3) ○ = NO MONUMENT FOUND OR SET UNLESS OTHERWISE NOTED

(4) ◉ = FOUND MONUMENT AS NOTED

(5) R/W = RIGHT OF WAY PER RECORD OF SURVEY BOOK 62 PAGE 98, PARCEL MAP BOOK 26 PAGE 87, RECORD OF SURVEY BOOK 73 PAGE 1-12, CORNER RECORD # 0569, CORNER RECORD 0570, ROTATED TO NAD83.

(6) BOUNDARY SHOWN HEREON IS PER FIDELITY NATIONAL TITLE CO. REPORT NO. FSBA-4201220070, DATED 11-01-2023, RECORD OF SURVEY BOOK 82 PAGE 98, PARCEL MAP NO. 13,206 BOOK 26 PAGE 87 OF PARCEL MAPS, TRACT NO. 10,347 PER BOOK 73 PAGE 1-12 OF SUBDIVISION MAPS, CORNER RECORD NO. 0569, AND CORNER RECORD NO. 0570 ALL ROTATED TO NAD83

SURVEYOR'S NOTES:

1. ***UTILITY INFORMATION:*** *THE UTILITY INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY BY WATERS CARDENAS LAND SURVEYING, LLP. IN DECEMBER OF 2023. UTILITY ATLAS DATA PROVIDED BY GOLETA WATER DISTRICT & GOLETA SANITARY DISTRICT. ACTUAL LOCATION OF UNDERGROUND UTILITIES MUST BE VERIFIED BEFORE DESIGN/CONSTRUCTION COMMENCES. WATERS CARDENAS LAND SURVEYING, LLP. CAN NOT VERIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF SAID RECORD UTILITY DATA.*

BARRY J. WATERS L.S. 6419 — 06/12/2024 DATE

LICENSED LAND SURVEYOR — BARRY J. WATERS — PLS 6419 — STATE OF CALIFORNIA

EXISTING EASEMENT LEGEND:

EASEMENT PER FIDELITY NATIONAL TITLE Co. REPORT No. FSBA-4201220070, DATED 11-01-2023

(4) *In favor of:* *County of Santa Barbara*
Purpose: *public road*
Recording Date: *March 10, 1966*
Recording No.: *8224, Book 2143, Page 382 of Official Records*

(5) *Granted to:* *Southern California Edison Company*
Purpose: *to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove above ground electrical*
Recording Date: *July 5, 1966*
Recording No.: *21776, Book 2157, Page 163 of Official Records*

(6) *Granted to:* *Southern California Edison Company*
Purpose: *to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove above ground electrical*
Recording Date: *August 12, 1969*
Recording No.: *22919, Book 2280, Page 1223 of Official Records*

(7) *Granted to:* *General Telephone Company*
Purpose: *communication systems*
Recording Date: *September 24, 1982*
Recording No.: *82-39975 of Official Records*

TENTATIVE PARCEL MAP-24-0XX-TPM

PROPOSED DIVISION OF 6595 COVINGTON WAY
APN 077-160-022

~ CITY OF GOLETA ~
~ COUNTY OF SANTA BARBARA ~
~ STATE OF CALIFORNIA ~

~JUNE 2024~

WATERS CARDENAS LAND SURVEYING, LLP
JOSE V. CARDENAS & BARRY J. WATERS
LICENSED LAND SURVEYORS
5951 ENCINA ROAD, SUITE 105 - GOLETA, CALIFORNIA 93117
PHONE: (805) 957-4416

SCALE: 1" = 20' WC W.O. #23-1346

Attachment 1, Exhibit C

General Plan Consistency Analysis

EXHIBIT C

GENERAL PLAN CONSISTENCY ANALYSIS
NEW ANTHEM CHURCH SUBDIVSION & BUILDING, INCLUDING CONDITIONAL USE PERMIT, CONDITIONAL USE PERMIT AMENDMENT, DEVELOPMENT PLAN, AND DEVELOPMENT PLAN AMENDMENT
AT 6595 COVINGTON WAY

The Project (New Anthem Church Subdivision and Building, including Conditional Use Permit, Conditional Use Permit Amendment, Development Plan, and Development Plan Amendment, known as the "New Anthem Church Building and Associated Improvements") is consistent with the Goleta General Plan/Coastal Land Use Plan (GP/CLUP) as stated in the language below. Given the primary component of the Project is the proposed new development of the community assembly use (Anthem Church Building) and its associated improvements, the Christ Luthern Church (CLC) portion of the Project, which contains no new development except for minor parking and landscaping changes, is not applicable to this consistency analysis. However, a zoning consistency analysis for CLC and its new lot can be found in Exhibit D.

Land Use Element (LU)

The entirety of the proposed Project and uses are consistent with the guiding principles and goals of Chapter 2.0, Land Use Element, of the GP/CLUP. The proposal is in compliance with the Land Use Plan Map (LU 1.1, Figure 2-1), with regards to the designation of Single Family Residential (RS), which allows uses such as "Community Assembly" and "Day Care Facilities" per Table 2-1 (LU 2). The proposed site improvements do not conflict with the land use designation nor the zoning designation of RS.

Land Use (LU) Element Table 2-1 provides minimal development standards for the Residential land use category which includes maximum structure height of 25 feet, with no maximum lot coverage ratio. The physical development associated with the Project generally meets the height standards of 25 feet with a portion of the roof exceeding the height standards by approximately 8.5'. The applicant has requested a height adjustment as outlined in the Planning Commission Resolution 26-___.

Further, Policy LU2: Residential Land Uses, states that the objective is 'To provide appropriate land areas for the residential needs of the existing and future city residents consistent with the existing character of the city's neighborhoods." Assembly use and day care facilities are listed as allowable uses within the land use designation that provide services to serve the everyday needs of the surrounding residential neighborhoods while protecting the residential character of the area. Additionally. all

allowed residential land uses shall be designed to facilitate and promote pedestrian circulation in and to the area, as well as to link these areas to other activity centers.

With respect to LU 1.8 (New Development and Neighborhood Compatibility) and LU 1.9 (Quality Design), the Design Review Board (DRB) has found the proposed buildings and associated site development to be exemplary in design and meets the need in the community for community assembly space. The DRB found the Project design and landscaping appropriate and compatible with the neighborhood.

Open Space Element (OS)

The proposed Project and uses are consistent with the guiding principles and goals of Chapter 3, the Open Space Element of the City's General Plan. Given the location, scope and nature of the proposed Project, the Project would not create a demand for, nor increase the use of, existing park/recreational facilities or open spaces within the community or affect beach access. As such, the Project would not result in any significant effects on recreational facilities nor create any substantial new demand for public amenities. The Project site is not located in the 100-year flood zone.

Open Space Policy OS 8 requires the protection of Native American/Paleontological Resources. A Phase I Archaeological Study and Extended Phase 1A subsurface investigation report was prepared in May 2024 for the portion of the site reserved for the community assembly building. Some isolated artifacts, faunal remains and low-density shell scatter were located during the field survey on the site. No further archaeological investigation was recommended at that time, and the current Project site had previously been excavated and rough graded. The grading associated with the Project will not go beyond the depth of soils already disturbed. Based on currently observable ground disturbance within the subject parcel and the previous grading activities, it is unlikely that an intact archaeological deposit is currently located within the parcel unless it is deeply buried within fill deposits. Based on the recommendation of the report requiring Archaeological Monitoring during ground disturbance activities, the requirement for Archaeological Monitoring is included in the applicant's project description and has been incorporated into the conditions of approval.

Conservation Element (CE)

The proposed Project and uses are consistent with the guiding principles and goals of Chapter 4, Conservation Element of the City's General Plan. Per Figure 4-1, *Special-Status Species and Environmental Sensitive Habitat Areas (ESHA)* of the City of Goleta General Plan/Coastal Land Use Plan (GP/CLUP), the Project site itself does not contain special-status species. The Project site is adjacent to habitat for Monarch Butterfly, nesting birds, and sensitive raptors as denoted on Figure 4-1. Given the adjacency to ESHA, a Biological Resources Assessment dated October 22, 2025, and updated January 5, 2026, was prepared by Storrer Environmental Services, that evaluated the impact on wildlife. The City had the Storrer report peer reviewed by Althouse and Meade. Althouse and Meade concurred with Storrer's analysis, conclusions, and

recommendations. These reports and analyses document that the proposed ESHA buffer reduction request is consistent with the standards outlined in Conservation Element Policy CE 4.5.

Per the GP/CLUP, the adjacent monarch butterfly overwintering site (Site 72) is considered ESHA and a 100-foot buffer from the edge of the tree canopy is required. The buffer may be reduced to 50 feet in circumstances where the trees contribute to the habitat but are nor considered likely to function as an aggregation site. Based on the Storrer Report and confirmed by Althouse and Mead, the setback reduction would minimize encroachment into the ESHA buffer to the maximum extent feasible, with improvements limited to low impact uses such as permeable pavers and native landscaping in the outer buffer area and be acceptable. The inner buffer area will be restored with native vegetation and pollinator-supporting species following installation of the bioretention basin, resulting in approximately 9,700 square feet (0.22 acre) of habitat restoration, including 14 native trees. These measures ensure the buffer reduction is the minimum necessary and will not result in adverse impacts to the adjacent ESHA.

The Project proposes Best Management Practices (BMP) for Stormwater Management consistent with CE 10.1, 10.2, 10.3, 10.6, 10.7 and 10.8 by incorporating bioretention basins, use of permeable materials, revegetation of disturbed areas, planting trees in the existing and proposed parking lot areas, as well as providing the required erosion control plans. The Project has adequate sanitary and waste disposal services, and the stormwater BMP measures will be maintained as required.

The Project is consistent with Policy CE 15.3 (Water Conservation) as the Project will use low-water plumbing fixtures, water-conserving landscaping, and low-flow irrigation.

Safety Element (SE)

The Proposed Project and uses are consistent with the guiding principles and goals of Chapter 5, Safety Element of the City's General Plan. Pursuant to General Plan Safety Element Policy SE1.3, an Initial Site Assessment screening was conducted to determine the potential presence of hazards including earthquake hazard zones; areas subject to tsunami run up, landslides, liquefaction, episodic and long-term shoreline retreat (including beach or bluff erosion), high seas, ocean waves, storms, tidal scour, flooding; slopes averaging greater than 25 percent; unstable slopes; and flood hazard areas and no issues were identified that would make the Project a safety concern.

The Project is adequately served by fire protection services, and the Santa Barbara County Fire Department has reviewed and approved the access and circulation plan and has provided Conditions of Approval, pursuant to SE 7.2. The Project would comply with Fire Department standard conditions regarding circulation and access. Further, Fire Station 14 is located directly adjacent to the proposed Anthem Church site.

The Project will not involve the routine transport, use, or disposal of hazardous substances and therefore the Project is consistent with the policies of SE 9.8.

The Project is located within Safety Zone 6 of the 2023 Santa Barbara Airport Land Use Compatibility Plan (ALUCP). The ALUCP standards apply to the Project and policy consistency is the responsibility of the Santa Barbara Council of Associated Government's Airport Land Use Commission (ALUC). According to the 2023 ALUCP, community assembly and day care facilities uses are compatible uses within Safety Zone 6. Therefore, the Project is consistent with GP/CLUP Policy SE 9.1.

Visual and Historic Resources Element (VH)

The Project is consistent with the objectives of section *VH 4.3 Single-Family Residential Areas,* as the DRB found the proposed buildings and structures compatible with the adjacent single-family development relative to size, bulk and scale. The proposed Project is located on a local scenic corridor (Los Carneros Road). The community assembly building is setback from the road by 125 feet which does not degrade views of scenic areas and ensures visually compatible with scenic qualities. Additionally, pursuant VH 2.3 the Project incorporates natural features in design, uses landscaping for screening purposes and/or minimizing view blockage, places utilities underground, and clusters buildings in the in the southeast corner of the site. The design of the Project is consistent with the Visual and Historic Resources Element, namely Visual and Historic Resources Element Policies VH 1.1, VH 1.2, VH 1.4, VH 1.5, VH 2.1, VH 2.2, VH 2.3, VH 3.1, VH 3.2, VH 3.3, and VH 3.4 because the Project does not negatively affect the visual character of Goleta as the DRB found the Project to be an exemplary design complemented and compatible with adjacent development. The DRB found the Project to have good site design including well designed landscaping and circulation of the site and will use high quality materials.

The proposed Project is designed to be compatible with adjacent developments relative to size, bulk, and scale. The street elevation(s)/renderings of the site enhance the streetscape along Los Corneros and are pedestrian friendly.

The Project is consistent with the objectives of section VH 4.9 *Landscape Design* as the landscape plan was designed and considered as part of the development and conforms to the natural topography and there are no existing specimen trees. No trees are proposed for removal. The landscaping palette avoids invasive plants and utilizes native and drought tolerant vegetation with a range and density of plantings including groundcovers, shrubs, and trees in varying heights and species.

The Project is consistent with Policy VH 4.11 *Parking Lots*, as adequate parking is provided in the quantity specified for the use and at dimensions and widths consistent with City standards. Pedestrian circulation is integrated, adequate, and delineated to

provide safe and convenient pedestrian links to the adjacent roadway and to the Stow House parking lot. The proposed parking lot landscaping provides buffers, visual relief, and shade. Appropriate tree density is provided, and one tree is provided for every four parking spaces where feasible.

The Project is consistent with Policy VH 4.12 *Lighting* as the proposed outdoor light fixtures are dark-sky compliant, downward facing, and shielded. The outdoor lighting proposed is minimal in terms of the number of fixtures and level of intensity, preventing light pollution. Further, the fixtures are of appropriate style and compatible with surrounding areas and architectural fabric of the area, which the DRB has reviewed and recommended approval.

Transportation Element (TE)

The proposed Project and uses are consistent with the guiding principles and goals of Chapter 7, Transportation Element, of the City's General Plan.

GP/CLUP Policies TE 3.3 and TE 3.5 address major principal arterials (Los Carneros Road) and nearby collector streets (Covington Way) which serve the Project site. Policy TE 4.1 sets Level of Service (LOS) Standard C for roadways and intersections, including the aforementioned collector street and principal arterials in the Project vicinity. According to the Traffic Study prepared for the Project by Associated Transportation Engineers (January 5, 2026), the Project will not degrade principal arterial, collector street, or intersection level LOS in the Project vicinity and therefore the Project is consistent with the aforementioned Policies.

The Project is consistent with General Plan Policies TE 9.1, 9.2 and 9.4, in that sufficient and adequate off-street parking is provided for the Project. The Project provides 28 spaces for weekday activities for daycare, preschool, and administrative related operations and will be providing 100 parking spaces for community assembly uses on the weekends. The total number of parking spaces provided will be 117. The number of off-street parking spaces is consistent with the City of Goleta Zoning Ordinance.

Further, General Plan Policies TE 9.5, TE 11.4 and 12.1 relate to parking lot design, provision of bicycle parking, and driveway designs and spacing to minimize pedestrian conflicts with vehicles. The Project is adding a driveway but given the length of the parcel it is appropriate, and the entrances to the buildings are designed to minimize pedestrian use of the parking lot, thereby reducing potential pedestrian conflicts. For all of these reasons, the siting and design of the Project is consistent with the above referenced Transportation Policies.

Additionally, the proposed Project is not in conflict with TE Figure 7-3, (Transportation Improvement Map), Figure 7-4 (Public Transportation System), Figure 7-5 (Pedestrian System Plan), or Figure 7-6 (Bikeways Plan Map).

Public Facilities Element (PF)

The Project is consistent with the Public Facilities Element. Public Facilities Policies PF 3.1 (Fire Protection), PF 4.1(Water Facilities and Service), PF 4.2 (Sewer Facilities and Services), PF 5.1 (Collaboration with School Districts), PF 6.1 (Utilities), and PF 9.7 (Essential Services for New Development) relate to the timing of new development in sync with the provision of essential public services such as water, sewer, fire, and school capacity. Given this site is located in an urbanized area of the community all the necessary infrastructure exists adjacent to the site. Goleta Water District and Goleta Sanitation District have indicated that there is sufficient capacity to serve this site and that the infrastructure already exists nearby to serve the new buildings. Further Santa Barbara County Fire Department has indicated that they have capacity to serve the site and Station 14 is located directly adjacent to the site so response time to any Fire emergency would be minimal. The Project will not impact local schools as no new housing/population is proposed and the Project will have a position impact by provided much needed day care facility within Goleta.

Noise Element (NE)

The proposed Project and uses are consistent with the guiding principles and goals of Chapter 9, Noise Element, of the City's General Plan. The Project is not expected to generate excessive operational noise based on the proposed use of the property for community assembly and associated uses, such as a day care facility as most of the activities will be conducted indoors. Further, the applicant has provided a noise study in accordance with GP/CLUP Policy NE 4.1 prepared by prepared by 45dB Acoustics, dated November 22, 2025, and accepted by staff following a peer review provided by Rincon Consultants that documents that any noise resulting from the worship activities if the doors are open will not exceed the thresholds established by the General Plan. Additionally, the potential noise generating areas have been oriented away from the residential area so as to further minimize noise intrusion consistent with GP/CLUP Policy NE 7.2. The construction of the development may increase ambient noise in the area during the short-term during construction, but construction will be limited to the hours of 8 am – 5 pm Monday – Friday as outlined In GP/CLUP Policy NE 6.4. Further, the site is located within Safety Area 6 of Santa Barbara Airport and falls within the 60-65 dB CNEL noise contours.

General Plan Policy NE 1.1 Land Use Compatibility Standards specifies, "The City shall use the standards and criteria of Table 9-2 to establish compatibility of land use and noise exposure." The proposed Project uses, including community assembly and day care and the associated parking lot, are consistent and compatible with the "Normally Acceptable" CNEL noise levels that occur on this site. Based on the acoustic analysis prepared by 45dB Acoustics, dated November 22, 2025, and accepted by staff following a peer review provided by Rincon Consultants. The acoustic analysis concluded that sound levels for a typical 3-hour church service time period (3 separate 1-hour services) during daytime hours (between 7am and 7pm) held inside the proposed Sanctuary

building would not exceed the CNEL 65 dBA limit of the General Plan Noise Element at the property lines of nearby noise-sensitive land uses and will comply with the City's Municipal Code. This Project will not require mitigation, and the roll-up exterior doors that open to the southeast may be open or closed. Event sound levels will be monitored to ensure compliance with the Ordinance. Further, the building will be designed and constructed to meet 60-65 dBa CNEL interior noise levels consistent with the General Plan and with the 2023 ALUCP policies applicable to this site consistent with General Plan Policies NE 1.5, NE 7.2, and NE. 7.3.

In addition, construction will be limited to 8 am – 5pm Monday – Friday; the site's location, the intervening structures, and adherence to the applicable construction hours, the Project will be consistent with General Plan Policy NE 1.3, and 6.4.

Housing Element (HE)

The Project is consistent with the City's adopted 2023-2031 Housing Element. The non-residential Project does not propose any new residential development, would not substantially induce unplanned population growth, would not result in any significant effects on housing, and would not create any substantial new demand for housing. In addition, the Project would not remove existing housing units, displace people, nor necessitate the construction of replacement housing. Further, the site is not identified as a housing site (either vacant or underutilized) in Table 10A-28 of the Housing Element Technical Appendix.

The Project will have no effect on existing housing and neighborhoods (General Plan Policy HE1), fair housing policies (HE 3), or community partnerships in support of local and regional housing polices (HE 5), as the development will occur on a vacant lot that has been planned for non-residential uses for at least the past 25 years. Pursuant to Housing Element Policy 2.2b, the Project will be required, as stated in the Conditions of Approval, to contribute to providing affordable housing within the City. This requirement can be met through the payment of affordable housing impact fees adopted by the city. Alternatives to satisfy this requirement may, at the discretion of the City, include providing housing on-site, housing assistance as part of employee benefit packages, or other alternative or similar value.

Attachment 1, Exhibit D

Zoning Consistency Analysis

ZONING CONSISTENCY ANALYSIS FOR PARCEL MAP 32,072, ANTHEM CHURCH BUILDING AND ASSOCIATED IMPROVEMENTS AND CHRIST LUTHERAN CHURCH PARKING LOT CHANGES BASED ON RS DEVELOPMENT STANDARDS

CASE NOS. 24-0004-CUP(AM), 24-0010-DP(AM); 24-0030-DRB; 24-0009-DP, 24-0002-SUB, & 24-0005-CUP

Subdivision of Lot 1 (CLC) to New Lot 1 (CLC) and New Lot 2 (Anthem Church)

New Lot 1	PROPOSED LOT SIZE	CONSISTENCY WITH STANDARDS
Required Minimum Lot Size: 7,000 square feet.	38,360 square feet.	Yes.
Required Minimum Width: 65 feet.	178 feet.	Yes.

New Lot 2	PROPOSED LOT SIZE	CONSISTENCY WITH STANDARDS
Required Minimum Lot Size: 7,000 square feet.	110,745 square feet.	Yes.
Required Minimum Width: 65 feet.	102 feet on eastern property line and 342 feet on southern property line.	Yes.

Lot 1- Christ Lutheran Church (CLC)

ZONING REQUIREMENTS	PROPOSED PROJECT	CONSISTENCY WITH STANDARDS

Front Yard Setback: Twenty (20) feet from right-of-way line for structures.	23 feet from right-of-way line.	Yes.
Side Yard Setbacks: 10 percent of lot which is 6.5 feet.	11 feet.	Yes.
Rear Yard Structure Setback: 25-foot rear yard setback for primary buildings.	The applicant proposes to retain an existing classroom structure that would continue to partially encroach (5 feet) into the rear yard setback.	Yes, with an Adjustment Request pursuant to Section 17.59.040 of the GMC.
Parking: County Requirement at Time of CUP Approval 1 space per 100 sq. ft. of assembly space: 18 parking spaces required Title 17 standards: 1 space per 4 permanent seats in main assembly area, or 1 space per 50 sq. ft. of assembly area where temporary or moveable seats are provided. 43 parking spaces required.	41 parking spaces. 41 parking spaces	Yes, exceeded the County requirements. Yes, with an Adjustment Request pursuant to Section 17.59.040 of the GMC, would remain consistent with previous approval.
Building Height limit: Maximum height of 25 feet.	No change proposed. Maximum height of all CLC structures do not exceed 25 feet.	Yes.

Loading Zone Space: County Requirement at Time of CUP Approval: 0 loading spaces Title 17: Assembly Uses are required to 1 separate loading zone.	0 0	Met the County Code at time of approval. Yes, with an Adjustment Request pursuant to Section 17.59.040 of the GMC.
Short-Term Bicycle Parking: County Requirement at Time of CUP Approval: 0 bicycle spaces Title 17 Required to have 4 spaces.	0 5 spaces.	Met the County Code at time of approval. Yes.
Short-Term Electric Bicycle Parking: County Requirement at Time of CUP Approval: 0 EV bicycle parking spaces Title 17: Required to have 1 space.	0 The applicant is proposing zero.	Met the County Code at time of approval. Yes, with an Adjustment Request pursuant to Section 17.59.040 of the GMC. Would remain consistent with past CUP approval.

Heat Island Effect: Not a County Requirement at Time of CUP Approval Title 17: Required to meet 50% shading criteria of parking lot.	n/a With the addition of 7 new trees, the existing parking lot can achieve 22% shading criteria due to the existing parking lot configuration.	Met the County Code at time of approval. Yes, with an Adjustment Request pursuant to Section 17.59.040 of the GMC.

Lot 2- Anthem Church

ZONING REQUIREMENTS	PROPOSED PROJECT	CONSISTENCY WITH STANDARDS
Front Yard Setback: Twenty (20) feet from right-of-way line for structures. Ten feet for parking spaces.	200+ feet from Covington Way right-of-way line for structures. 10 feet from Covington Way right-of-way line for parking	Yes.
Street Side Setback: Ten (10) feet from right-of-way line for structures and parking spaces.	120+ feet from Los Carneros Rd. right-of-way line for structures 10+ feet from Los Carneros right-of-way line for parking spaces	Yes
Interior Side Yard Setback – North & East Property Lines: 10 percent of lot width with a maximum 10 feet.	10 feet from the north property line 15 feet from the east property line	Yes.

Rear Yard Setback – South Property Line: 15 feet from rear yard property line abutting open space for primary buildings. 3 feet from rear yard property line for accessory structures	38 feet for primary structures 3 feet for accessory structures (trash enclosure, & transformer pad)	Yes.
Parking (Weekday uses don't overlap with public assembly uses): **Daycare (55 students)**– 1 space/10 students: 6 spaces required 1 loading space/10 students: 6 spaces required Subtotal: 12 spaces **Pre-school (55 students)** – 1space/10 students: 6 spaces required 1 loading space/10 students: 6 spaces required Subtotal: 12 spaces **Church Admin (1,154 sq. ft.)** – 1 space/300 sq. ft. Subtotal: 4 spaces **Total for Weekday Uses: 28 Spaces Required**	117 parking spaces	Yes.

Parking (Weekend uses don't overlap with daycare/pre-school uses): **Sanctuary public assembly area (5,042 sq. ft.) –** 1 space/50 sq. ft. **Total for Weekend Uses: 101 Space Required**	117 parking spaces	
Building Height limit: Maximum height of 25 feet.	Proposed height is 27 feet 8 inches.	Yes, with an Adjustment Request pursuant to Section 17.59.040 of the GMC.
Height of Standalone Architectural Elements: 30 feet.	Applicant is proposing 33 feet and 10 inches.	Yes, with an Adjustment Request pursuant to Section 17.59.040 of the GMC.
Loading Zone Space: Assembly Uses are required to 1 separate loading zone.	Applicant is providing 1 loading zone space.	Yes.
Short-Term Bicycle Parking: Required to have 12 spaces	The applicant is proposing 12.	Yes.
Short-Term Bicycle Charging Spaces: Required to have 2 spaces.	The applicant is proposing 2.	Yes.

Long-Term Bicycle Parking: Required to have 3 spaces.	The applicant is proposing 3.	Yes.
Heat Island Effect: Required to meet 50% shading criteria of parking lot.	The applicant is proposing 50% shade covering in the parking lot.	Yes.

Attachment 1, Exhibit E

Parcel Map Conditions of Approval

CONDITIONS OF APPROVAL
FOR
Christ Lutheran Church Tentative Parcel Map
24-0002-SUB

In addition to all applicable provisions of the Goleta Municipal Code ("GMC"), Lars Linton, authorized agent for Christ Lutheran Church of Goleta, owner/applicant (hereinafter referred to as "Permittee") agrees to the following conditions for the City's approval of Case No. 24-0002-SUB ("Project Conditions").

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in these Project Conditions use the definitions set forth in the GMC. For purposes of these Project Conditions, the term "Director" refers to the Planning and Environmental Review Director, or designee.

Parcel Map

AUTHORIZATION

1. This Tentative Parcel Map, Case No. 24-0002-SUB, authorizes implementation of the parcel map stamped "APPROVED", dated _____, and attached/subject to these Conditions of Approval set forth below, specified plan sheets and agreements included by reference, as well as applicable City rules and regulations.

   The Tentative Parcel Map will subdivide the existing 3.423-acre Christ Lutheran Church (CLC) site, located at 6595 Covington Way and is identified as Assessor Parcel No. 077-160-022, into two Lots as follows:

   - Lot 1 will be 0.881 acres and contains the existing CLC facilities including the sanctuary, parking lot, and accessory structures.
   - Lot 2 will be 2.542 acres (gross) and support the Anthem Church (AC) facilities.

2. All construction, improvements, implementation, and/or any other actions taken pursuant to this permit shall be in substantial conformance with the Project Conditions. Any deviations from the Project Conditions must be reviewed and approved by the City of Goleta (City). The City shall determine whether any deviation substantially conforms to the Project Conditions. Any deviation determined to not be in substantial conformance with the Project Conditions requires the Applicant/Permittee to seek additional approval, permits, or other action by the City. Any deviation from the Project Conditions made without the above-described review and approval of the City is a violation of this permit.

3. This Tentative Parcel Map will expire twenty-four (24) months after approval, unless before the expiration, a final map has been recorded or a time extension has been applied for by the Permittees. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension as permitted by law. If the Permittees request a time extension, the project may be revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or additional identified project impacts. Any new fees imposed, and the rates of existing fees will be those in effect at the time of the extension request.

4. Any proposed deviations from the exhibits, project description or Project Conditions must be submitted to the Director of Planning and Environmental Review for review and approval by an appropriate decision-maker. Any unapproved deviations from the project approval will constitute a violation of the permit approval.

5. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions must prevail.

6. Permittee agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including without limitation, attorney's fees), injuries, or liability, arising from the City's approval of the Tentative Map except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of the Tentative Map, Permittees agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section, "the City" includes the City of Goleta's elected officials, appointed officials, officers, and employees. The effectiveness of this Tentative Parcel Map will be suspended/tolled for the time period that any Project Condition is appealed whether administratively or as part of a legal action filed in a court of competent jurisdiction. If any Project Condition is invalidated by a court of law, the project must be reviewed by the City and substitute conditions may be imposed to validate the Tentative Parcel Map.

7. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by the Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this TPM approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the project shall be reviewed by the City and substitute Conditions of Approval may be imposed.

8. The effectiveness of this Tentative Parcel Map will be suspended/tolled for the time period that any Project Condition is appealed whether administratively or as part of a legal action filed in a court of competent jurisdiction. If any Project Condition is invalidated by a court of law, the project must be reviewed by the City and substitute conditions may be imposed to validate the Tentative Parcel Map.

AGENCY CONDITIONS

9. **Santa Barbara County Environmental Health Services (EHS):** EHS requires that when the final map is recorded, it include a "Notice to Property Owner" for the newly created parcel(s), stating:

   This lot was created without a guarantee of service for water and sewer, and future development may be delayed until such services become available.

CITY DEPARTMENT- PUBLIC WORKS

Prior to approval of Map Clearance, the Applicant/Permittee must:

10. Submit a draft Final Map for review and approval by the Public Works Director that conforms to the State Subdivision Map Act and the City's Municipal Code beginning with Section 16 "Subdivisions".

11. Determine whether monuments will be set at the time of map recordation or after map recordation. All new monuments shall be inspected and approved by the City.

    a. If monuments are set prior to map recordation, set all survey monuments as shown on the Parcel Map in accordance with the City's Municipal Code Section 16.05.010 and in compliance with Section 8772 of the California Business and Professions Code. The location, size and type of all monuments shall be subject to the inspection and approval of the City Surveyor before approval of the map.
    b. If monuments are to be set after map recordation, the applicant shall furnish to the City a cash deposit, in an amount approved by the City Surveyor, guaranteeing the payment of the cost of setting such monuments.

12. Identify on the Final Map all existing public easements to remain as well as existing public easements to be abandoned.

    a. For any public easement to be abandoned, the applicant shall provide proof of "notice to abandon" to any affected public agency and utility provider.

b. For any public right of way easement to be abandoned, the applicant shall show on the Parcel Map the locations of utility easement reservations if requested by the utility providers.

13. Show and dedicate on the Final Parcel Map all easements as shown on the approved Tentative Parcel Map. Each easement shall be identified as being a public or private easement and state which parcel(s) benefit(s) from said easement, where applicable.

14. Follow the process for submitting the final map and associated documents for review and recordation shall follow the "Instructions for Submittal, Review and Filing of Final Maps" which can be obtained from the City Public Works Planner assigned to the project.

CITY DEPARTMENT CONDITIONS - PLANNING AND ENVIRONMENTAL REVIEW

15. Prior to submittal of the Map Clearance application to effectuate the approved TPM, the authorized signatures of all owners of record as determined by the Public Works Department and the City Attorney shall be included on the TPM plans.

16. Prior to approval of the Map Clearance to effectuate the TPM, the Permittee shall pay any outstanding entitlement permit processing fees in full.

GENERAL CONDITIONS

17. If in the future the Permittee proposed any changes to the existing buildings or proposes new buildings, the Permittee shall obtain from the City's Planning and Environmental Review Department all Building Permits required by Title 15 and Title 17 of the Goleta Municipal Code prior to the construction, erection, moving, alteration, enlarging, rebuilding of any building, structure, or improvement, or any other action(s) requiring a Building Permit pursuant to Title 15 and Title 17 of the Goleta Municipal Code. Any addition to the existing buildings will be required to comply with the standards in effect at the time including setbacks, heights, and landscaping standards.

18. These Conditions of Approval shall be printed in their entirety on all plans submitted for approval of any Zoning Permit or Building Permit for a future development on either parcel.

19. This TPM approval runs with the land and the rights and obligations thereof, including the responsibility to comply with these Conditions of Approval and shall be binding upon successors in interest unless or until this permit expires and the Final TPM is not recorded timely pursuant to Condition of Approval #3 or is expressly abandoned in writing by the Permittee or his/her heirs/assignees.

20. This TPM is approved for the properties/parcels of record on which the project is located and shall not be transferred.

21. Violation of any of these Conditions of Approval is unlawful, prohibited and a violation of the Goleta Municipal Code. The City reserves the right to initiate civil, criminal and/or administrative enforcement, or after notice and a public hearing, to modify these Conditions of Approval if it is found that there is a violation of these Conditions of Approval or the Goleta Municipal Code or that the project operates as or causes a public nuisance. This Condition of Approval is not intended to, nor does it limit in any manner whatsoever the ability of the City to take appropriate enforcement actions.

22. The Permittee shall be responsible for the completeness and accuracy of all plans, forms and supporting materials submitted in connection with the approved TPM. Any error or discrepancy found therein is a violation of this permit.

23. Any new, expanded, or changed use on the project site shall be subject to City review and approval. The City shall determine whether the new, expanded, or changed use on the project site requires the applicant to seek additional approval, permits, or other action by the City. Failure of the applicant to obtain the above-described review and approval of the City is a violation of this TPM approval.

24. Any lot created by the recordation of this Tentative Map is subject to the conditions of this Tentative Map, and related Case Nos. 24-0004-CUP(AM), 24-0010-DP(AM), 24-0005-CUP, 24-0009-DP, AND 24-0030-DRB. During any future grading or construction activities and during any subsequent development on either lot created by the recordation of this Tentative Map, each set of plans accompanying any permit for development shall contain the conditions of this Tentative Map. The Conditions of Approval associated with Conditional Use Permit 65-CP-52 remain in full effect and force applicable to the ongoing use and development of Lots 1 and 2.

25. The Applicant/Permittee is responsible for ascertaining and paying all City Development Impact fees required for Map Recordation, as required by the GMC. This condition also serves as notice pursuant to Government Code Section 66020(d) that the City of Goleta is imposing development impact fees (“DIFs”) and the applicant has 90 days after the imposition of the fees to protest fees.

By signing this document, the undersigned certifies that they have read, understood, and agrees to the Project Conditions listed in this document.

_____

Lars Linton, Agent for Christ Lutheran Church of Goleta Date

-End of Development Plan Conditions-

Attachment 2

A resolution of the Planning Commission of the City of Goleta, California, approving a Conditional Use Permit Amendment, Development Plan Amendment with adjustments, Conditional Use Permit, and Development Plan with adjustments for development located at 6595 Covington way; APN 077-160-022; Case Nos. 24-0004-CUP(AM), 24-0010-DP(AM), 24-0005-CUP, 24-0009-DP, AND 24-0030-DRB

RESOLUTION 26 - ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AMENDMENT, DEVELOPMENT PLAN AMENDMENT, CONDITIONAL USE PERMIT, AND DEVELOPMENT PLAN FOR DEVELOPMENT LOCATED AT 6595 COVINGTON WAY; APN 077-160-022; CASE NOS. 24-0004-CUP(AM), 24-0010-DP(AM), 24-0005-CUP, 24-0009-DP, AND 24-0030-DRB

WHEREAS, the property is located at 6595 Covington Way in the Inland area of the City of Goleta and has a Single-Unit Residential (RS) General Plan/Coastal Land Use Plan Land Use and Zoning designation; and

WHEREAS, the property is owned by Christ Lutheran Church of Goleta, which has authorized Lars Linton to be their agent; and

WHEREAS, on August 21, 2024, Steve Welton of SEPPS Land Use Consulting on behalf of Christ Lutheran Church of Goleta and Anthem Chapel applied for one (1) Conditional Use Permit Amendment (CUP) (65-CP-52) to revise the boundary of the initial CUP where Christ Lutheran Church (CLC) is located (24-0004-CUP(AM)); one (1) as-is Development Plan for the existing CLC building on new Parcel 1 with adjustments for landscaping, parking, bicycle parking, and the rear setback (24-0010-DP(AM)); one (1) Minor Conditional Use Permit to allow a community assembly use in the RS-8 zone district (24-0005-CUP) for Anthem Chapel); one (1) new Development Plan for the new Anthem Chapel Building and associated improvements with adjustments for building/structure height, and an Environmentally Sensitive Habitat Area (ESHA) buffer reduction (24-0009-DP); and Preliminary design approval for the improvements proposed on Lots 1 and 2. These applications were deemed complete on April 10, 2025 (Project); and

WHEREAS, it has been determined that the Project meets the criteria for use of a Categorical Exemption, specifically Section 15332 of CEQA Guidelines, and a Notice of Exemption is recommended for adoption. The NOE has been available for public review since May 21, 2026, when the Design Review Board Agenda was posted; and

WHEREAS, on May 26, 2026, the Design Review Board conducted Preliminary Design Review and recommended Preliminary Design approval; and

WHEREAS, on June 22, 2026, the Planning Commission held a duly noticed public hearing on the merits of the Project including the environmental

determination, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission considered the entire administrative record, including staff reports, Notice of Exemption and oral and written testimony from interested persons.

NOW THEREFORE BE IT RESOLVED BY THE GOLETA PLANNING COMMISSION:

SECTION 1. Factual Findings. The Planning Commission finds as follows:

A. The property consists of 3.423 total gross acres and includes the existing Christ Lutheran Church sanctuary, parking lot, and accessory structures. Exhibit B to this Resolution contains the Project General Plan Consistency Analysis.

B. The Project includes development improvements to Lots 1 and 2 of Parcel Map 32,072 (24-0002-SUB).

C. On Lot 1, no changes are proposed to the existing CLC sanctuary/community assembly buildings. However, seven additional trees are proposed in the parking lot area. Adjustments include a request to provide less than a combination of 50% shading for the Heat Island Effect, reducing to 22%; a request for relief to not provide charging for one required electric bicycle parking space; a request to have the existing modular classroom extend 5 feet into the rear setback abutting new Lot 2 (Anthem); a request for relief from the requirement for a separate loading space; a request for a reduction to the number of parking spaces from 43 to 41; and a request for fewer than 1 tree/4 parking spaces, reducing the total required from 11 to 10.

D. On Lot 2, construction of a 6,512 SF sanctuary/community assembly building, and a 2-story 13,554 SF education building to support day care and preschool are proposed, including exterior patios, play yards and passive recreation areas and a habitat restoration area. Also proposed is a 117-space parking lot including 5 accessible (ADA) parking spaces, and 6 Electric Vehicle (EV) parking spaces and 25 EV ready spaces. Proposed landscaping includes new landscaping around the perimeter of the new parcel, and within the proposed parking lot. Adjustments to building/structure height from the required 25 feet to 27 feet 8 inches for a portion of the education building; a request to exceed the maximum height of architectural projections for a standalone cross from 30

feet to 33 feet 10 inches. and an Environmentally Sensitive Habitat Area (ESHA) 50' Monarch butterfly buffer reduction are proposed.

E. The property has adequate ingress and egress from Covington Way and Los Carneros Road that meets Fire Department requirements.

F. The factual findings in this Section and in the Recitals are based upon substantial evidence found within the entirety of the administrative record.

SECTION 2. Environmental Assessment Findings. The Planning Commission finds as follows:

Resolution No ____ includes adoption of the Notice of Exemption, and, among other things, properly assesses the environmental impact of the Project in accordance with CEQA. Resolution No. ____ is incorporated herein by reference.

SECTION 3. Common Findings

The Planning Commission makes the following findings pursuant to Section 17.52.070 of the Goleta Municipal Code regarding the Common Findings:

A. *There are adequate infrastructure and public services available to serve the proposed development including water and sewer service, existing or planned transportation facilities, fire and pole protection, schools, parks, and legal access to the lot.*

There are adequate public services to serve the property. The Goleta Water District, Goleta West Sanitary District, and Santa Barbara County Fire Department have all reviewed the Project and provided preliminary service letters verifying that services are available. Further, the parcel has legal access to Covington Way and Los Carneros Road and the adjacent roadways have sufficient capacity to accommodate the anticipated amount of traffic to be generated by this Project, as documented in the Traffic, Parking and VMT Study prepared by Associated Transportation Engineers, dated January 6, 2026.

B. *The proposed project conforms to the applicable regulations of this Title and zoning violation enforcement on the subject premise has been resolved as permitted by law.*

As demonstrated in the Zoning Consistency Analysis, which is attached to this Resolution as Exhibit C, the Project conforms to the applicable regulations of the Goleta Municipal Code upon approval of the requested adjustments described in the Development Plan Findings sections below. Further, there are no active code compliance cases on the Project site.

C. *The proposed development is located on a legally created lot.*

The subject lot was created by Tract Map 10,347, as recorded in Book 73, pages 1-12 of the County of Santa Barbara Subdivision Maps. The parcel was approved for development with a conditional use permit by the County of Santa Barbara in 1965, which included a review for parcel validity. The project also includes a Parcel Map which will be recorded and will result in two (2) legal parcels.

D. *The development is within the project description of an adopted or certified CEQA document or is statutorily or categorically exempt from CEQA.*

Resolution No ____ includes adoption of the Notice of Exemption, and, among other things, properly assesses the environmental impact of the Project in accordance with CEQA. Resolution No. ____ is incorporated herein by reference.

SECTION 4. Preliminary Design Review Level Findings

The Planning Commission makes the following findings pursuant to Section 17.58.080 of the Goleta Municipal Code to grant Preliminary Design Approval:

A. *The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.*

The proposed architecture of the community assembly buildings for Anthem Church is compatible with neighboring landmarks, including the historic Goleta Train Depot, the historic Stow House, and the nearby Christ Lutheran Church because the buildings have been reduced in size and the roof forms changed following input provided by the DRB. With the utilization of sloped roofs, the perceived massing of the building facades has been reduced. Further, no single vertical face reaches the height limit of the zoning district. Given the shallow slope of the roof, the buildings are shorter than the Stow House ridge, the Train Depot ridge, and the cupola of the Islamic Society building. Within the courtyard, the use of exterior

balconies for circulation spaces further reduces the mass of the building. The proposed cross height is similar to that of Christ Lutheran Church.

While the RS Zone District does not have a specific maximum lot coverage requirement, for purposes of comparing size and scale of the Anthem Church on site development to other nearby community assembly uses, the proposed lot coverage associated with development of Lot 2 is approximately 13% of the lot area. For comparison, the community assembly development at the Christ Lutheran Church site (Lot 1) is approximately 15% of the lot area and the community assembly development at the Islamic Society site is approximately 16%. For all the reasons outlined above, the Project is consistent with this finding.

B. *Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.*

The proposed site improvements for Christ Lutheran Church will not affect the site layout, orientation of the existing facilities, circulation.

In response to prior DRB comments, building opening for the new Anthem Church community assembly buildings have been simplified across the Project to enhance the harmony of the two new proposed buildings for Anthem church. The use of similar window proportions between the two buildings aids in their visual similarity and better expresses the uses of the spaces. Using sloped roofs for the education building creates a clear and harmonious dialogue between the two roofs, with the succession of forms from sanctuary to the education building emphasizing that while the two buildings are physically separated, the design is singular in vision. The primary materials of the buildings are also similar, with plaster being reserved to emphasize facade articulation rather than to differentiate between the two structures. The primary entry, along with the rear landscape area, is accessed via the paseo, reinforcing a pedestrian-scaled environment. This encourages a harmonious relationship between the buildings and the common open spaces throughout the Project. Therefore, the Project is consistent with this finding.

C. *The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.*

The proposed site improvements for Christ Lutheran Church site continue to demonstrate a harmonious relationship with adjoining development as no changes to the buildings are planned.

The design of the new Anthem Campus draws inspiration from the agricultural heritage of the Goleta Valley. The main assembly building is distinctive and thoughtfully references the lemon packing warehouses that were prevalent throughout the region during the 20th century, while the education building is designed to complement the assembly building, forming a harmonious architectural style with existing adjoining development. The architecture demonstrates a harmonious relationship with neighboring landmarks, including the Goleta Train Depot, the historic Stow House, and the nearby Christ Lutheran Church. Given the shallow slope of the roof, the buildings are shorter than the Stow House ridge, the Train Depot ridge, and the cupola of the Islamic Society. The proposed cross height is similar to that of Christ Lutheran Church. Therefore, the Project is consistent with this finding.

D. *There is harmony of material, color, and composition on all sides of structures.*

The proposed site improvements for Christ Lutheran Church site continue to demonstrate a harmonious relationship internal to the Christ Lutheran Church campus as no changes to the buildings are planned.

The choice of materials and color selection ground the Anthem Church campus buildings within its regional context. Both buildings feature a naturally toned board-formed concrete base at the ground level, supporting vertically ribbed, bone-white metal panel walls that echo the character of historic agricultural structures. Additional exterior finishes, including plaster elements, enrich the material palette. A charcoal grey standing seam metal roof crowns both the assembly and education building, integrating the architecture into its natural surroundings while reinforcing a cohesive campus identity. Therefore, the Anthem Church community assembly portion of the Project is consistent with this finding.

E. *Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.*

No additional outdoor mechanical or electrical equipment is planned to be added as part of the proposed site improvements for Christ Lutheran Church site.

All outdoor mechanical and electrical equipment associated with the Anthem Church community assembly campus is screened from public view and well-integrated into the architecture of the buildings. Therefore, the Project is consistent with this finding.

F. *The site grading is minimized, and the finished topography will be appropriate for the site.*

No grading is needed to implement the proposed site improvements (new trees) for Christ Lutheran Church site.

For the Anthem Church portion of the Project, the finished topography will remain consistent with existing conditions, with the grading limited to the minimum required to construct the Project. Over-excavation for building foundations will be required and cut and fill will be utilized to create a level site that achieves a cohesive development with the existing Christ Lutheran Church building onsite. Approximately 4,200 cubic yards of cut and 560 cubic yards of fill would be required. Therefore, the Project is consistent with this finding.

G. *Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.*

Landscaping on Lot 1 (Christ Lutheran Church) will enhance the aesthetic of and reduce the heat island effect from the existing parking lot. No important views will be impaired or blocked by the proposed shrubs and trees. The landscape improvements will also serve to improve the built environment. The landscaping will contribute to the overall Project aesthetics and are not in conflict with the adjacent development and uses at the Stow House and Lake Los Carneros Park. The proposed landscape improvements will further enhance the visual character of this portion of the City by enhancing the landscaping around an existing parking lot.

Landscaping on Lot 2 (Anthem Church) will enhance this area of the City by developing what is currently a graveled lot with quality landscaping, and a restored ESHA buffer. The proposed landscaping will soften the proposed parking lot and accentuate the architecture of the buildings, without blocking

views of the mountains from the public from Los Carneros Road. Therefore, the Project is consistent with this finding.

H. *The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.*

The proposed site improvements (new trees) for Christ Lutheran Church site will improve the visual aesthetic of the existing parking lot, especially as viewed from Covington Way. The new trees will also help provide shade for the parking lot and to pedestrians as they circulate through the site.

The landscaping palette associated with the development of the Anthem Church campus will add a number of native trees (oaks and sycamores) and significantly improve and maintain landscaping throughout the Project. Within the 100' ESHA buffer the Project proposes permeable pavers and native landscaping. Also, within the 100' ESHA buffer area will be approximately 9,700 square feet of native habitat restoration with native plant species and additional pollinator resources. A final irrigation plan will receive Final Design Review by the DRB prior to the issuance of a Zoning Clearance. The final irrigation and planting design will comply with the State of California Model Water Efficient Landscape Ordinance (MWELO). Adequate conditions of approval will be included to ensure appropriate installation and long-term maintenance of all planting areas. Therefore, the Project is consistent with this finding.

I. *All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.*

No additional lighting is planned to be added as part of the proposed site improvements for Christ Lutheran Church site.

While most activities will conclude by sunset at the Anthem Church campus, the times that the sanctuary is occupied during evening hours will be minimal. Safety lighting will be provided to the minimum amount necessary to ensure that pedestrians can safely circulate throughout the campus at night. All exterior lighting will be cut off with no direct light leaving the buildings. Exterior lights will be primarily for safety in the walking and parkway areas and will consist of hooded pedestal or bollard lighting, directed downwards. The photometric study shows that the proposed

lighting will result in 0.1 foot-candles or less at all property boundaries. Therefore, the Project is consistent with this finding.

J. *The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off-site.*

No changes to the existing architecture are planned as part of the proposed site improvements for Christ Lutheran Church site.

Regarding the Anthem Church campus development, the closest existing residential development to the new proposed buildings is approximately 300 feet away to the north. As such, the privacy of the neighbors will not be affected with the addition of the new buildings on proposed Lot 2. No public viewsheds will be impaired by the proposed Project given the placement of the new buildings on Lot 2, which will be setback approximately 136 from Los Carneros Road and approximately 235 feet from Covington Drive and will be in keeping with the height limitation of the zoning code. The Project has been purposefully sited in the rear half of the lot to maintain all existing viewsheds and minimize its visual impact from the neighboring streets and residences. The proposed landscaping will soften the proposed parking lot and accentuate the architecture, without blocking views from the public. The proposed setbacks are large enough that neighboring solar access will not be affected. Therefore, the Project is consistent with this finding.

K. *The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6).*

The Project is not subject to any additional design standards adopted by the City Council. Therefore, the Project is consistent with this finding.

<u>SECTION 5.</u> Development Plan Findings for the Anthem Church with Adjustments to Development Standards

The Planning Commission makes the following findings pursuant to Section 17.59.030 of the Goleta Municipal Code for the Development Plan:

A. *The Project as proposed is consistent with the General Plan*

The proposed Project on Lot 2 is consistent with the purpose and intent of the Single-Family Residential designation in the General Plan. Public Assembly uses are permitted with a minor Conditional Use permit in both the General Plan and Zoning Ordinance. A review of the policies in the

General Plan indicates that the Project as proposed is consistent with the intent and development standards contained in the General Plan, subject to Planning Commission approval of the requested adjustments. Where the General Plan has specific policies related to job/housing linkages, Project construction, and implementation, appropriate conditions can be imposed to ensure consistency, including the requirement for construction monitoring and the payment of Development Impact Fees.

No public viewsheds will be impaired by the proposed Project given the placement of the new buildings on Lot 2, which will be setback approximately 136 from Los Carneros Road and approximately 235 feet from Covington Drive and will be in keeping with the height limitation of the zoning code. The Project has been purposefully sited in the rear half of the lot to maintain all existing viewsheds and minimize its visual impact from the neighboring streets and residences. The proposed landscaping will soften the proposed parking lot and accentuate the architecture, without blocking views from the public. For these reasons, the new church campus can be found consistent specifically with General Plan/Coastal Land Use Plan Visual and Historic Resources Policies VH 1.4, VH 1.5, VH 2.2 and 2.3 and others as outlined in Exhibit B.

Exhibit B to this Resolution contains the Project General Plan Consistency Analysis.

B. *The site for the project is adequate in size, shape, location and physical characteristics to accommodate the intensity, except as it relates to the minimum allowed dwelling unit density for the site, of development proposed.*

Anthem Church facilities will be located on proposed Lot 2 of Parcel Map 32,072. As proposed Lot 2 will encompass 2.542 acres which is of sufficient size to accommodate proposed community assembly and educational uses with parking and landscaping to adequately support the uses. The Project as proposed does not require any adjustments to site development standards such as setbacks or parking but requests a building height adjustment in accordance with the Development Plan provisions. Regarding the proposed building height adjustment, a small portion of the proposed Anthem Church buildings exceed the 25' height requirement of the RS zone district. However, this height adjustment is not due to the size, shape, or location of the site and is necessary for design and screening of roof mounted equipment purposes only. The proposed height is in line with other structures in the vicinity that exceed 25' in height, e.g. at the Stow House,

CLC, and the Islamic Society building. Further, the development on Lot 2 will coverage approximately 13% of the site which is in keeping with the amount of lot coverage nearby assembly uses observe as well (15% at CLC and 16% at Islamic Society). Therefore, the proposed Lot 2 is adequate in size, shape, location and physical characteristics to accommodate the intensity of the development proposed.

There are no physical characteristics to the site that significantly impact the viability of the Project, the continued use of the site in the manner that has occurred since the mid-sixties, or that require significant manipulation to accommodate the Project.

C. *Any significant environmental impacts are mitigated to the maximum extent feasible.*

Resolution No ____ includes adoption of the Notice of Exemption, and, among other things, properly assesses the environmental impact of the Project in accordance with CEQA. Resolution No. ____ is incorporated herein by reference.

D. *Project will not conflict with any easements required for public access through, or public use of a portion of the property.*

The development of the Project will not conflict with the existing easements that are present on the site. Further, there are no easements that encumber the area to be developed. The easements that exist on site include public utilities and road easements for Covington Way and Los Carneros Road which will remain unencumbered.

The Planning Commission makes the following findings pursuant to Section 17.59.040 of the Goleta Municipal Code for Adjustments to Development Standards:

E. *The adjustment is justified and consistent with the intent of applicable General Plan policies.*

Proposed adjustments for the development on Lot 2 include building/structure height, and an Environmentally Sensitive Habitat Area (ESHA) buffer reduction. The proposed Anthem Church education building exceeds the 25' height requirement of the RS zone district. However, only the building's sloped roof structure and equipment screening/elevator shaft will exceed the height limit, which is consistent with the design vernacular

and will serve to help screen rooftop equipment. The vertical walls will be compliant with height requirements as proposed. The proposed height is in line with other structures in the vicinity that exceed 25' in height, e.g. at Stowe Grove Park, CLC, and the Islamic Society center. Further, this portion of the sanctuary is over 300' from any residences and views from the residences to the north will be screened and softened by existing and proposed landscaping and the Christ Lutheran Church. The proposed height of the standalone cross will be in line with the height of the existing CLC cross, which exceeds 25'. Therefore, the adjustment is consistent with the intent of applicable General Plan policies.

The justification for the ESHA buffer reduction is provided in Section 9 below.

SECTION 6. Conditional Use Permit Findings for Anthem Church

The Planning Commission makes the following findings pursuant to Section 17.57.050 of the Goleta Municipal Code for the Conditional Use Permit:

A. *The use as proposed is consistent with the General Plan.*

As indicated in Section 5 above, the Project is consistent with the General Plan. Exhibit B to this Resolution contains the Project General Plan Consistency Analysis.

B. *The use will not be more injurious to the health, safety, and general welfare of the surrounding neighborhood due to noise, dust, smoke, or vibration than from uses allowed in the district.*

The Project site is surrounded on three sides by passive open space, agriculture, and a fire station. The closest residential use is approximately 300' to the north. That said, the Project has been designed such that any potential noise is directed away from the residential uses to the north as described in the acoustical analysis provided for the Project by 45dB Acoustics, dated July 19, 2024, on file at the City of Goleta and incorporated by reference. Project conditions of approval include requirements to limit noise for outdoor events with amplified music or speech to ensure consistency with applicable noise regulations. Project construction will be conditioned to utilize standard best management practices (BMPs) to limit noise, vibration, and fugitive dust.

The applicant has indicated that special outdoor events are not planned at this time on either proposed Lot 1 or proposed Lot 2. If such events are proposed, they could be subject to a Special Event Permit. A Special Event Permit would consider issues such as parking, circulation, and noise based on the nature of the event.

Therefore, the proposed community assembly and education uses will not be more injurious to the health, safety, and general welfare of the surrounding neighborhood due to noise, dust, smoke, or vibration than from uses allowed in the district.

SECTION 7. Development Plan Amendment for Christ Lutheran Church with Adjustments to Development Standards

The Planning Commission makes the following findings pursuant to the Goleta Municipal Code Section 17.52.100 (C) for Amendments to Prior Approvals:

A. *The findings for the original approval can still be made.*

The proposed Project on Lot 1 is limited to minor changes to the existing parking lot, and landscaping, reflective of the new parcel boundaries. A review of the policies in the General Plan indicates that the Project is consistent with the intent and development standards contained in the General Plan, subject to Planning Commission approval of the requested adjustments. Therefore, the findings from the original approval can still be made.

B. *The environmental impacts related to the proposed changes are substantially the same or less than those identified for the previous approval.*

Resolution No ____ includes adoption of the Notice of Exemption, and, among other things, properly assesses the environmental impact of the Project in accordance with CEQA. Resolution No. ____ is incorporated herein by reference.

The Planning Commission makes the following finding pursuant to the Goleta Municipal Code Section 17.59.040 for Adjustments to Development Standards:

C. *The adjustment is justified and consistent with the intent of the applicable General Plan policies.*

The proposed four adjustments are justified as the CLC campus was established in 1965 and met the requirements at that time. Further, no new physical development is occurring at the CLC campus and the primary change occurring is that the acreage of the site is being reduced. The first adjustment request related to the existing modular classroom building which is not being moved. Its current location will result in the classroom building now being located approximately five feet within the 25' rear setback that would be created by the proposed lot split. The location of this structure within the new Lot 1 rear setback will not be detrimental to either use, nor to the surrounding neighborhood, and would facilitate better spacing of uses on Lot 1. The second adjustment relates to the number of current parking spaces needed at CLC based on the current Title 17 requirements. Based on current standards 43 parking spaces would be required but 41 spaces are existing. The existing parking lot is adequate for historical usage of the community assembly uses currently and anticipated to continue to occur on Lot 1 and no changes are proposed. At the time of the approval for the original CUP (65-CP-52), the County used a parking rate of 1 space/100 sq. ft. of assembly space, producing a requirement of only 18 spaces. However, CLC provided 41 at the time.

Due to the existing design of the parking lot, CLC is unable to meet current Title 17 parking lot development standards regarding parking lot landscaping, bike parking, and loading zone requirements. The requested adjustment to not provide these elements is based on the fact that no additional development is occurring at the CLC site and that the adjustments are warranted based on pre-existing conditions. Further, the Project proposes seven additional trees in the parking lot area to help with aesthetics, especially as viewed from Covington Way, and to provide shade for the parking lot and pedestrians as they circulate through the site. Therefore, the requested adjustments are consistent with the intent of applicable General Plan policies and to Title 17 standards.

SECTION 8. Conditional Use Permit Amendment for Christ Lutheran Church

The Planning Commission makes the following findings pursuant to the Goleta Municipal Code Section 17.52.100 (C) for Amendments to Prior Approvals:

A. *The findings for the original approval can still be made.*

The proposed Project on Lot 1 for CLC is limited to minor changes to the existing parking lot, and landscaping, reflective of the new parcel

boundaries. No changes to existing church operations are proposed. A review of the policies in the General Plan indicates that the Project is consistent with the intent and development standards contained in the General Plan, subject to Planning Commission approval of the requested adjustments discussed in Section 7 above. Therefore, the findings from the original approval can still be made.

B. *The environmental impacts related to the proposed changes are substantially the same or less than those identified for the previous approval.*

Resolution No ____ includes adoption of the Notice of Exemption, and, among other things, properly assesses the environmental impact of the Project in accordance with CEQA. Resolution No. ____ is incorporated herein by reference.

SECTION 9. Monarch Butterfly ESHA Buffer Reduction

The Planning Commission makes the following findings pursuant to Section 17.30.180(C)(2) of the Goleta Municipal Code regarding the Monarch Butterfly ESHA Buffer Reduction:

A. *The required buffer may be reduced to 50 feet only in circumstances where the trees contribute to the habitat but are not considered likely to function as an aggregation site, such as long narrow windrows.*

The proposed Project on Lot 2 includes a requested adjustment to reduce the ESHA Buffer from 100' to 50' to accommodate outdoor space for the preschool, daycare, and youth groups. Within the 100' buffer the Project proposes permeable pavers and native landscaping. Also, within the 100' buffer area will be approximately 9,700 square feet of native habitat restoration with native plant species and additional pollinator resources following initial grading and installation of the bioretention basin. No structural development will occur within the 100' buffer.

The ESHA Buffer reduction was studied as documented in the biological report prepared by Storrer Environmental, dated October 22, 2025, and peer reviewed by Althouse and Mead, dated June 27, 2025. All supporting technical analysis can be found as part of the Project Notice of Exemption in the CEQA Review section of the City of Goleta's website using the following link:

https://www.cityofgoleta.org/your-city/planning-and-environmental-review/ceqa-review/anthem-chapel

The Project will not only ensure the biological integrity and preservation of the monarch butterfly habitat by not placing structural development within the 100' buffer area, the proposed restoration and native landscaping within the 100' buffer area will improve wind protection and supplement pollinator resources adjacent to aggregation site.

The historic monarch butterfly roost site is in the central portion of the mapped ESHA area on the adjacent Lake Los Carneros Park property and is physically buffered from the Project by coast live oak, fig, and other ornamental trees that are encompassed by the site boundary. The restored 50-foot buffer area will add additional transitional habitat adjacent to the ESHA area.

Permeable pavers, native landscaping, and installation of native trees between 50 and 100 feet from the edge of the mapped ESHA area will not negatively impact monarch butterfly habitat and will be installed 136 feet from the central roosting area. Installation of native ground cover and trees will ultimately improve overall habitat function and value adjacent to the mapped ESHA area.

Grading and installation of the bioretention basin will not change site hydrology or alter conditions in a way that would negatively impact the adjacent monarch butterfly habitat. Temporary impacts from grading can be reduced/avoided with implementation of standard conditions (e.g. pre-construction surveys, protective fencing, stormwater BMPs, etc.) and the bioretention basin will be vegetated as part of restoration of the 50-foot buffer area.

Therefore, the proposed 50-foot buffer area is sufficient in this area and consistent with the intent of Section 17.30.180(C)(2) of the Goleta Municipal Code regarding the Monarch Butterfly ESHA Buffer Reduction. Therefore this finding can be made.

SECTION 10. Actions. The Planning Commission takes the following action:

A. Approve Development Plan, Conditional Use Permit, Development Plan Amendment, Conditional Use Permit Amendment, and Preliminary Design with all request adjustments including the Monarch Butterfly setback

reduction as shown in Exhibit A based on the findings contained in Sections 1-9 above, the General Plan Consistency Analysis (Exhibit B), the Zoning Consistency Analysis (Exhibit C), and subject to conditions of approval provided as Exhibits D and E to this Resolution. These actions rely upon the adoption of the Notice of Exemption as adopted as part of Planning Commission Resolution No. ____.

SECTION 11. *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 12. *Limitations*. The Planning Commission analysis and evaluation of the Project, including this Resolution, are based on the entire record, including the best information currently available. This includes competent and substantial evidence, both oral and written. It is inevitable that in evaluating a Project that absolute and perfect knowledge of all possible aspects of the Project will not exist. One of the major limitations on analysis of the Project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 13. *Summaries of Information*. All summaries of information in the findings, which precedes this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 14. This Resolution will remain effective until superseded by a subsequent Resolution.

SECTION 15. The City Clerk is directed to mail a copy of this Resolution to Nate Wagner, agent on behalf of Christ Lutheran Church of Goleta and Anthem Chapel and, to any other person requesting a copy.

SECTION 16. This Resolution will become effective immediately after adoption.

SECTION 17. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this ____ day of _____ 2026.

_____
ANNE MILLER
CHAIR

ATTEST:

_____
DEBORAH LOPEZ
CITY CLERK

APPROVED AS TO FORM:

_____
WINNIE CAI
ASSISTANT CITY ATTORNEY

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

I, DEBORAH LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Resolution No. 26- __ was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the ___ day of _____, 2026 by the following roll call vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

_____
DEBORAH LOPEZ
CITY CLERK

Attachments:
Exhibit A – Development Plan with landscaping, lighting, and architectural plans
Exhibit B – General Plan Consistency Analysis
Exhibit C – Zoning Consistency Analysis
Exhibit D – CLC DPAM/CUPAM Conditions of Approval
Exhibit E – AC DP/CUP Conditions of Approval with exhibits

Attachment 2, Exhibit A

Development Plan with Landscaping, Lighting, and Architectural Plans

Anthem Chapel

Goleta, CA

VICINITY MAP

Additional Parking Statistics

Accessible Parking = 5 (5 min. for parking lots between 101-150 spaces)
Van Parking = 1 (1 min. for 5 accessible parking spaces)
EV Parking = 6 (6 min. for parking lots between 101-150 spaces)
EV Ready = 25 (25 min. for parking lots between 101-150 spaces)
Accessible EV: 1 Standard, 1 Van (1 standard and 1 van min. for facilities with 5-25 EVCS)
(CalGreen Calculation used for electrical vehicle parking; more stringent than Goleta ZO and takes precedence)
Short Term Bicycle Parking =12 (.1 * 117 = 11.7
Short Term Bicycle Charging = 2 (1 charger per 10 spots)
Long Term Bicycle Parking = 3 (1 Space per 10 employees space; 28/10 = 2.8)
Long Term Bicycle Charging = 1 (1 charger per 10 spots)

PROJECT DIRECTORY

ARCHITECT:
DMHA Architecture & Interiors
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103
J. Michael Holliday FAIA
Ph: 805.965.7777
michael@dmhaa.com

CIVIL ENGINEER:
flowers & Associates, Inc.
115 West Canon Perdido
Santa Barbara, CA 93101
Vern Williams
Ph: 805.965.2224
vwilliams@flowersassoc.com

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Arcadia Studio Landscape Architecture
202 East Cota Street
Santa Barbara, CA 93101
Kalie Grubb, ASLA
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kgrubb@arcadiastudio.com

SURVEYOR:
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1553 Hollister Ave STE 7
Goleta, CA 93117
Barry Waters
Ph: 805.967.4416 xt. 5
bwaters@vcsurveying.com

PLANNING & LAND USE CONSULTANT:
SEPPS Land Use Consulting
1625 State Street, Suite 1
Santa Barbara, CA 93101
Steve Welton
Ph: 805.966.2758 ext. 111
steve@sepps.com

CODE COMPLIANCE

Governing agency:
City of Goleta
130 Cremona Drive
Goleta, CA 93101

Applicable codes:
All work & material shall be performed & installed in compliance with the current editions of the following codes as adopted by the local governing authorities. Nothing in these plans is to be construed to permit work not conforming to these codes.

- California Building Code, 2022 Edition (CBC)
- California Electrical Code, 2022 Edition (CEC)
- California Mechanical Code, 2022 Edition (CMC)
- California Plumbing Code, 2022 Edition (CPC)
- California Energy Code, 2022 Edition (CEC)
- California Fire Code, 2022 Edition (CFC)
- California Green Building Standards Code, 2022 Edition
- ADA Standards For Accessible Design, 2010 Edition
- Best Management Practices
- ASCE 24-14
- FEMA Technical Bulletins & Applicable FEMA Publications

Parking Calculations

Component	Size	Rate	Parking Required	Spaces Provided
Weekday(a)				
Day Care Center	55 Students	1 Space/10 Students 1 Loading Space/10 Students	6 Spaces 6 Spaces 12 Spaces	117 Spaces
Pre-School	55 Students	1 Space/10 Students 1 Loading Space/10 Students	6 Spaces 6 Spaces 12 Spaces	
Church Admin	1,154 SF Office	1 Space/300 SF	4 Spaces	
Weekday Total			28 Spaces	
Weekend(a)				
Sanctuary (Assembly Area)	5,042 SF	1 Space/50 SF	100 Spaces	117 Spaces

(a) Separate calculations completed for weekdays and weekends.

PROJECT SCOPE

Project Scope Includes:
1. Proposed lot split of APN 077-160-022 into 2 new parcels. (E) Buildings and (E) parking that makes up the Christ Lutheran Church complex to remain on new 0.881 acre parcel.
2. On (N) 2.542 acre parcel, project proposes (N) church building, (N) parking lot, and associated site development.
   A. (N) 117 car parking lot. 1 accessible (1 Van). 6 Electrical Vehicle charging spots (2 accessible, 1 van accessible). (N) driveways, parking lot lighting, and loading zone.
   B. (N) Sitework and grading for Tier IV Stormwater Management Plan. (N) Retention areas, drainage culvert, and site walls.
   C. (N) Landscaping across (N) parcel, required trees for parking lot shading and screening. Rehabilitation of area of site within 50' ISHA buffer with native plantings to support mapped Monarch Roosting Site. (N) Patio and playards behind building, fending, and site walkways.
   D. 1st Floor
      a. Church sanctuary, stage, green room, audio and video control rooms
      b. Main church 'pasea', reception area, cafe and small support kitchen
      c. Daycare and preschool
      d. Kid's workship areas
      e. Fellowship hall
      f. Restrooms and storage
   E. 2nd Floor
      a. Circulation balcony
      b. Kid's and teenagers worship areas
      c. Offices and conference room
      d. Restrooms and storage

FLOOR AREA (CITY OF GOLETA)

FIRST FLOOR	**7313 SF**
SANCTUARY BUILDING	**6512 SF**
SECOND FLOOR	**6241 SF**
	20066 SF

**City of Goleta Area calculated per Zoning Ordinance 17.03.070*

FLOOR AREA (GROSS)

FIRST FLOOR	**7661 SF**
SECOND FLOOR	**6570 SF**
SANCTUARY BUILDING	**6736 SF**
	20987 SF

PROJECT INFORMATION

Owner:	Anthem Chapel Goleta
A.P.N.#	Original Parcel 077-160-022, Proposed Parcel TBD
Zoning designation	RS-8 / Single Family
General plan designation	Single Family
Proposed use	Church sanctuary, classrooms, offices and nursery Sanctuary: 11,884 SF (53.2%) Nursery: 1,934 SF (8.6%) Classrooms: 7,248 (32.5%) Offices: 1,222 SF (5.4%) Total: 22,308
High fire	No
Fire sprinklers required	Yes
Flood hazard	Zone X (Minimal Flood Hazard)
Construction type	V-B
Occupancy group	A-3/B/E
Lot size	Original Parcel 149,105 S.F. (3.423 ACRES) Proposed CLC Parcel: 38,360 S.F. (0.881 ACRES) Proposed Project Parcel 110,745 S.F. (2.542 ACRES)
Required setbacks	Front = 20' Rear Yard = 25' Street Sided = 10' Interior Side = 10' Note: All lot widths exceed 100', therefore all interior side setbacks are to be the maximum 10'
Maximum height limit	25'
Grading	Cut= 4,200 Import = 0 Fill = 560 Export = 3,640
SWMP compliance	(E) Impermeable surface = 1,300 SF New or replaced Indicate tier = I* impermeable surface = 49,400 SF
Number of parking spaces	Required = 110 Proposed = 117

SHEET INDEX

GENERAL	
G001	COVER SHEET
G011	SITE PHOTOS
SURVEY	
1	SURVEY
CIVIL	
G-1	TITLE SHEET
EX-1	EXISTING CONDITIONS
C-1	PRELIMINARY GRADING & DRAINAGE PLAN
C-2	PRELIMINARY GRADING & DRAINAGE PLAN
C-3	PRELIMINARY GRADING & DRAINAGE PLAN
U-1	UTILITY PLAN
CD-1	SITE SECTIONS
CD-2	SITE SECTIONS
CD-3	CONSTRUCTION DITAILS
LANDSCAPE	
LC-1	LAYOUT PLAN
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LI-1	IRRIGATION PLAN
LI-2	IRRIGATION DETALS
LP-1	PLANTING ZONES & PLAN
LP-2	SHADE STUDY
LP-3	PLANTING DETAILS
SITE	
AS101	CONTEXT SITE PLAN
AS102	CONCEPT SITE PLAN
AS103	FIRE ACCESS SITE PLAN

ARCHITECTURAL	
A101	CONCEPT FIRST FLOOR PLAN
A102	CONCEPT SECOND FLOOR PLAN
A103	CONCEPT ROOF PLAN
A104	HEIGHT LIMIT EXHIBIT
A201	CONCEPT BUILDING ELEVATION WEST
A202	CONCEPT BUILDING ELEVATION SOUTHEAST
A203	CONCEPT BUILDING ELEVATION NORTH
A204	YOUTH BUILDING ELEVATIONS
A301	ROOFTOP EQUIPMENT SIGHT LINE DIAGRAMS
A901	CONCEPTUAL RENDERING
A902	CONCEPTUAL RENDERING
A903	CONCEPTUAL RENDERING
A904	CONCEPTUAL RENDERING
A905	CONCEPTUAL RENDERING
A906	CONCEPTUAL RENDERING
A907	CONCEPTUAL RENDERING
A908	CONCEPTUAL RENDERING
A911	SITE CONTEXT RENDERING
A912	SITE CONTEXT RENDERING
A913	SITE CONTEXT RENDERING
A914	ESHA BOUNDARY IMPROVEMENTS
A915	NEIGHBORHOOD COMPATIBILITY STUDIES
A921	MATERIALS & COLOR PALETTE
LIGHTING	
LT-1.0	SITE LIGHT CALC

46

Lot 1 Parking Statistics

Total Spaces = 43 (170 Occupants @ 1 Space per 4 Occupants)
Accessible Parking = 2 (2 min. for parking lots between 26-50 spaces)
Van Parking = 1 (1 min. for5 accessible parking spaces)
EV Parking: Proposed scopeis limited to restriping and resurfacing and does not trigger CGBSC Requirements
Short Term Bicycle Parking = 13 (.1 * 43 = 4.3)
Short Term Bicycle Charging = Proposed scope is limited to restriping and resurfacing and does not trigger CGBSC Requirements
Long Term Bicycle Parking = 0 (1 Space per 10 employee spaces, min. 10 employees)
Long Term Bicycle Charging = N/A

DMHA ARCHITECTURE + INTERIOR DESIGN

Anthem Chapel Goleta
COVER SHEET
01/20/2026

As indicated

G001

(E) TENT SANCTUARY 04
NOT TO SCALE

VIEW FROM LOS CARNEROS 02
NOT TO SCALE

CORNER OF LOS CARNEROS AND COVINGTON 03
NOT TO SCALE

SITE CONTEXT 01
NOT TO SCALE

DMHA
ARCHITECTURE + INTERIOR DESIGN

DMHA expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of DMHA.

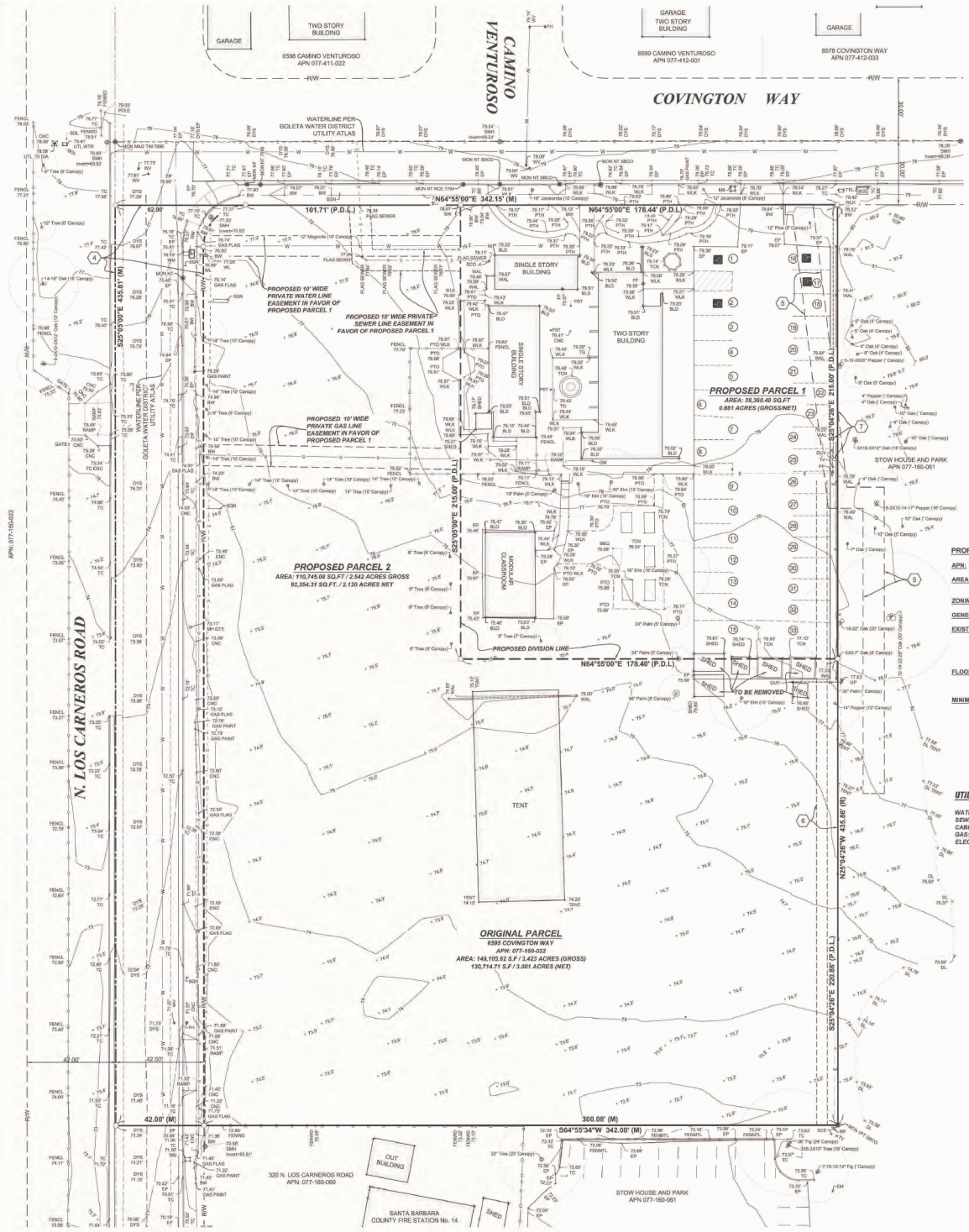
Anthem Chapel Goleta
SITE PHOTOS
01/20/2026

1/8" = 1'-0"

G011

DMHA

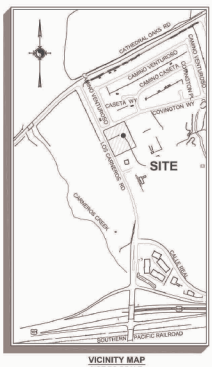
Anthem Chapel Goleta
SURVEY
01/20/2026



GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft.



VICINITY MAP
NOT TO SCALE

PROPERTY INFORMATION:

APN: 077-160-022

AREA: 149,105.62 S.F / 3.423 ACRES (GROSS)
130,714.71 S.F / 3.001 ACRES (NET)

ZONING: RS-8 / SINGLE FAMILY

GENERAL PLAN: SINGLE FAMILY

EXISTING USES:
2,550 S.F. CHURCH SANCTUARY
960 S.F. MODULAR CLASSROOM
900 S.F. HALL
610 S.F. OFFICE/NURSERY/RESTROOM

FLOOD ZONE DESIGNATION: ZONE X (AREA OF MINIMAL FLOOD HAZARD)
PER FEMA FIRM MAP NO. 06083C1303G
DATED DECEMBER 4, 2012

MINIMUM LOT SIZE: 8,000 S.F.

UTILITES:

WATER:	GOLETA WATER DISTRICT
SEWER:	GOLETA WEST SANITARY DISTRICT
CABLE:	COX CABLE
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC:	SOUTHERN CALIFORNIA EDISON

LEGEND

AC	ASPHALT CONCRETE
BL	BICYCLE LINE
BLD	BUILDING
BOL	BOLLARD
BW	BACK OF WALK
CF	CURB FACE
CNC	CONCRETE
COL	COLUMN
CP	CONTROL POINT
DL	DRIP LINE
DYS	DOUBLE YELLOW STRIPE
EP	EDGE OF PAVEMENT
FENCL	CHAIN LINK FENCE
FENMTL	METAL FENCE
FENWD	WOOD FENCE
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FNTN	FOUNTAIN
GB	GRADE BREAK
GND	GROUND
GRD	GRADE
GUY	GUY ANCHOR
MB	MAIL BOX
MH	MANHOLE
P.D.L.	PROPOSED DIVISION LINE
PP	POWER POLE
PST	POST
PTH	PATH
PTO	PATIO
SCE	SOUTHERN CALIFORNIA EDISON
SGN	SIGN
SMH	SEWER MANHOLE
STP	STEP
STRP	PARKING STRIPE
T*	(TREE TRUNK)(S2"*SPECIES*DRIP RADIUS*)
TC	TOP OF CURB
TCN	TOP OF CONCRETE
TG	TOP OF GRATE
TV	TELEVISION
WAL	WALL
WL	WATER LINE
WLK	WALK
WM	WATER METER
WV	WATER VALVE

SUBDIVISION INFORMATION:

PARCEL STATISTICS:

PROPOSED LOT 1: AREA = 38,360.40 S.F / 0.881 ACRES - GROSS/NET

PROPOSED LOT 1: EXISTING BUILDING FOOTPRINT (NO NEW CONSTRUCTION): 5,698.4 S.F.

PROPOSED LOT 2: AREA = 110,745.22 S.F / 2.542 ACRES - GROSS
92,354.31 S.F / 2.120 ACRES - NET

PROPOSED LOT 2: EXISTING BUILDING FOOTPRINT (NO NEW CONSTRUCTION AT THIS TIME): 0.00 S.F.

PROJECT CONTACTS:

OWNER: CHRIST LUTHERAN CHURCH OF GOLETA, CALIFORNIA
6595 COVINGTON WAY
GOLETA, CA 93117
PASTOR: BROOKS SCHRAMM
EMAIL: BSCHRAMM79@HOTMAIL.COM/PHONE: +1 (805) 964 2267

APPLICANT: SEPPS LAND USE CONSULTING
1625 STATE ST., SUITE 1, SANTA BARBARA, CA 93101
(805) 966-2758
ATTN: STEVE WELTON

CIVIL ENGINEER: FLOWERS AND ASSOCIATES
115 W. CANON PERDIDO STREET, SANTA BARBARA, CA 93101 (805) 966-2224

SURVEYOR: BARRY J. WATERS - PLS 6419, WATERS CARDENAS LAND SURVEYING, LLP
5951 ENCINA ROAD, SUITE 105 - GOLETA, CALIFORNIA 93117 PHONE: (805) 957-4416

LINETYPE TABLE

ROAD CENTERLINE
PARKING STRIPING
EASEMENT LINE
PROPERTY LINE
BUILDING LINE
CURB LINE
SWALE
EDGE OF PAVEMENT
EDGE OF CONCRETE
ADJOINING PROPERTY LINE
RIGHT-OF-WAY
GAS LINE
SEWER LINE
WATER LINE
ELECTRIC & CABLE

CONTROL POINT
FIRE HYDRANT
LIGHT STANDARD
STORM DRAIN
MANHOLE
POWER POLE

ORIGINAL PARCEL DESCRPTION (PER PTR):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO LOS DOS PUEBLOS SITUATE IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF TRACT 10347, AS SAID TRACT IS SHOWN ON THE MAP THEREOF, RECORDED IN BOOK 73 AT PAGE 8 OF MAPS, RECORDS OF SAID COUNTY, SAID COMER BEING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF LOS CARNEROS ROAD AND THE CENTER LINE OF COVINGTON WAY AS SHOWN ON SAID MAP; THENCE, SOUTH 26°06'37" EAST, ALONG THE SOUTHEASTERLY PROLONGATION OF THE CENTER LINE OF SAID LOS CARNEROS ROAD, 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 26°06'37" EAST, ALONG SAID PROLONGATION, 435.00 FEET; THENCE LEAVING SAID PROLONGATION, NORTH 63°53'23" EAST, 342.00 FEET; THENCE NORTH 26°06'37" WEST, 435.00 FEET TO A POINT ON A LINE WHICH, LIES 30.00 FEET SOUTHEASTERLY OF, AND PARALLEL TO, MEASURED AT RIGHT ANGLES TO, THE SOUTHEASTERLY LINE OF SAID TRACT 10347; THENCE ALONG SAID PARALLEL LINE, SOUTH 63°53'23" WEST, 342.00 FEET TO THE TRUE POINT OF BEGINNING

NOTES:

(1) HORIZONTAL BASIS OF COORDINATES IS NAD83 (1991.35 EPOCH) PER STATIONS ASCN 8 AND ASCN 9 PER RECORD OF SURVEY BOOK 170 PAGES 63-65

(2) VERTICAL DATUM IS NAVD88 PER STATION ASCN 8 PER RECORD OF SURVEY BOOK 170 PAGES 63-65. ELEVATION = 12.12' FEET

(3) ○ = NO MONUMENT FOUND OR SET UNLESS OTHERWISE NOTED

(4) ◉ = FOUND MONUMENT AS NOTED

(5) R/W = RIGHT OF WAY PER RECORD OF SURVEY BOOK 62 PAGE 98, PARCEL MAP BOOK 26 PAGE 87, RECORD OF SURVEY BOOK 73 PAGE 1-12, CORNER RECORD # 0569, CORNER RECORD 0570, ROTATED TO NAD83.

(6) BOUNDARY SHOWN HEREON IS PER FIDELITY NATIONAL TITLE CO. REPORT NO. FSBA-4201220070, DATED 11-01-2023, RECORD OF SURVEY BOOK 82 PAGE 98, PARCEL MAP NO. 13,206 BOOK 26 PAGE 87 OF PARCEL MAPS, TRACT NO. 10,347 PER BOOK 73 PAGE 1-12 OF SUBDIVISION MAPS, CORNER RECORD NO. 0569, AND CORNER RECORD NO. 0570 ALL ROTATED TO NAD83

SURVEYOR'S NOTES:

1. ***UTILITY INFORMATION:*** *THE UTILITY INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY BY WATERS CARDENAS LAND SURVEYING, LLP. IN DECEMBER OF 2023. UTILITY ATLAS DATA PROVIDED BY GOLETA WATER DISTRICT & GOLETA SANITARY DISTRICT. ACTUAL LOCATION OF UNDERGROUND UTILITIES MUST BE VERIFIED BEFORE DESIGN/CONSTRUCTION COMMENCES. WATERS CARDENAS LAND SURVEYING, LLP. CAN NOT VERIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF SAID RECORD UTILITY DATA.*

BARRY J. WATERS L.S. 6419 — 06/12/2024 DATE

LICENSED LAND SURVEYOR — BARRY J. WATERS — PLS 6419 — STATE OF CALIFORNIA

EXISTING EASEMENT LEGEND:

EASEMENT PER FIDELITY NATIONAL TITLE Co. REPORT No. FSBA-4201220070, DATED 11-01-2023

(4) *In favor of:* *County of Santa Barbara*
Purpose: *public road*
Recording Date: *March 10, 1966*
Recording No.: *8224, Book 2143, Page 382 of Official Records*

(5) *Granted to:* *Southern California Edison Company*
Purpose: *to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove above ground electrical*
Recording Date: *July 5, 1966*
Recording No.: *21776, Book 2157, Page 163 of Official Records*

(6) *Granted to:* *Southern California Edison Company*
Purpose: *to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove above ground electrical*
Recording Date: *August 12, 1969*
Recording No.: *22919, Book 2280, Page 1223 of Official Records*

(7) *Granted to:* *General Telephone Company*
Purpose: *communication systems*
Recording Date: *September 24, 1982*
Recording No.: *82-39975 of Official Records*

TENTATIVE PARCEL MAP-24-0XX-TPM

PROPOSED DIVISION OF 6595 COVINGTON WAY
APN 077-160-022

~ CITY OF GOLETA ~
~ COUNTY OF SANTA BARBARA ~
~ STATE OF CALIFORNIA ~

~JUNE 2024~

WATERS CARDENAS LAND SURVEYING, LLP
JOSE V. CARDENAS & BARRY J. WATERS
LICENSED LAND SURVEYORS
5951 ENCINA ROAD, SUITE 105 - GOLETA, CALIFORNIA 93117
PHONE: (805) 957-4416

SCALE: 1" = 20' WC W.O. #23-1346

PRELIMINARY SITE IMPROVEMENT PLANS

ANTHEM CHAPEL GOLETA

APN 077-160-022

GOLETA, CALIFORNIA

LIST OF SYMBOLS:

AC	ASPHALTIC CONCRETE
ACP	ASBESTOS CEMENT PIPE
AB	AGGREGATE BASE
BC	BEGIN CURVE
BCR	BEGIN CURB RETURN
BD	BASEMENT DRAIN
BFV	BUTTERFLY VALVE
BM	BENCHMARK
BV	BALL VALVE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CIP	CAST IRON PIPE
CJ	CRACK CONTROL JOINT
CL	CLASS
L OR C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CTV	CABLE TELEVISION
DIP	DUCTILE IRON PIPE
D	DRAIN
E	ELECTRICAL
DI	DROP INLET
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GRADE
EJ	EXPANSION JOINT
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EW	EACH WAY
EX	EXISTING
FD	FLOOR DRAIN
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
L OR FL	FLOWLINE
FLG	FLANGE
FS	FINISH SURFACE
G	GAS
GB	GRADE BREAK
GM	GAS METER
GSP	GALVANIZED STEEL PIPE
GSV	GAS VALVE
GV	GATE VALVE
HB	HOSE BIB
HP	HIGH POINT
INV	INVERT
L	CURVE LENGTH
LF	LINEAL FEET
MH	MANHOLE
MJ	MECHANICAL JOINT
NIC	NOT INCLUDED IN CONTRACT
OC	ON CENTER
OCEW	ON CENTER EACH WAY
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION (OF CURVE TANGENTS)
L OR P/L	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVC	POLY-VINYL CHLORIDE
PV	PLUG VALVE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RG	RETAINING GLAND
RSJ	ROUGH SURFACE JOINT
R/W	RIGHT-OF-WAY
S	SEWER
SD	STORM DRAIN
SL	STREET LIGHT
ST STL	STAINLESS STEEL
STA	STATION
STD DTL	STANDARD DETAIL
T	TELEPHONE
T BLK	THRUST BLOCK
TB	TOP OF BERM
TC	TOP OF CURB
TCN	TOP OF CONCRETE
TD	TOP OF DIKE
TF	TOP OF FOOTING
TG	TOP OF GRATE
TI	TRAFFIC INDEX
TL	TRAFFIC LIGHT
TP	TOP OF PAVEMENT
TYP	TYPICAL
TW	TOP OF WALL
VCP	VITRIFIED CLAY PIPE
VPI	VERTICAL POINT OF INTERSECTION (OF VERTICAL CURVE TANGENTS)
W	WATER
W/	WITH
WD	WALL DRAIN
WM	WATER METER
WV	WATER VALVE
Δ	DELTA (CURVE CENTRAL ANGLE)
±	APPROXIMATELY
%	PERCENT
<	LESS THAN
>	GREATER THAN

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
CENTERLINE		
EDGE OF A.C. PAVEMENT		
ELEVATION	100.00 OR (100.00)	100.00
CONCRETE PAVEMENT		
A.C. PAVEMENT		
PROPERTY LINE		
RIGHT-OF-WAY LINE		
EASEMENT LINE		
CONTOURS (MAJOR)	10	10
CONTOURS (MINOR)	12	12
BENCH MARK		
TREE CANOPY		
APPROX. SAW CUT LINE		
LIMIT OF GRADING LINE		
GRADE BREAK LINE		GB
FLOW LINE		
SLOPE LINE		
FENCE		
RETAINING WALL		
WATER	W	W
SEWER	S	S
STORM DRAIN	SD	SD
POWER	E	E
GAS	G	G
TELEPHONE	T	T
CABLE TV	CTV	CTV
MANHOLE	MH	MH
CLEANOUT	CO	CO
WATER METER & LATERAL	W WM	W WM
FIRE HYDRANT		
THRUST BLOCK		
FITTING		
STREET LIGHT		

ESTIMATED EARTHWORK QUANTITIES:

CUT: 4,490 CUBIC YARDS

FILL: 890 CUBIC YARDS

NET: 3,600 CUBIC YARDS (EXPORT)

NOTE: LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. SHRINKAGE, CONSOLIDATION, AND SUBSIDENCE FACTORS HAVE BEEN ESTIMATED TO BE 5% PER GEOTECHNICAL REPORT AND HAVE BEEN INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED PAVEMENT SUBGRADES; OVERALL EARTHWORK SHALL VARY ACCORDING TO THESE FACTORS AND LOSSES.

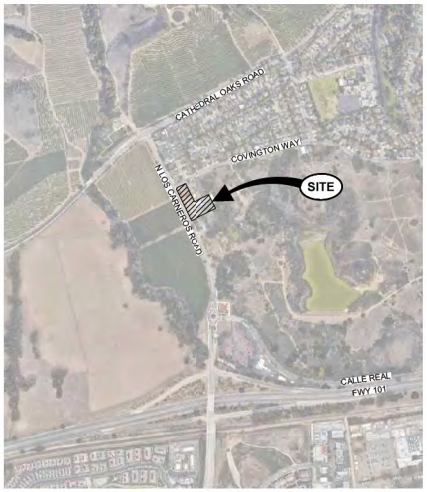
CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR.

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

811

Know what's **below.**
Call before you dig.



VICINITY MAP
NOT TO SCALE

BENCHMARK:

VERTICAL DATUM IS NAVD88 PER STATION ASCN 8 PER RECORD OF SURVEY BOOK 170 PAGES 63-65.

HORIZONTAL BASIS OF COORDINATES IS NAD83 (1991.35 EPOCH) PER STATIONS ASCN 8 AND ASCN 9 PER RECORD OF SURVEY BOOK 170 PAGES 63-65

ELEVATION = 12.12'

CAUTION! CONFIRM BENCHMARK DATA AND CONDITION WITH PROJECT SURVEYOR (WATERS CARDENAS LAND SURVEYING, LLP) PRIOR TO USE.

TOPOGRAPHY:

EXISTING TOPOGRAPHY COMPILED BY WATERS CARDENAS LAND SURVEYING, LLP IN JUNE 2024 FROM FIELD SURVEY CONDUCTED IN DECEMBER 2023.

SURVEY MONUMENT PROTECTION:

PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONAL CODE SECTION 8771.

SHEET INDEX

SHEET NO.	GENERAL DESCRIPTION
1	G-1 TITLE SHEET
2	EX-1 EXISTING SITE CONDITIONS
3	C-1 PRELIMINARY GRADING & DRAINAGE PLAN
4	C-2 PRELIMINARY GRADING & DRAINAGE PLAN
5	C-3 PRELIMINARY GRADING & DRAINAGE PLAN
6	U-1 UTILITY PLAN
7	CD-1 SITE SECTIONS
8	CD-2 SITE SECTIONS
9	CD-3 CONSTRUCTION DETAILS

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE APPROVED

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
JAMES E. RIOS
No. 33690
CIVIL
STATE OF CALIFORNIA
EXPIRES 12/31/2026

FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

F&A
CIVIL ENGINEERING • PLANNING
LAND DEVELOPMENT CONSULTANTS

BY: DATE:
PRELIMINARY
NOT FOR CONSTRUCTION

TITLE SHEET

PRELIMIARY ANTHEM CHAPEL GOLETA IMPROVEMENT PLANS
6595 COVINGTON WAY
APN 077-160-022
CITY OF GOLETA, CALIFORNIA

G-1

JANUARY 20, 2026

SHT: 1 OF 9

W.O. 22027

THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THE SITE OR ANY OTHER SITE.

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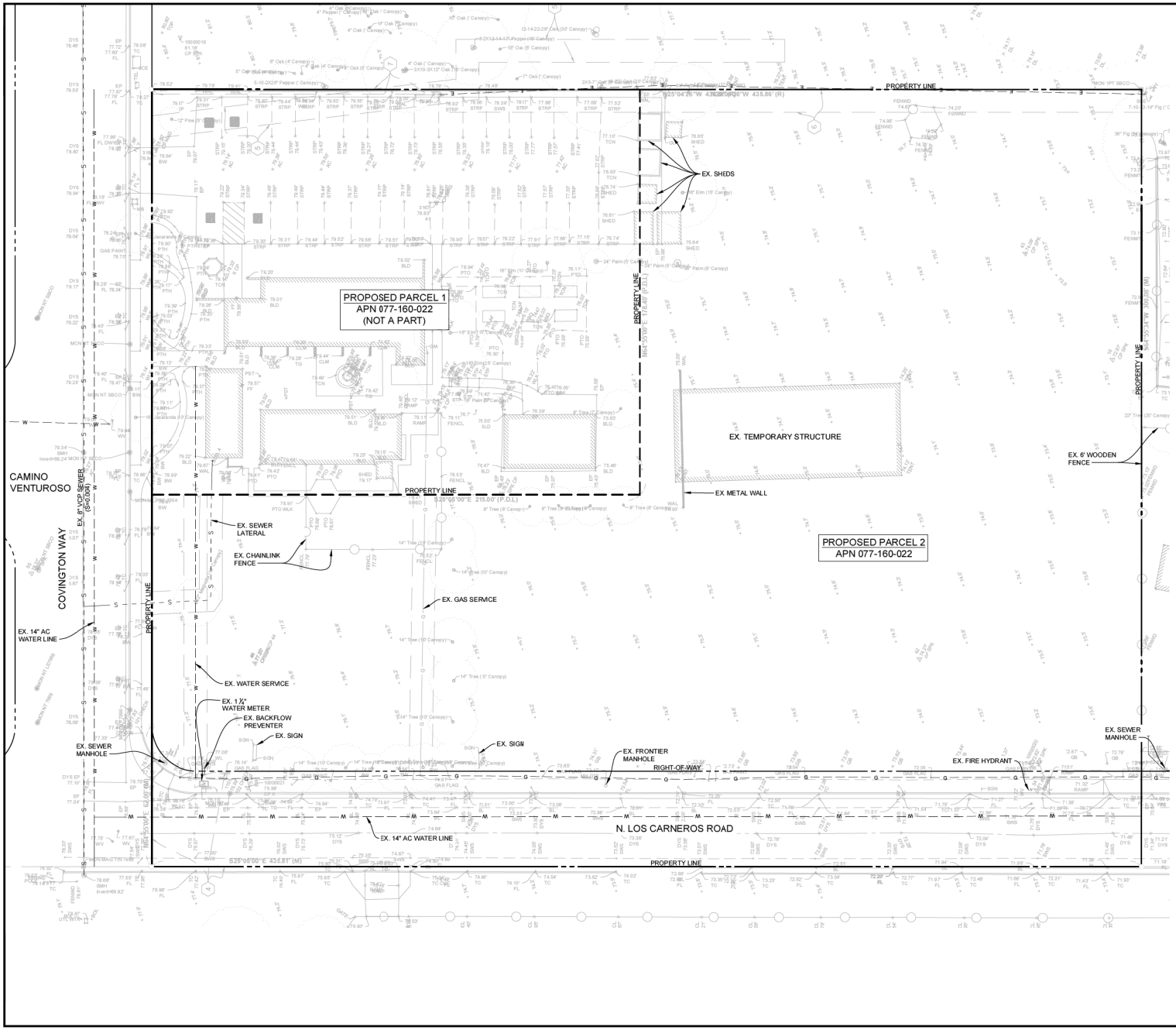

SITE INFORMATION

PARCEL NUMBER:	APN: 077-160-022
ADDRESS:	6595 COVINGTON WAY GOLETA, CA 93117
ZONING:	RS-8 / SINGLE FAMILY
LOT AREA:	3.001 ACRES (NET)
PROPOSED LAND USE:	CHURCH SANCTUARY, CLASSROOMS, OFFICES, AND NURSERY

UTILITY PROVIDERS

SANITARY SEWER	GOLETA WEST SANITARY
WATER	GOLETA WATER DISTRICT
GAS	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY
CABLE	COX CABLE
TELEPHONE	FRONTIER COMMUNICATIONS

GENERAL NOTES

A. EXISTING BOUNDARY, EASEMENT, AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS PROVIDED BY WATERS CARDENAS LAND SURVEYING, PROJECT NUMBER 23-1346.

THE TOPOGRAPHIC SURVEY WAS CAPTURED PER FIELD SURVEYS CONDUCTED IN JUNE 2024 AND SUPPLEMENTAL FIELD SURVEY FOR EXISTING UTILITIES.

THE VERTICAL DATUM FOR THIS MAP IS NAVD 88PER STATION ASCN 8 PER RECORD OF SURVEY BOOK 170 PAGES 63-65. ELEVATION = 12.12' FEET.

THE BASIS OF BEARINGS FOR THIS MAP IS BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, NAD83(1991.35 EPOCH) PER STATIONS ASCN 8 AND ASCN 9 PER RECORD OF SURVEY BOOK 170 PAGES 63-65.

B. SEE TENTATIVE PARCEL MAP FOR EXISTING EASEMENT INFORMATION.

C. EXISTING UTILITY INFORMATION SHOWN PER RECEIVED CITY OF GOLETA UTILITY GIS MAPPING, SITE AS-BUILT PLANS, AND SUPPLEMENTAL FIELD SURVEY INFORMATION.

EXISTING BURIED CONDUITS AND STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THESE PLANS. HOWEVER, ALL SUCH CONDUITS AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE PREPARER OF THE PLANS.

LEGEND

	PARCEL BOUNDARY
	RIGHT OF WAY LINE
	EXISTING EASEMENT
	ROAD CENTERLINE
G	EXISTING GAS LINE
S	EXISTING SEWER LINE
COMM	EXISTING COMM. CONDUIT
E	EXISTING ELECTRICAL CONDUIT
W	EXISTING WATER LINE

SCALE: 1"=20'
GRAPHIC SCALE
0 20 40 60

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE: APPROVED
	REVISIONS	

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. WILKE
No. 33690
CIVIL
STATE OF CALIFORNIA

FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224
PROJECT ENGINEER
DATE:
BY:

F&A
CIVIL ENGINEERS • PLANNERS
LAND DEVELOPMENT CONSULTANTS

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNIMPROVED OR REVISED PROJECT SCOPE, ON FOR ANY OTHER PROJECT AT THE SAME OR ANY OTHER SITE.

EXISTING CONDITIONS

PRELIMIARY ANTHEM CHAPEL GOLETA IMPROVEMENT PLANS
6595 COVINGTON WAY
APN 077-160-022
CITY OF GOLETA, CALIFORNIA

EX-1

JANUARY 20, 2026

SHT: 2 OF 9

THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SERVICE.

W.O. 22027

PLOTTED: Tuesday, January 20, 2026 2:27:45 PM 22027_PGP.DWG

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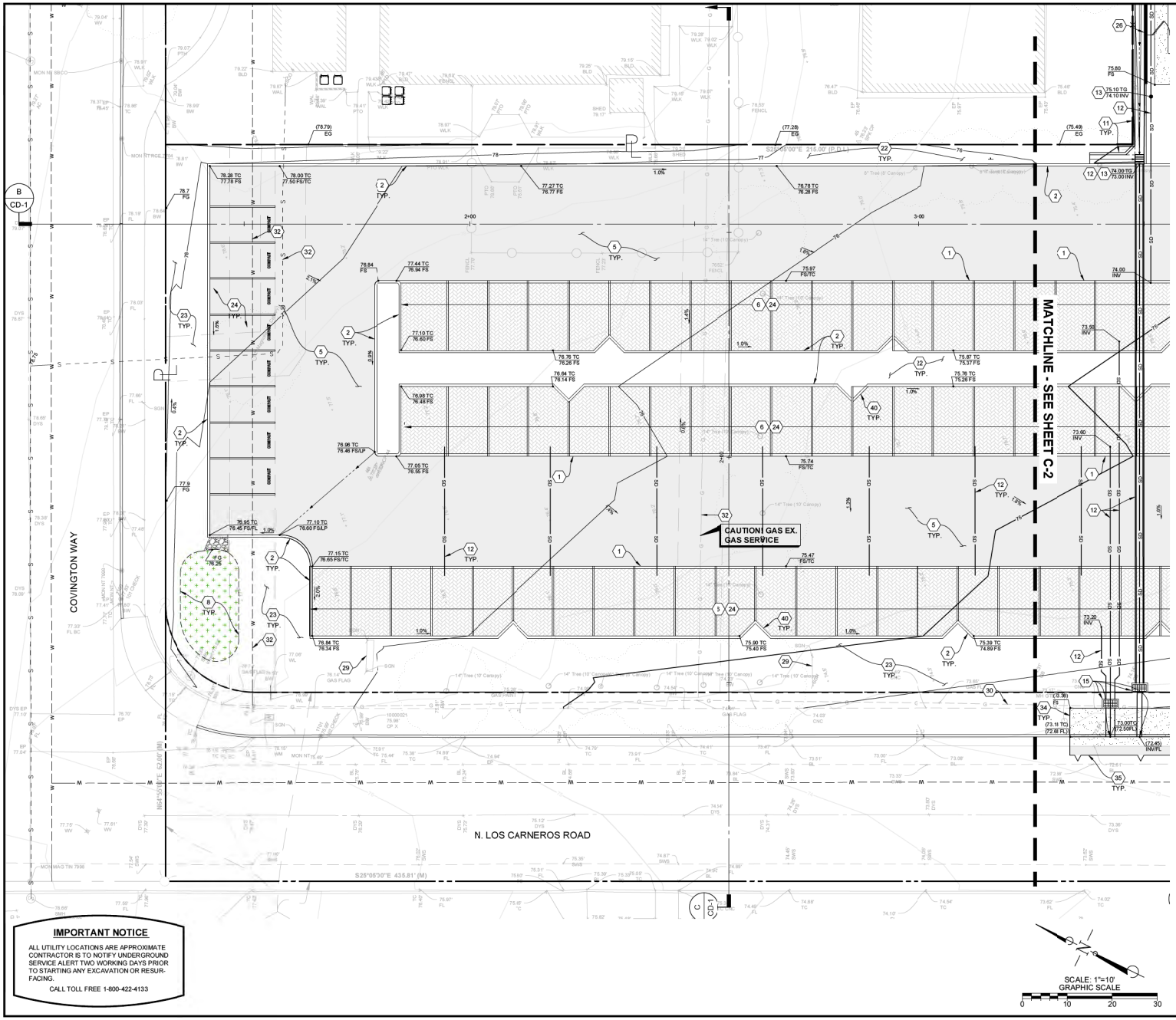


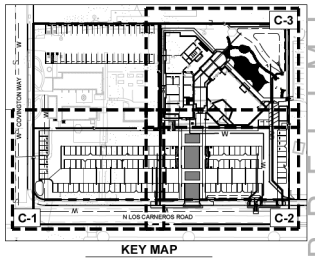
GENERAL CONSTRUCTION NOTES:

A. SEE KEY MAP BELOW FOR SHEET ORIENTATIONS.
B. SEE SHEET U-1 FOR THE PRELIMINARY UTILITY PLAN FOR THE PROPOSED WATER, FIRE WATER, SEWER, AND STORM DRAIN LINES AND COMPONENTS.
C. SEE SHEET CD-1 AND CD-2 FOR SITE CROSS-SECTIONS.
D. SEE SHEET CD-3 FOR PRELIMINARY CONSTRUCTION DETAILS.
E. SEE SHEETS SW-1 & SW-2 FOR PRELIMINARY STORMWATER CONTROL PLANS.
F. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S PLANS FOR ALL SETBACKS (BUILDING AND ESHA).
G. SEE LANDSCAPE ARCHITECT'S PLAN FOR PROPOSED IRRIGATION PLAN, PROPOSED PLANT SCHEDULE, AND FOR TREE REMOVAL INVENTORY.
H. SEE ARCHITECT'S SITE PLAN FOR STRIPPING AND SITE PLAN DIMENSIONS FOR LOT 1 (CLC) AND LOT 2 (THIS PROJECT).
I. EXISTING BURIED CONDUITS AND STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THESE PLANS. HOWEVER, ALL SUCH CONDUITS AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE PREPARER OF THE PLANS. THE CONTRACTOR SHALL INVESTIGATE, LOCATE AND MARK ALL EXISTING BURIED CONDUITS, PIPES AND STRUCTURES PRIOR TO START OF CONSTRUCTION.
J. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED LOCATION OF CONNECTIONS TO CONFIRM SIZE, TYPE, LOCATION, AND DEPTH PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.
K. ALL UTILITY WORK SHALL BE COORDINATED WITH RESPECTIVE UTILITY PROVIDERS.
L. SLOPE INDICATION ON PLAN ARE APPROXIMATE AND PROVIDED FOR REFERENCE. ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED BASED ON PROPOSED SPOT ELEVATIONS SHOWN.

SPECIFIC CONSTRUCTION NOTES:

(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING)

1. PROPOSED 0" CONCRETE CURB.
2. PROPOSED 6" CONCRETE CURB.
3. PROPOSED 2' LONG 6" CONCRETE CURB TAPER TO 0".
4. PROPOSED REINFORCED CONCRETE HARDSCAPE. ELEVATIONS PER PLAN.
5. PROPOSED ASPHALT PAVEMENT.
6. PROPOSED PERMEABLE PAVER TRAFFIC-RATED SECTION.
7. PROPOSED PERMEABLE PAVER PATIO WALKWAY WITH 0" CONCRETE CURB BORDERS PER LANDSCAPE ARCHITECT'S PLANS.
8. PROPOSED DETENTION BASIN WITH LANDSCAPING PER LANDSCAPE ARCHITECT'S PLANS.
9. PROPOSED BIORETENTION FACILITY.
10. PROPOSED 6" WIDE, 1' TALL RETAINING CURB.
11. PROPOSED 2' WIDE, 1' DEEP CONCRETE V-DITCH.
12. PROPOSED STORM DRAIN PIPE.
13. PROPOSED STORM DRAIN CATCH BASIN.
14. PROPOSED STORM DRAIN CHANNEL DRAIN.
15. PROPOSED STORM DRAIN SIDEWALK UNDERDRAIN WITH GRATED CLEANOUT BOX AND CURB OUTLET(S) PER PLAN.
16. PROPOSED SEWER IMPROVEMENTS.
17. PROPOSED WATER UTILITY IMPROVEMENTS.
18. PROPOSED FIRE HYDRANT.
19. PROPOSED 6" THICK, 25' WIDE CONCRETE COMMERCIAL DRIVEWAY PER COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS 4-010, 4-040 (PLAN C), AND 4-060.
20. PROPOSED FEATURE/SIGN PER ARCHITECT'S PLAN.
21. PROPOSED BUILDING PER ARCHITECT'S PLANS.
22. PROPOSED LANDSCAPING PER LANDSCAPE ARCHITECT'S PLANS.
23. PROPOSED AT-GRADE PLANTER PER LANDSCAPE ARCHITECT'S PLANS.
24. PROPOSED PARKING LOT (STALL DIMENSIONS, STALL COUNT, WHEEL STOPS, AND USES [ADA, ELECTRICAL CONNECTIVITY, ETC.]) PER ARCHITECT'S PLAN.
25. PROPOSED FENCING WITH ACCESS GATES PER LANDSCAPE ARCHITECT'S PLAN.
26. PROPOSED 6' HIGH (ABOVE GROUND) PROTO II SCREEN WALL WITH VARIABLE RETAINING (2-3') WALL PER PLAN BY OTHERS.
27. PROPOSED TRASH ENCLOSURE WITH SCREEN WALLS, STEM WALL, AND GATES PER ARCHITECT'S PLANS.
28. PROPOSED GRAVEL GATHERING AREA AND PATHWAY PER LANDSCAPE ARCHITECT'S PLANS.
29. EXISTING SIGN TO BE RELOCATED PER COORDINATION WITH EX. OWNERS.
30. EXISTING WALL TO BE REMOVED.
31. EXISTING FIRE HYDRANT TO BE RELOCATED.
32. PROTECT IN PLACE EXISTING UTILITY.
33. PROPOSED 5" STARS. COUNT PER PLAN.
34. PROPOSED REPLACEMENT 5' WIDE PUBLIC SIDEWALK (PLAN A) WITH SCORING PER COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS 5-010 AND 5-040.
35. PROPOSED 2' WIDE SAWCUT OF EXISTING PAVEMENT OR HARDSCAPE. CUT FULL DEPTH TO PROVIDE A SMOOTH, CLEAN JOIN LOCATION.
36. PROPOSED ACCESSIBLE PARKING WITH SLOPES AT 2% OR LESS IN ALL DIRECTIONS.
37. PROPOSED SUNKEN SEATING AREAS PER LANDSCAPE ARCHITECT'S PLANS.
38. ELECTRICAL TRANSFORMER CONCRETE PAD PER PLANS BY OTHERS.
39. PROPOSED CURB CUT WITH ROCK RIP RAP.
40. PROPOSED 6" CURB TREE WELLS PER LANDSCAPE ARCHITECT'S PLANS.
41. PROPOSED INLAY PAVER PAVING PER LANDSCAPE ARCHITECT'S PLANS.



KEY MAP
1" = 100'

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

REGISTERED PROFESSIONAL ENGINEER — STEVEN E. WILLIAMS — No. 33690 — CIVIL — STATE OF CALIFORNIA

FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224
F&A
CIVIL ENGINEERING • LAND PLANNING
CIVIL ENGINEERS • LAND PLANNERS

BY: DATE:
PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY GRADING & DRAINAGE PLAN
PRELIMINARY ANTHEM CHAPEL GOLETA IMPROVEMENT PLANS
6595 COVINGTON WAY
APN 077-160-022
CITY OF GOLETA, CALIFORNIA

C-1

JANUARY 20, 2026

SHT: 3 OF 9

W.O. 22027

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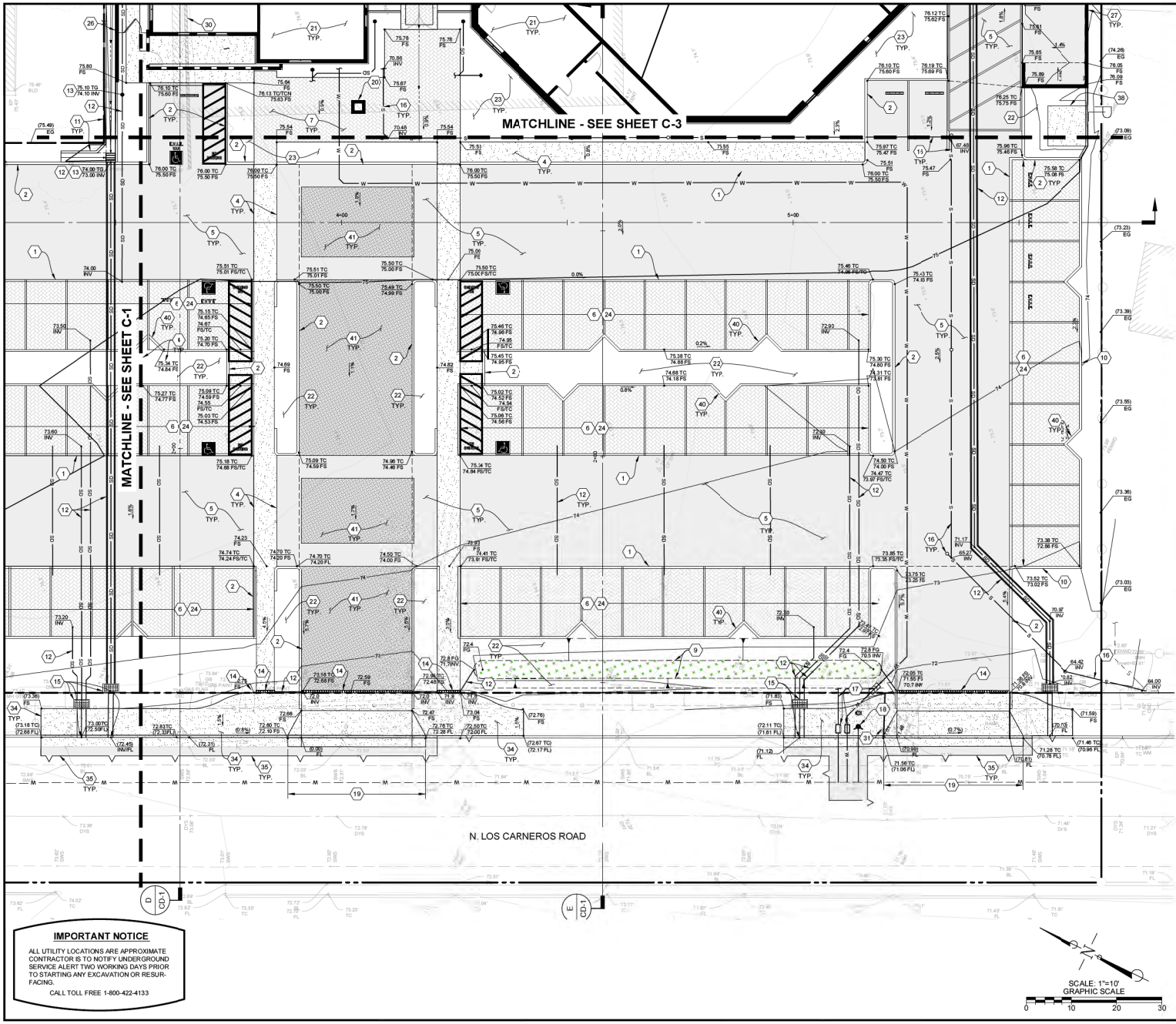

GENERAL CONSTRUCTION NOTES:

A. SEE KEY MAP BELOW FOR SHEET ORIENTATIONS.
B. SEE SHEET U-1 FOR THE PRELIMINARY UTILITY PLAN FOR THE PROPOSED WATER, FIRE WATER, SEWER, AND STORM DRAIN LINES AND COMPONENTS.
C. SEE SHEET CD-1 AND CD-2 FOR SITE CROSS-SECTIONS.
D. SEE SHEET CD-3 FOR PRELIMINARY CONSTRUCTION DETAILS.
E. SEE SHEETS SW-1 & SW-2 FOR PRELIMINARY STORMWATER CONTROL PLANS.
F. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S PLANS FOR ALL SETBACKS (BUILDING AND ESHA).
G. SEE LANDSCAPE ARCHITECT'S PLAN FOR PROPOSED IRRIGATION PLAN, PROPOSED PLANT SCHEDULE, AND FOR TREE REMOVAL INVENTORY.
H. SEE ARCHITECT'S SITE PLAN FOR STRIPPING AND SITE PLAN DIMENSIONS FOR LOT 1 (CLC) AND LOT 2 (THIS PROJECT).
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J. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED LOCATION OF CONNECTIONS TO CONFIRM SIZE, TYPE, LOCATION, AND DEPTH PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.
K. ALL UTILITY WORK SHALL BE COORDINATED WITH RESPECTIVE UTILITY PROVIDERS.
L. SLOPE INDICATION ON PLAN ARE APPROXIMATE AND PROVIDED FOR REFERENCE. ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED BASED ON PROPOSED SPOT ELEVATIONS SHOWN.

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1. PROPOSED 0" CONCRETE CURB.
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4. PROPOSED REINFORCED CONCRETE HARDSCAPE. ELEVATIONS PER PLAN.
5. PROPOSED ASPHALT PAVEMENT.
6. PROPOSED PERMEABLE PAVER TRAFFIC-RATED SECTION.
7. PROPOSED PERMEABLE PAVER PATIO WALKWAY WITH 0" CONCRETE CURB BORDERS PER LANDSCAPE ARCHITECT'S PLANS.
8. PROPOSED DETENTION BASIN WITH LANDSCAPING PER LANDSCAPE ARCHITECT'S PLANS.
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10. PROPOSED 6" WIDE, 1' TALL RETAINING CURB.
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15. PROPOSED STORM DRAIN SIDEWALK UNDERDRAIN WITH GRATED CLEANOUT BOX AND CURB OUTLET(S) PER PLAN.
16. PROPOSED SEWER IMPROVEMENTS.
17. PROPOSED WATER UTILITY IMPROVEMENTS.
18. PROPOSED FIRE HYDRANT.
19. PROPOSED 6" THICK, 25' WIDE CONCRETE COMMERCIAL DRIVEWAY PER COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS 4-010, 4-040 (PLAN C), AND 4-060.
20. PROPOSED FEATURE/SIGN PER ARCHITECT'S PLAN.
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25. PROPOSED FENCING WITH ACCESS GATES PER LANDSCAPE ARCHITECT'S PLAN.
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32. PROTECT IN PLACE EXISTING UTILITY.
33. PROPOSED 5" STARS. COUNT PER PLAN.
34. PROPOSED REPLACEMENT 5' WIDE PUBLIC SIDEWALK (PLAN A) WITH SCORING PER COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS 5-010 AND 5-040.
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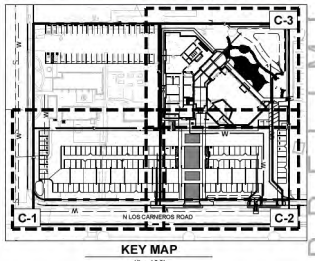

KEY MAP
1" = 100'

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CALL TOLL FREE 1-800-422-4133

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE APPROVED
	REVISIONS	

REGISTERED PROFESSIONAL ENGINEER — R. TRUE GRUBER — No. 33690 — CIVIL — STATE OF CALIFORNIA

FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

F&A CIVIL ENGINEERING • PLANNING • DEVELOPMENT CONSULTANTS

FOR CONSTRUCTION — DATE: — BY: — NOT FOR CONSTRUCTION

PRELIMINARY GRADING & DRAINAGE PLAN

PRELIMINARY ANTHEM CHAPEL GOLETA IMPROVEMENT PLANS
6595 COVINGTON WAY
APN 077-160-022
CITY OF GOLETA, CALIFORNIA

C-2

JANUARY 20, 2026

SHT: 4 OF 9

W.O. 22027

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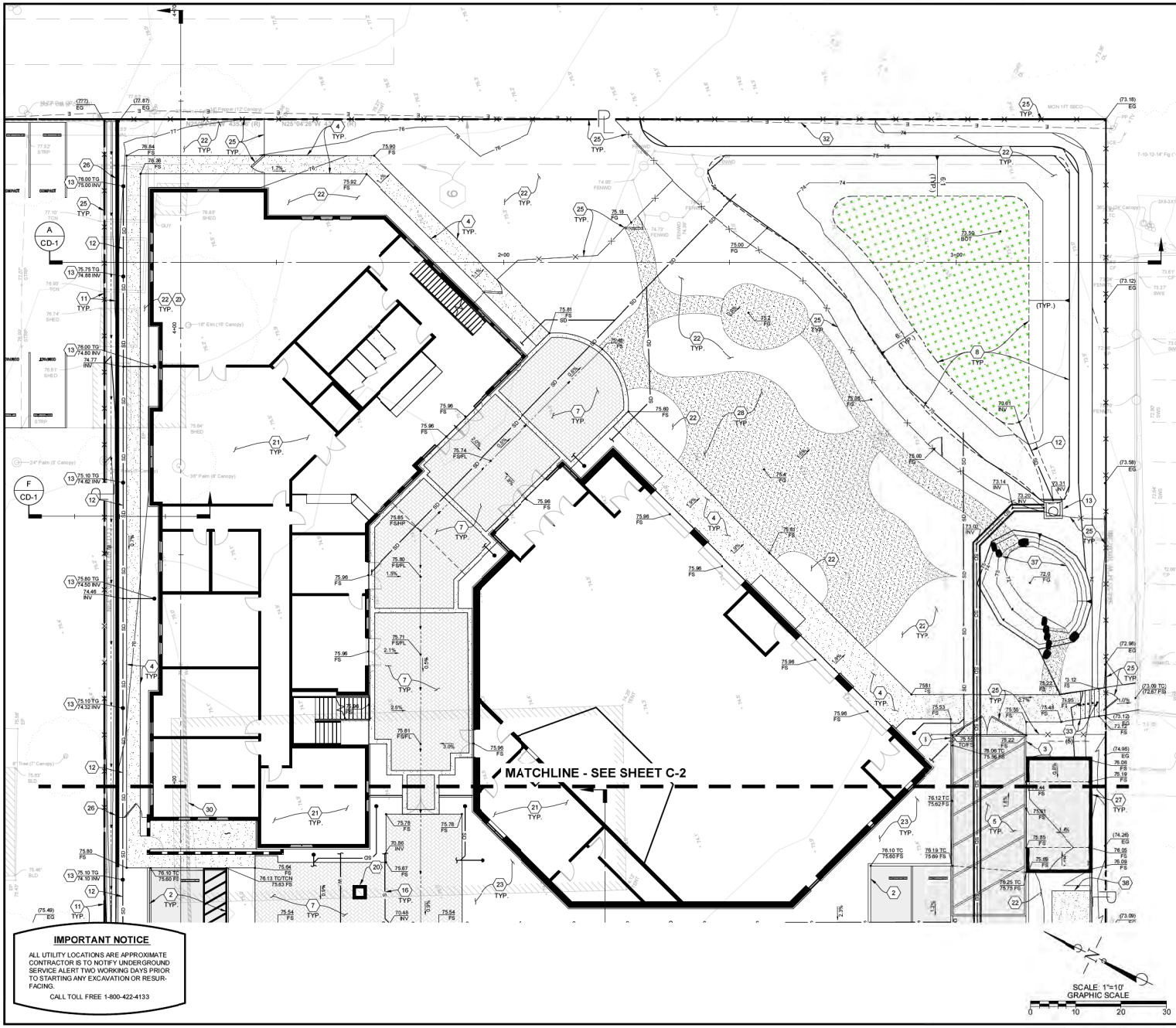

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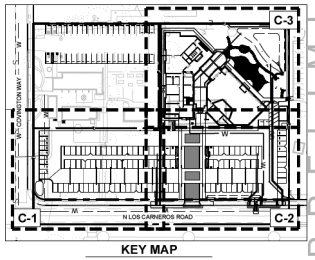

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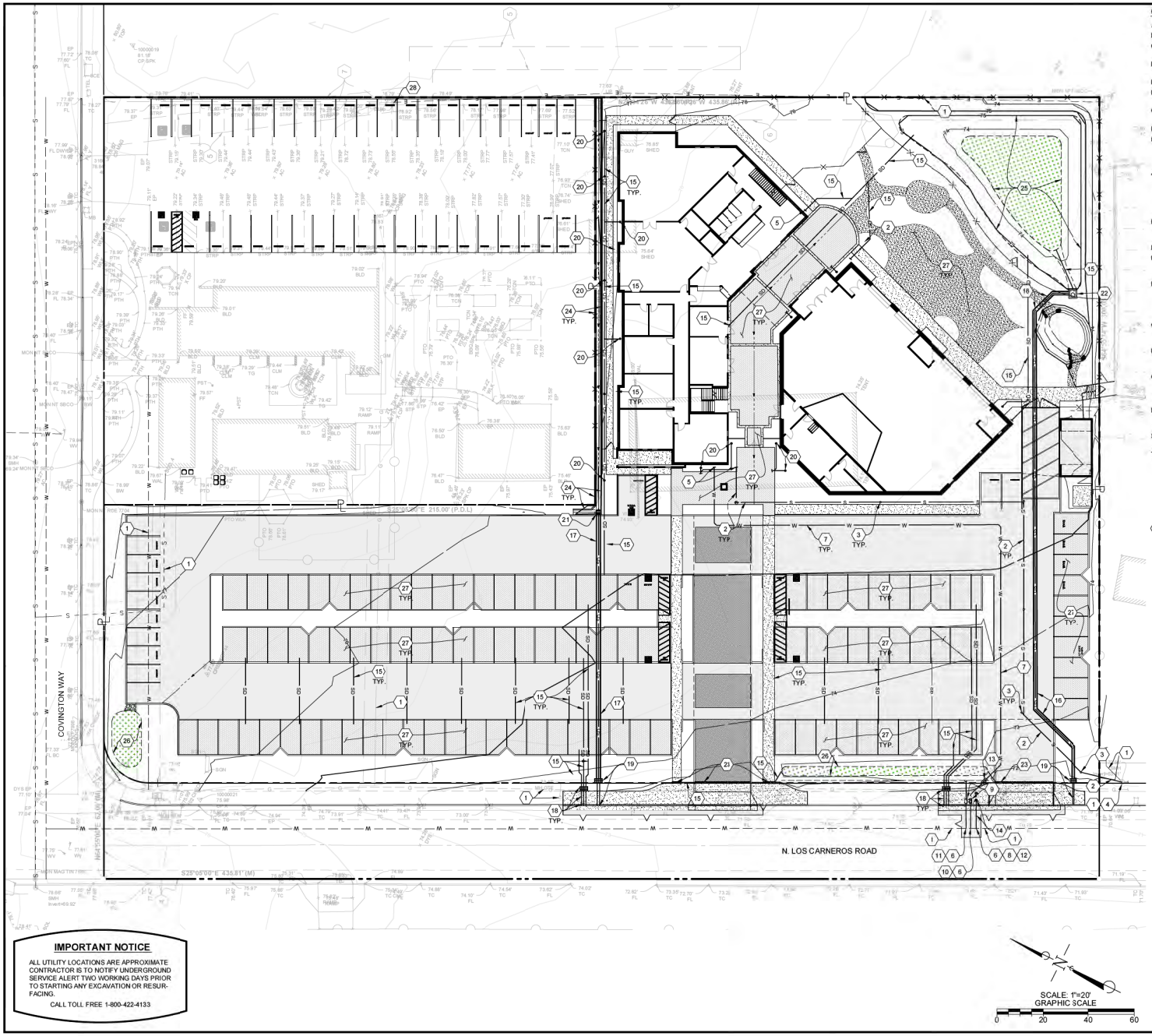

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A. SEE SHEET RD-1 FOR REFERENCE AGENCY STANDARD DETAILS.
B. SEE SHEETS SW-1 & SW-2 FOR PRELIMINARY STORMWATER CONTROL PLANS.
C. SEE SHEETS C-1, C-2, AND C-3 FOR GRADED STORM DRAIN ELEMENTS AND INVERT, SLOPE, AND TOP OF GRATE ELEVATIONS.
D. FIRE SPRINKLER SYSTEM (LINE AND COMPONENTS) SHALL BE CONSTRUCTED PER SEPARATE PERMIT.
E. DRY UTILITY CONNECTIONS AND COMPONENTS SHALL BE PREPARED BY OTHERS.
F. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S PLANS FOR ALL SETBACKS (BUILDING AND ESHA).
G. NO WORK SHALL TAKE PLACE WITHIN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT FROM THE CITY OF GOELTA.
H. SEE TENTATIVE PARCEL MAP FOR EXISTING AND PROPOSED EASEMENT INFORMATION.
I. EXISTING UTILITY INFORMATION SHOWN PER CITY OF GOLETA UTILITY GIS ATLAS MAPPING; SITE AS-BUILT PLANS, UTILITY COMPANY MARKUP, ATLAS INFORMATION PROVIDED BY GOLETA WATER DISTRICT AND GOLETA WEST SANITARY DISTRICT, AND SUPPLEMENTAL FIELD SURVEY INFORMATION.
J. EXISTING BURIED CONDUITS AND STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THESE PLANS. HOWEVER, ALL SUCH CONDUITS AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE PREPARER OF THE PLANS. THE CONTRACTOR SHALL INVESTIGATE, LOCATE AND MARK ALL EXISTING BURIED CONDUITS, PIPES AND STRUCTURES PRIOR TO START OF CONSTRUCTION.
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L. ALL UTILITY WORK SHALL BE COORDINATED WITH RESPECTIVE UTILITY PROVIDERS.
M. ALL TRENCHING, BEDDING, AND BACKFILL IN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED PER COUNTY OF SANTA BARBARA STANDARD DRAWINGS 2-010, 2-020, 2-040, AND 2-060, WITH TRENCH PAVING SECTION TO MATCH EXISTING STREET PAVING SECTION.
N. ALL BACKFLOW PREVENTORS SHALL BE LEAD FREE AND CONFORM TO SPECIFICATIONS AND STANDARDS ESTABLISHED BY THE USC FOUNDATION FOR CROSS CONNECTION AND HYDRAULIC RESEARCH LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES PER SBMC CHAPTER 14.21.090 (a). BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED BACKFLOW INSTALLER.
O. UPON INSTALLATION, THE BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A CERTIFIED BACKFLOW ASSEMBLY TESTER AND COMPLETED SUCCESSFUL REPORT SHALL BE SUBMITTED TO THE CITY.
P. ANY FIRE LINE THAT IS OPENED TO ATMOSPHERE MUST PASS A BAC-T TEST AND COMPLETE DISINFECTION, SAMPLING, FLUSHING AND PRESSURE TESTING PER GOLETA WATER DISTRICT STANDARD DETAIL 2-02.
Q. ALL UTILITY CONDUCTORS INCLUDING ELECTRICAL SERVICE, TELEPHONE SERVICE, AND CABLE TELEVISION SHALL BE PLACED UNDERGROUND FROM THEIR POINT OF ORIGIN AT THE UTILITY POLE TO THE SERVICE METER OR TERMINATION POINT AT THE STRUCTURE. LIKELY POINT OF CONNECTION PER PLAN.
R. ONLY SEWER WASTE SHALL BE DISCHARGED TO THE GOLETA WEST SANITARY DISTRICT SEWER SYSTEM. AT NO TIME SHALL STORM DRAINS, ROOF DRAINS, IRRIGATION, ETC. BE CONNECTED TO ANY NEW OR EXISTING SEWER LATERALS OR MAINS.
S. FABRICATED WYES, TEES, OR SADDLES FOR SEWER LATERAL CONNECTIONS TO MAIN LINE ARE REQUIRED TO AND SHALL HAVE A MINIMUM DISTANCE OF 24" BETWEEN SERVICES.
T. IN PAVED AREAS OF LOW PIPE COVERAGE, STORM DRAIN PIPES SHALL BE ENCASED IN CONCRETE OF VARIABLE DEPTH (FROM BELOW GRAVEL LAYER TO SPRINGLINE OF PIPE).

SPECIFIC CONSTRUCTION NOTES:

(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING)

1. PROTECT IN PLACE EXISTING UTILITY.
2. PROPOSED 4" SDR 35 PVC SEWER LATERAL AT 2% MINIMUM SLOPE PER GOLETA WEST SANITARY DISTRICT (GWSD) STANDARD DETAIL 4.2 IN TRENCH PER GWSD STANDARD DETAIL 4.12.
3. PROPOSED SEWER CLEANOUT APPROX. EVERY 100 LINEAR FEET PER GWSD STANDARD DETAIL 4.5.
4. PROPOSED CONNECTION INTO EXISTING GWSD MANHOLE UTILIZING EXISTING PAN CONFIGURATION. PIPE CONNECTION TO MANHOLE PER GWSD SPECIFICATIONS.
5. PROPOSED BUILDING POINT OF CONNECTION. CONFIRM WITH ARCHITECT AND PLUMBING CONSULTANT PRIOR TO CONSTRUCTION.
6. PROPOSED CONNECTION TO (E) GWD 14" ACP WATER MAIN.
7. PROPOSED 2" WATER SERVICE WITH TRENCHING PER GWD STANDARD DETAIL 2-03.
8. PROPOSED FIRE WATER CUT-IN CONNECTION PER GWD STANDARD DETAIL 2-05.
9. PROPOSED DOMESTIC AND IRRIGATION METER MANIFOLD PER GWD STANDARD DETAILS 3-04 WITH METER BOX CONSTRUCTION PER DTL 3-05.
10. PROPOSED DOMESTIC WATER SERVICE CONNECTION WITH SADDLE PER GWD STANDARD DETAILS 3-01 AND 3-03.
11. PROPOSED IRRIGATION WATER SERVICE CONNECTION WITH SADDLE PER GWD STANDARD DETAILS 3-01 AND 3-02.
12. PROPOSED 6" FIRE SERVICE WITH THRUST BLOCK AND ISOLATION VALVE PER GWD STANDARD DETAILS 3-01 AND 3-02.
13. PROPOSED BACKFLOW ASSEMBLY PER GWD STANDARD DETAILS 3-12.
14. PROPOSED FIRE HYDRANT ASSEMBLY WITH VALVE CAN AND THRUST BLOCK PER GWD STANDARD DETAILS 4-01, 3-07, AND 3-09.
15. PROPOSED 6" HDPE STORM DRAIN PER COUNTY OF SANTA BARBARA STANDARD DRAWINGS.
16. PROPOSED 15" HDPE STORM DRAIN PER COUNTY OF SANTA BARBARA STANDARD DRAWINGS.
17. PROPOSED 18" HDPE STORM DRAIN PER COUNTY OF SANTA BARBARA STANDARD DRAWINGS.
18. PROPOSED ROUND STORM DRAIN SIDEWALK UNDERDRAIN WITH GRATED CLEANOUT BOX AND ROUND CURB OUTLET(S), COUNT PER PLAN, PER COUNTY OF SANTA BARBARA STANDARD DRAWINGS 3-060.
19. PROPOSED RECTANGULAR STORM DRAIN SIDEWALK UNDERDRAIN WITH GRATED CLEANOUT BOX AND 4" HIGH BY 24" WIDE RECTANGULAR CURB OUTLET PER COUNTY OF SANTA BARBARA STANDARD DRAWINGS 3-060.
20. PROPOSED 8" DIAMETER CATCH BASIN.
21. PROPOSED 24"X24" CATCH BASIN.
22. PROPOSED TYPE A DROP INLET WITH 3 WINDOWS PER PER COUNTY OF SANTA BARBARA STANDARD DRAWINGS 3-050.
23. PROPOSED 6" WIDE STORM DRAIN CHANNEL DRAIN.
24. PROPOSED 2' WIDE, 1' DEEP CONCRETE V-DITCH WITH 0.5% MINIMUM SLOPE.
25. PROPOSED DETENTION BASIN.
26. PROPOSED BIORETENTION BASIN.
27. PROPOSED PERMEABLE PAVER STORMWATER TREATMENT AREA.
28. PROPOSED POINT OF CONNECTION FOR ELECTRICAL - PLANS BY OTHERS.

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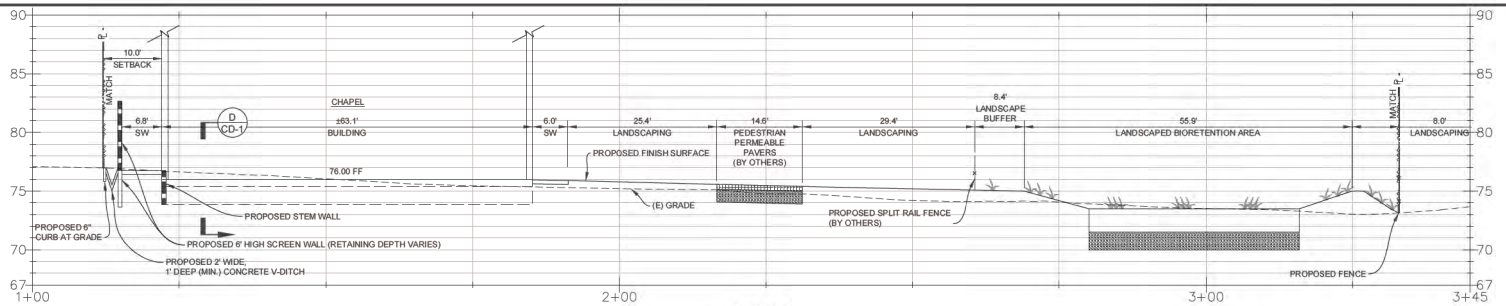
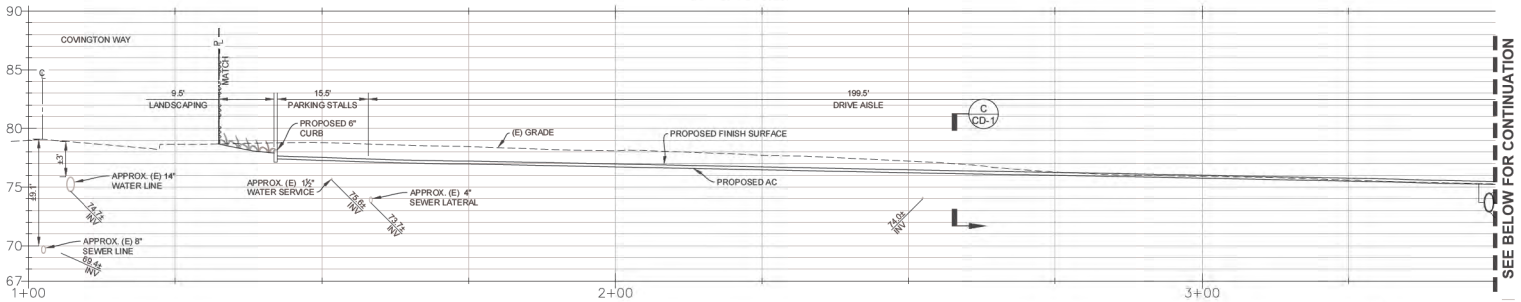
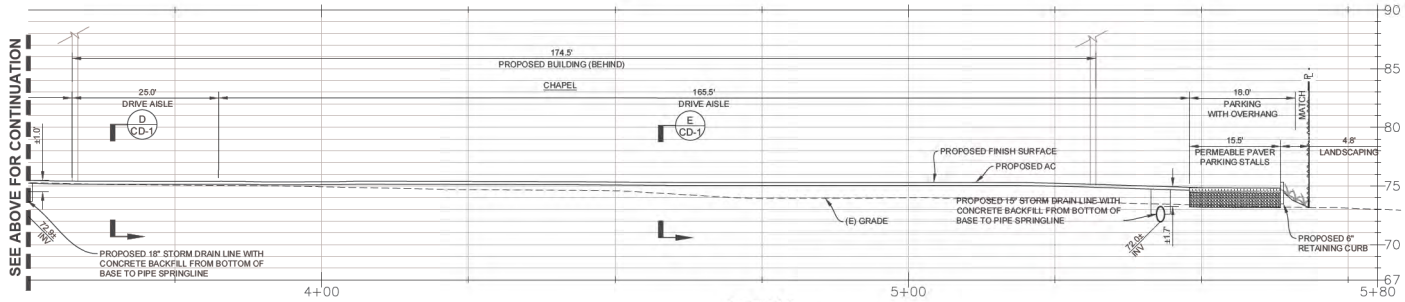


SECTION A

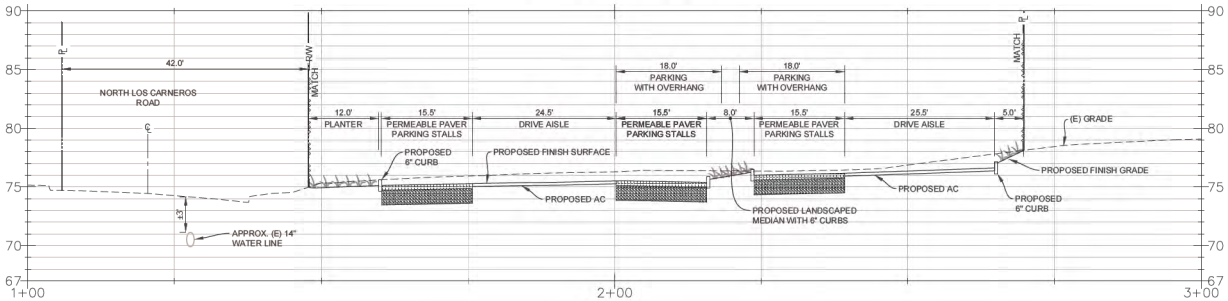
VERT.: 1" = 5' | HORZ.: 1" = 10'





SECTION B

VERT.: 1" = 5' | HORZ.: 1" = 10'



SECTION C

VERT.: 1" = 5' | HORZ.: 1" = 10'

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE APPROVED

REVISIONS

REGISTERED PROFESSIONAL ENGINEER JEFFREY E. WILLIAMS No. 33690 CIVIL STATE OF CALIFORNIA

FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

BY: PRELIMINARY NOT FOR CONSTRUCTION DATE:

F&A CIVIL ENGINEERING • PLANNING SURVEYING • LAND DEVELOPMENT

SITE SECTIONS

PRELIMIARY ANTHEM CHAPEL GOLETA IMPROVEMENT PLANS
6595 COVINGTON WAY
APN 077-160-022
CITY OF GOLETA, CALIFORNIA

CD-1

JANUARY 20, 2026

SHT. 7 OF 9

W.O. 22027

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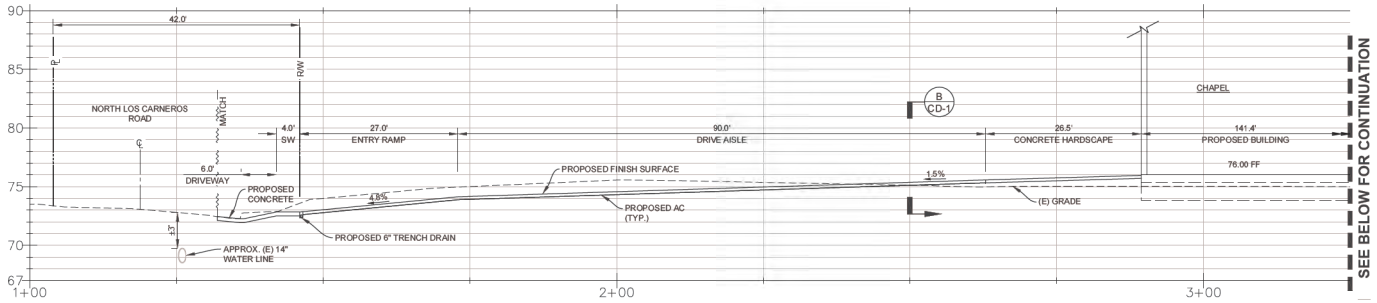
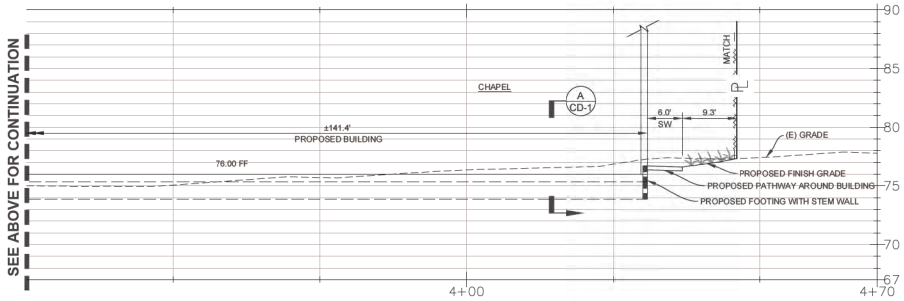
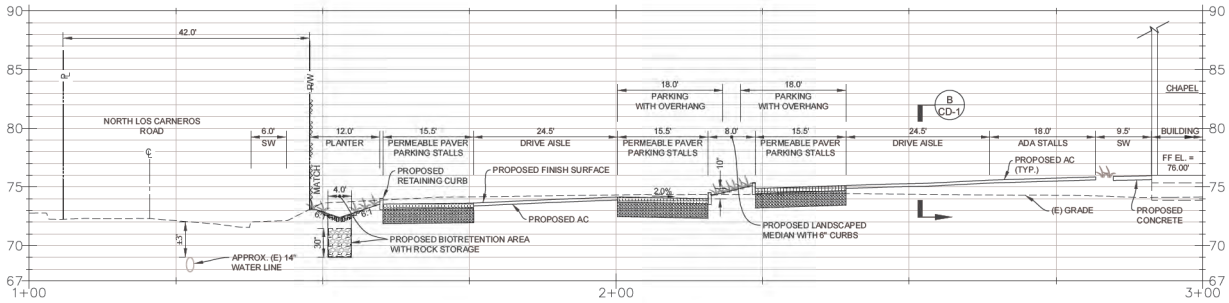




SECTION D

VERT.: 1" = 5' | HORZ.: 1" = 10'



SECTION E

VERT.: 1" = 5' | HORZ.: 1" = 10'

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

REGISTERED PROFESSIONAL ENGINEER REBECCA E. WILLIAMS No. 33690 CIVIL STATE OF CALIFORNIA

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Santa Barbara, CA 93101
Telephone (805) 966-2224

BY: PRELIMINARY NOT FOR CONSTRUCTION DATE:

SITE SECTIONS

PRELIMIARY ANTHEM CHAPEL GOLETA IMPROVEMENT PLANS
6595 COVINGTON WAY
APN 077-160-022
CITY OF GOLETA, CALIFORNIA

CD-2

JANUARY 20, 2026

SHT. 8 OF 9

W.O. 22027

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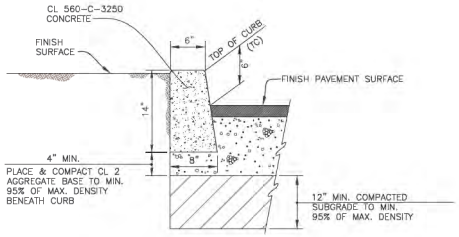
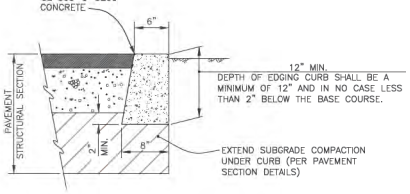
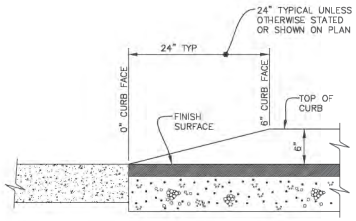


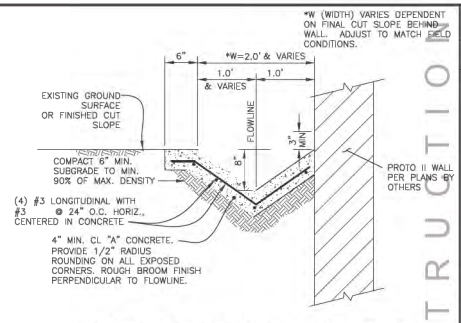
6" CONCRETE CURB DETAIL
SCALE: NTS



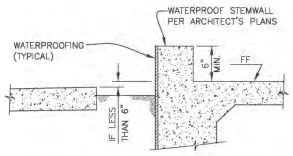
FLUSH EDGING CURB DETAIL
SCALE: NTS



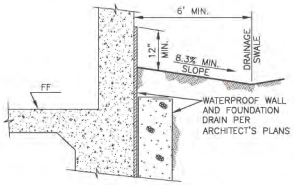
6" TO 0" CURB TRANSITION DETAIL
SCALE: NTS



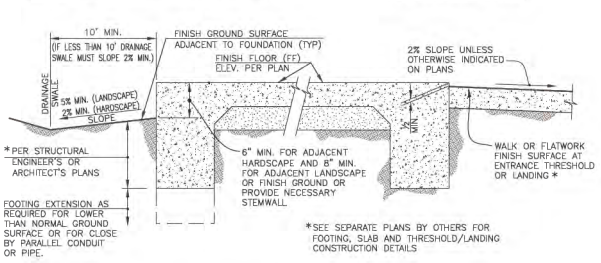
CONCRETE "V" DITCH ADJACENT TO RETAINING WALL DETAIL
SCALE: NTS



IF ADJACENT PLANTER CONTAINED BY FLATWORK

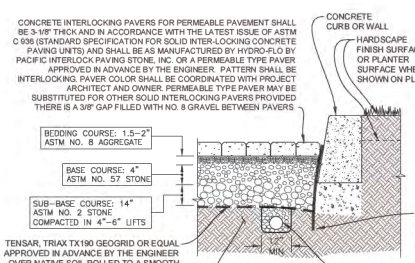


IF SUB-SURFACE FLOOR

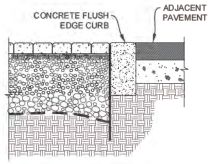


TYPICAL GRADE CONTROL AT BUILDING DETAIL
SCALE: NTS

CONCRETE INTERLOCKING PAVERS FOR PERMEABLE PAVEMENT SHALL BE 3-1/8" THICK AND IN ACCORDANCE WITH THE LATEST ISSUE OF ASTM C 936 (STANDARD SPECIFICATION FOR SOLID INTER-LOCKING CONCRETE PAVING UNITS) AND SHALL BE AS MANUFACTURED BY HYDRO-FLO BY PACIFIC INTERLOCK PAVING STONE, INC. OR A PERMEABLE TYPE PAVER APPROVED IN ADVANCE BY THE ENGINEER. PATTERN SHALL BE INTERLOCKING. PAVER COLOR SHALL BE COORDINATED WITH PROJECT ARCHITECT AND OWNER. PERMEABLE TYPE PAVER MAY BE SUBSTITUTED FOR OTHER SOLID INTERLOCKING PAVERS PROVIDED THERE IS A 3/8" GAP FILLED WITH NO. 8 GRAVEL BETWEEN PAVERS



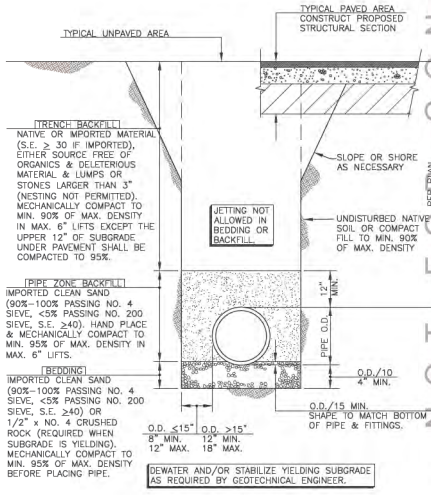
DETAIL AT ADJACENT CONCRETE CURB



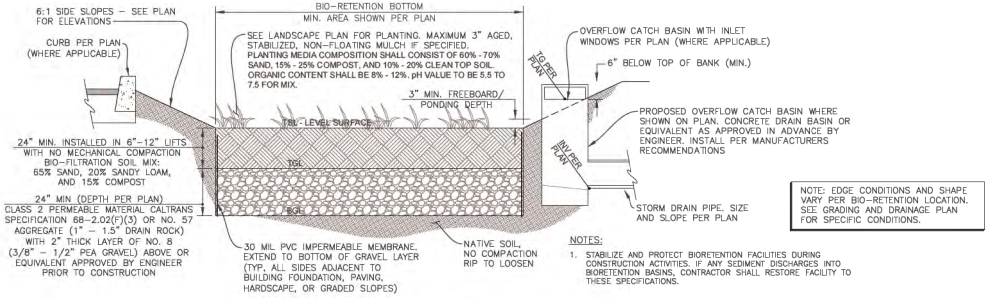
DETAIL AT EDGING CURB

NOTES:
1. AGGREGATE SPECIFICATIONS ARE PER ASTM D448-12.
2. ALL BASE MATERIAL SHALL BE WASHED, OPEN GRADED, CRUSHED ANGULAR AGGREGATE WITH NO SAND. COMPACT IN 4"-6" MAXIMUM LIFTS.
3. NOTES ABOVE (DETAIL AT ADJACENT CONCRETE CURB) APPLY TO ALL DETAILS.
4. CONFIRM SUBGRADE COMPACTION AND GEOGRID AND MEMBRANE PLACEMENT WITH GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION OF PAVER SECTION.

PERMEABLE PAVERS DETAIL
NOT TO SCALE



PIPE TRENCH DETAIL
SCALE: NTS



NOTE: EDGE CONDITIONS AND SHAPE VARY PER BIO-RETENTION LOCATION. SEE GRADING AND DRAINAGE PLAN FOR SPECIFIC CONDITIONS.

NOTES:
1. STABILIZE AND PROTECT BIORETENTION FACILITIES DURING CONSTRUCTION ACTIVITIES. IF ANY SEDIMENT DISCHARGES INTO BIORETENTION BASINS, CONTRACTOR SHALL RESTORE FACILITY TO THESE SPECIFICATIONS.

BIO-RETENTION BASIN DETAIL
SCALE: NTS

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE APPROVED
	REVISIONS	

REGISTERED PROFESSIONAL ENGINEER JAMES E. WILLIAMS No. 33690 CIVIL STATE OF CALIFORNIA

FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERING • PLANNING
115 W. Canon Perdido Street
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Telephone (805) 966-2224

PRELIMINARY
BY: NOT FOR CONSTRUCTION DATE:

CONSTRUCTION DETAILS
PRELIMIARY ANTHEM CHAPEL GOLETA IMPROVEMENT PLANS
6595 COVINGTON WAY
APN 077-160-022
CITY OF GOLETA, CALIFORNIA

CD-3

JANUARY 20, 2026

SHT. 9 OF 9

W.O. 22027

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Layout Legend

#	Description	Material / Finish	Detail(s)
1	(N) Preschool play yard		
2	(N) 4'H play yard fence		
3	(N) 6' Tall perimeter fence	Black vinyl chain link	
4	(N) Native buffer	Per Planting Plan	
5	(N) ESHA remediation in 50' buffer zone		
6	(N) Outdoor seating		
7	(N) Permeable pavers per Civil		
8	(N) Mown meadow with grasspave2	Per Planting Plan	
9	(N) Angelus pavers, vehicular, impervious	Holland 80mm 6"x12". Basketweave pattern. Section per Civil Engineer. Color sample to be approved by Landscape Architect	1/LC-2
10	(N) Cross	Per Architect	
11	(N) Iron gate		
12	(N) Concrete walk	Top cast no.5 natural color concrete. Sample to be approved by Landscape Architect	2/LC-2
13	(N) Asphalt	Solar reflective index greater than 29	3/LC-2
14	(N) 4'H Split rail fence		
15	(N) Focal point tree		
16	(N) Small seating area	Gravel paving	
17	(N) Gathering space	Gravel paving, gravepave2, and steel header	
18	(N) Sunken seating area	Stone bench, concrete steps in mown meadow	
19	(N) Overhead shade cover		
20	(N) 6' tall fence & gate	Black vinyl chain link	

TREES TO BE REMOVED

SYMBOL	CODE	SPECIES	QTY.
	MAG	Magnolia grandiflora	1
	ELM	Ulmus parvifolia	1
	CAM	Cinnamomum camphora	15
	PLM	Phoenix canariensis	1
	Lot 1:		
	ARU	Araucaria heterophylla	1
	PLM	Phoenix canariensis	2

FENCING LEGEND

SYMBOL	HEIGHT	MATERIAL
	6'	Black vinyl chain link
	4'	Wood, split rail fence
	4'	Black vinyl chain link

Scale: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

arcadia studio
landscape architecture
202 East Cota Street
Santa Barbara, CA 93101
tel 805.962.9055
fax 805.962.5658
arcadiastudio.com

REGISTERED LANDSCAPE ARCHITECT
SHANNE MALIE GIBBS
No.6126
EXP. 07.31.25
STATE OF CALIFORNIA

Revisions

ANTHEM CHAPEL GOLETA

6595 Covington Way
Goleta, CA
93117

LAYOUT PLAN

Issue

DRB 01.06.2025

Date	Job Number
01.20.2026	24.005
Drawn By	Checked by
SNS/KK	KG
Sheet -	of -

LC-1

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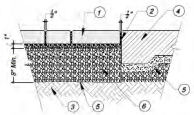
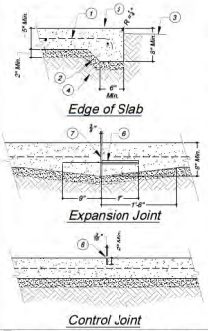
Drawing Name: z:\Shared\Projects\2024 Projects\24.005 Anthem Chapel\24.005 In Progress\Anthem Chapel\Sheets\Construction Drawings\Layout Plan\LC-1 Layout Plan.dwg Plot date: 2026-01-20, 5:51 PM



1. Unit pavers. Refer to plan for pattern and specification.
2. $\frac{3}{8}$"-$\frac{3}{4}$" Diameter crushed, washed rock in joints.
3. Undisturbed subgrade or approved fill compacted per soils report recommendations and Engineer's plans.
4. Adjacent paving (or curb) per plan.
5. Non-woven filter fabric.
6. Class 2 road base. Depth per soil report recommendations.

Notes:
1. Final design shall conform to soil report recommendations and applicable building codes.

1 PERMEABLE JNIT PAVERS (VEHICULAR)
Scale: 1" = 1'-0"



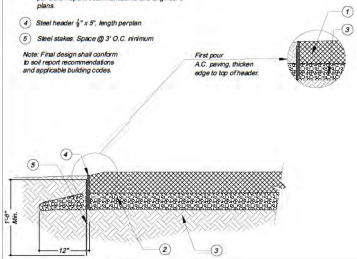
1. 3000 PSI Minimum concrete slab with #3 bar @ 24" O.C. both ways. Use #3 bar continuous at thickened edge.
2. Builders sand compacted to 95% or per soils report recommendation.
3. Finish grade to be 1" below finish surface of paving.
4. Undisturbed sub-grade or approved fill compacted per soils report recommendations and Engineer's plans.
5. Refer to plan for description of color and finish.
6. $\frac{5}{8}$" Smooth steel rod @12" O.C. placed in "speed dowel" sleeve.
7. Fill joint with fibrous expansion joint material.
8. Straightline type plastic control joint or sawcut. Sawcut within 24 hours of concrete pour.

Notes: 1. Final design shall conform to soil report recommendations and applicable building codes.
2. Place expansion joints @ 20' maximum spacing.

2 CONCRETE PAVING (NON-VEHICULAR)
Scale: 1" = 1'-0"

1. Asphaltic concrete (AC) paving. Slope to drain. Thickness per soils report recommendations.
2. Class 2 road base. Depth per Soil Report recommendations.
3. Undisturbed subgrade or approved fill compacted per Soils Report recommendations and Engineer's plans.
4. Steel header $\frac{5}{8}$" x 5", length per plan
5. Steel stakes. Space @ 3' O.C. minimum

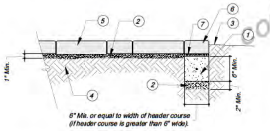
Note: Final design shall conform to soil report recommendations and applicable building codes.



3 AC PAVING
Scale: 1" = 1'-0"

1. Concrete footing with #4 rebar continuous.
2. Builders sand compacted to 95% or per soils report recommendation.
3. Finish grade to be 1" below finish surface of paving.
4. Undisturbed subgrade or approved fill compacted per soils report recommendations and Engineer's plans.
5. Unit pavers. Refer to plan for pattern and specification. Brush joints with silica sand after compacting.
6. Unit paver header course.
7. $\frac{1}{2}$" Min. mortar setting bed.

Note: Final design shall conform to soil report recommendations and applicatbh building codes.



6" Min. or equal to width of header course (if header course is greater than 6" wide).

4 PAVERS (NON-VEHICULAR)
Scale: 1" = 1'-0"

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arcadia studio
landscape architecture
202 East Cota Street
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fax 805.962.5658
arcadiastudio.com

REGISTERED LANDSCAPE ARCHITECT
STEPHANIE KALIE OSBORN
No.6128
EXP. 07.31.25
STATE OF CALIFORNIA

Revisions

ANTHEM CHAPEL GOLETA
6595 Covington Way
Goleta, CA
93117

CONSTRUCTION DETAILS

Issue

DRB 01.06.2025

Date 0120.2026	Job Number 24.005
Drawn By JNS/KK	Checked by KG
Sheet -	of -

LC-2

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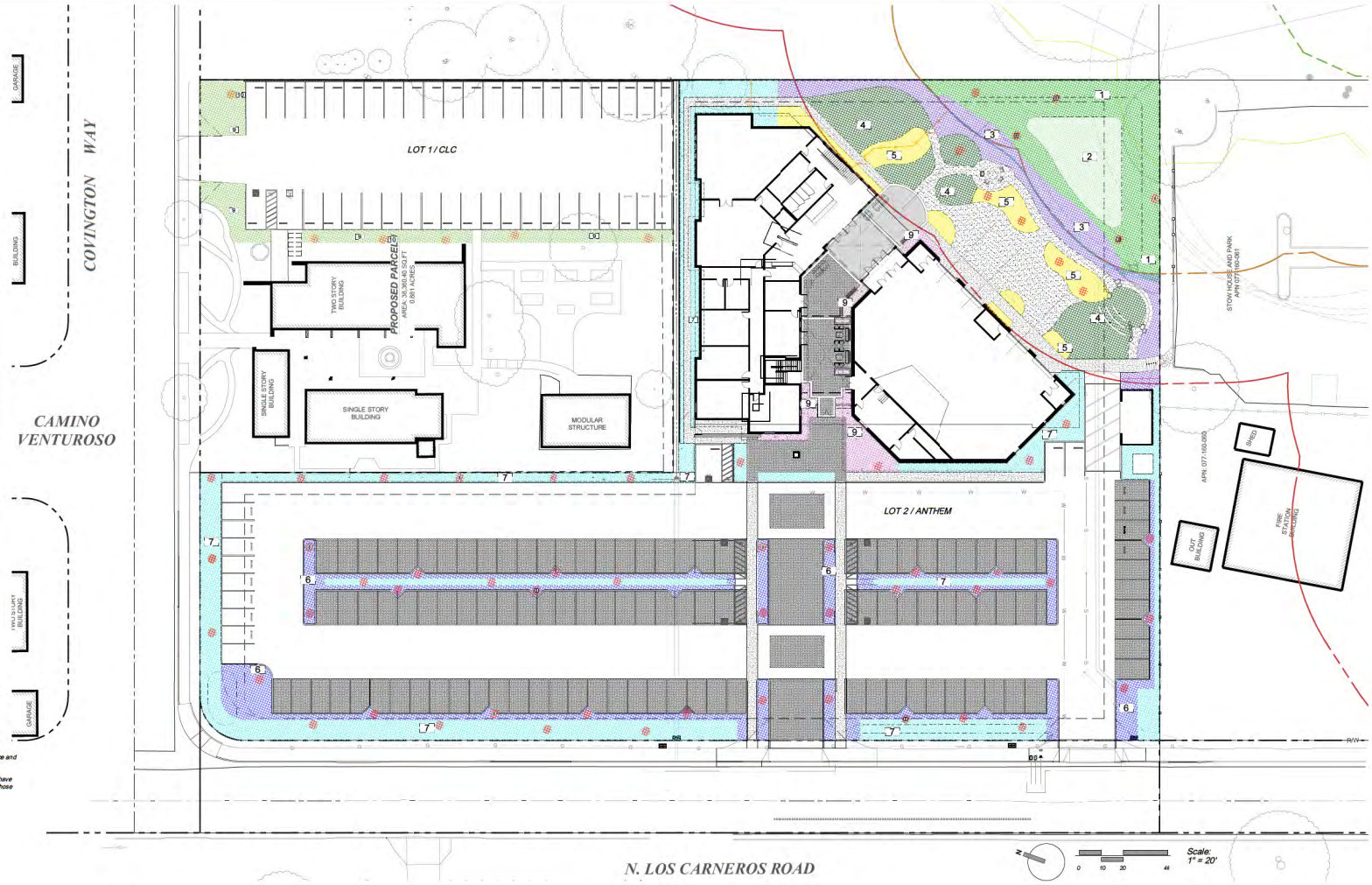
Drawing Name: Z:\Shared\Projects\2024 Projects\24.005 Anthem Chapel\24.005 CoA\24.005 In Progress\Anthem Chapel\Sheets\Construction Drawings\Layout Plans\LC-2 Construction Details.dwg Plot date: 2025-01-03 5:29 PM

LOT 2 HYDROZONE LEGEND

1	ZONE 1: Low water use - drip
2	ZONE 2: Med water use - spray
3	ZONE 3: Low water use - drip
4	ZONE 4: Low water use - spray
5	ZONE 5: Low water use - drip
6	ZONE 6: Med water use - drip
7	ZONE 7: Low water use - drip
8	ZONE 8: Low water use - Tree drip
9	ZONE 9: Low water use - drip

LOT 1 HYDROZONE LEGEND

9	ZONE 9: Low water use - drip
10	ZONE 10: Low water use - Tree drip



Project information:

Total Landscape Area planted under this application	24,497 sf 100%
Total Low Water Use Area	17,331 sf 71%
Total Medium Water Use Are	7,166 sf 29%
Project type	Commercial
Water Supply	Goleta Water District
Contact information:	Arcadia Studio 202 East Cota Street, Santa Barbara, CA 93101 805-962-9055 x 28; kgrubb@arcadiastudio.com

I agree to comply with the requirements of the Water Conservation n Landscaping ordinance and submit a complete Landscape Documentation Package.

I am familiar with the requirements for landscape and irrigation as contained in AB 1881. I have prepared this plan in compliance with those regulations. I certify that the plan implements those regulations to provide efficient use of water.

Applicant Signature _____

Date 06/11/2024

"I HAVE COMPLIED WITH THE CRITERIA IN MWELO AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN".

_____
Josephine Kalie Grubb

Irrigation Notes:

1. See irrigation legend for complete descriptions of all symbols shown on irrigation plan.
2. Point of connection is at the approximate location shown on plan.
3. Install all valves in locking plastic valve boxes in groundcover area adjacent to pavement (2'-0" maximum) for ease of access. Install one valve per box. Identify locations and flag on site for Landscape Architect's approval BEFORE excavating for installation.
4. Install irrigation system in accordance with manufacturer's specifications, irrigation details, and local codes.
5. Indicated pipe locations are schematic. Do not place pipe under paving except where absolutely necessary. Coordinate pipe installation with other trades.
6. All piping installed under paving, through walls or footings must be placed inside Schedule 40 PVC sleeves of adequate size to allow free movement of the pipe in the sleeve. All pipe runs in sleeves must be straight, with no bends or angles. Sleeves for recycled-water irrigation lines shall be colored to match the pipe.
7. Emitters shall be located on grade and staked a maximum of 6" (six inches) from the center of the plant, or at edge of rootball, whichever is greater.
8. Install flush end valves at the ends of all $\frac{3}{4}$" polyethylene drip tubing in round valve boxes with gravel fill.
9. Install irrigation lines at the following minimum depths:

schedule 40 and class 315 PVC mainline:	18" minimum cover
schedule 40 PVC lateral line:	12" minimum cover
$\frac{3}{4}$" polyethylene drip tubing:	place on grade with stakes @ 6' O.C.
$\frac{1}{4}$" polyethylene micro-tubing:	place on grade

**Install all rigid pipe as near to edges of planting areas, to avoid conflict with large plants.

10. Emitter layout:
    - 10HE-B emitters (2 assigned to each 1 gal plant)
    - 20HE-B emitters (2 assigned to each 5 gal plant)
    - 30HE-B emitters (3 assigned to each 15 gal plant)
    - 60HE-B emitters (3 assigned to each 24" box plant)

    Punch emitter into polyethylene tubing. Attach microtubing to emitter. Attach bug cap to open end of microtubing. Bring microtubing to edge of rootball. Stake end of microtubing with plastic stake manufactured for that purpose.
11. In the event of discrepancies in irrigation equipment count, quantities indicated by symbols on the plan prevail.
12. In vicinity of existing trees, use discretion to route lateral lines and mainline as necessary to avoid root damage. Under canopies of existing trees, excavate using hand tools, and route pipe under roots with a minimum 4" clearance. Do not cut roots larger than 2" (two inches) in diameter, unless approved by the Landscape Architect.
13. Verify location of (E) backflow preventer,(E) master control valves,(E) controller in the field. Verify point of connection with Landscape Architect prior to installation.
14. Adjust all (E) spray and bubbler heads to prevent water contact with all built elements.
15. Adjust all (E) spray to minimize overspray onto paved areas.
16. Install check valves at the low end of all irrigation lines to prevent low head drainage.
17. Recycled water - there is no access to recycled water on this property.

18. Irrigation system

a. The automatic irrigation controller uses either evapotranspiration or soil moisture sensor data for irrigation scheduling in all irrigation systems.
b. The irrigation system is designed to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
c. The specified clock contains weather sensors (rain, freeze, wind, etc.), that suspend or alter irrigation operation during unfavorable weather conditions will be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation will be avoided during windy or freezing weather or during rain.
d. Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) is designed, as close as possible to the point of connection of the water supply.
e. A backflow prevention device is specified to protect the water supply from contamination by the irrigation system.
f. High flow sensors that detect and report high flow conditions created by system damage or malfunction is specified.
g. The irrigation system is designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows into non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.
h. Relevant information from the soil management plan, such as soil type and infiltration rate, was used when designing irrigation systems.
i. The design of the irrigation system will conform to the hydrozones of the landscape designplan.
   (1) Each valve irrigates a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.
   (2) Sprinkler heads and other emission devices are selected based on what is appropriate for the plant type within that hydrozone.
   (3) Where feasible, trees are placed on separate valves from shrubs, groundcovers, and turf.
j. The irrigation system is designed and will be installed to meet, at a minimum, the irrigation efficiency criteria as described in Section E of this application supplement, regarding the Maximum Applied Water Allowance.
k. The project applicant will inquire with the local water purveyor about peak water operating demands (on the water supply system) or water restrictions that may impact the effectiveness of the irrigation system.
l. In mulched planting areas, the use of low volume irrigation is used to maximize water infiltration into the root zone.
m. Sprinkler heads and other emission devices will have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.
n. Sprinkler spacing is designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.
o. Swing joints or other rise-protection components will be used on all risers that are adjacent to high traffic areas and so are subject to damage.
p. Check valves or anti-drain valves are specified for all irrigation sprinkler heads where low point drainage could occur.
q. Narrow or irregularly shaped areas, including turf, less than eight feet in width in any direction will be irrigated with subsurface irrigation or low volume irrigation system.
r. Overhead irrigation will not be installed within 24 inches of any non-permeable surface.
s. Slopes greater than 25 percent will not be irrigated with an irrigation system with a precipitation rate exceeding 0.75 inches per hour.
t. A dedicated landscape water meter will be specified.
u. All irrigation emission devices will meet the criteria as set forth in MWELO Section 492.7(a)(1)(M) and shall be installed and operated according to manufacturer's instructions/recommendations.
v. Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
w. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.

Water Efficient Landscape Worksheet

Use drop down menus or type in values in white cells only. Results appear in Yellow or Red highlighted cells below.

Site Information

Project Name →	Lot 2 / AnthemChurch		
Project Location →	Goleta, CA		
Site Type →	Commercial	Allowed ETAF:	0.45
Annual Eto (inches/yr) →	48.2		

Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
1	0.2	Low	Drip	0.81	0.2	3,447	851	21,435
2	0.7	High	Overhead Spray	0.75	0.9	1,366	1,275	31,100
3	0.2	Low	Drip	0.81	0.2	2,311	571	11,052
4	0.2	Low	Drip	0.81	0.2	2,596	641	15,155
5	0.2	Low	Drip	0.81	0.2	1,557	384	11,489
6	0.4	Mod./Ave.	Drip	0.81	0.5	4,385	2,165	64,712
7	0.3	Low	Drip	0.81	0.4	8,902	3,297	96,529
8	0.3	Low	Drip	0.81	0.4	944	350	10,448
9	0.3	Low	Drip	0.81	0.4	812	301	8,987
				SUBTOTAL →		26,320	9,835	293,907
Special Landscape Areas								
				1	0	0		0
				SUBTOTAL →		0	0	0
				Estimated Total Water Use (ETWU) →				293,907
				Maximum Allowed Water Allowance (MAWA) →				353,946

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	9,835
Total Area	26,320
Average ETAF	0.37
All Landscape Areas	
Total ETAF x Area	9,835
Total Area	26,320
Sitewide ETAF	0.37

Notes:

*Calculator developed to meet code effective 05.09.2024

* Adopted from California Code of Regulations Title 23, Division 2, Chapter 2.7. Model Water Efficient Landscape Ordinance

Water Efficient Landscape Worksheet

Use drop down menus or type in values in white cells only. Results appear in Yellow or Red highlighted cells below

Site Information

Project Name →	LOT 1 / CLC		
Project Location →	Goleta, CA		
Site Type →	Commercial	Allowed ETAF:	
Annual Eto (inches/yr) →	48.1		

Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
1	0.2	Low	Drip	0.85	0.2	1,917	451	13,451
2	0.2	Low	Drip	0.85	0.2	96	23	674
					SUBTOTAL →	2,013	474	14,125
Special Landscape Areas								
N/A					1	0		0
					SUBTOTAL →	0	0	0
					Estimated Total Water Use (ETWU) →			14,125
					Maximum Allowed Water Allowance (MAWA) →			27,014

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	474
Total Area	2,013
Average ETAF	0.24
All Landscape Areas	
Total ETAF x Area	474
Total Area	2,013
Sitewide ETAF	0.24

Notes:

*Calculator developed to meet code effective 24-Jan-24

* Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7. Model Water Efficient Landscape Ordinance

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No.6128
EXP. 07.31.25
STATE OF CALIFORNIA

Revisions

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Goleta, CA
93117

IRRIGATION PLAN

Issue

DRB 01.06.2025

Date	Job Number
01.20.2026	24.005
Drawn By	Checked by
SNS/KK	KG
Sheet -	of -

LI-1

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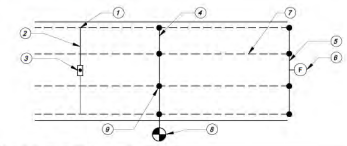
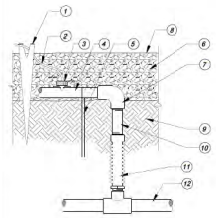
Drawing Name: Z:\Shared\Projects\2024 Projects\24.005 Anthem Chapel\24.005 CoCTA 005 In Progress\Anthem Chapel\Construction Drawings\Irrigation Plan\LI-1 Irrigation Plan.dwg Plot date: 2026-01-20 5:28 PM



1. Dripline blank lateral/DL 2000 poly connection fittings to dripline laterals.
2. Dripline blank lateral.
3. Air/vacuum relief valve.
4. Lateral line
5. PVC header, min. ¾" size.
6. Flush valve.
7. Dura-Pol polyethylene tubing in rows 14" to 18" O.C. on level ground.
8. Irrigation key.
9. Connection to PVC lateral.

Notes:
1. Install drip flush valve ter detail at the end of each tubing section per plan.
2. Install air relief valves ter detail at high points of each tubing section per plan.
3. Run air/vacuum relief Xank tubing lateral along high point of mound or berm.
4. Attach all in-line drip tubing to blanc lateral. More than two relief valves may need to be installed per section.

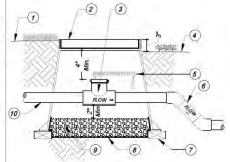
13 DRIPLINE CONNECTION
Not to Scale



1. Tubing stake.
2. ½" Distribution tubing.
3. Drip emitter inserted into tube.
4. Dura-Pol polyethylene tubing.
5. 9" wire stake. Stake at 5' O.C.
6. Mulch, see planting notes.
7. Schedule 80 compression X threaded ell.
8. Finish grade.
9. Amended soil per planting notes and specifications. Bring soil level to 3" below finish grade of mulch prior to drip tubing installation.
10. Schedule 80 PVC riser (length as required).
11. 6" Flexible riser.
12. Lateral line.

Note: Use Teflon tape on all threaded fittings, typical.

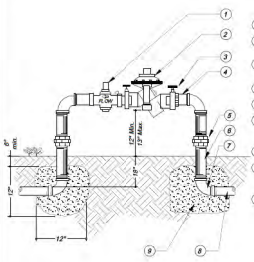
9 EMITTER TO DRIPLINE CONNECTION
Not to Scale



1. Finish grade in turf areas.
2. Plastic rectangular valve box with bolt down cover. Use stainless bolt, nut and washer. Box to be replaced at right angle to hardscape edge. Heat brand "FS" onto lid.
3. Flow sensor.
4. Finish grade in shrub areas.
5. 24" Wire loop.
6. Mainline.
7. Brick supports.
8. Non-woven filter fabric.
9. ¾" Gravel, 3" deep.
10. Mainline from master valve.

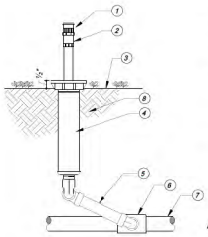
Notes:
1. Install flow sensor as per the manufacturer's recommendations, wire to irrigation controller.
2. Use 45° ells to achieve mainline depth on the downstream side of the flow sensor.

5 FLOW SENSOR
Not to Scale



1. Pressure regulator with gauge.
2. Reduced pressure backflow preventer.
3. Shut off valve (part of back flow preventer).
4. Threaded nipple.
5. Brass Union.
6. Type "K" Copper nipples: Connect to brass fittings with dielectric bushings (not shown).
7. Brass elbow.
8. PVC Mainline: Connect brass elbows with PVC Male adapters (not shown).
9. 1 Cubic foot concrete supports both sides: pour in place.

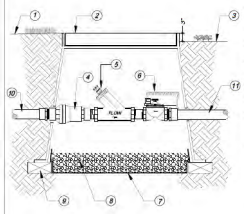
1 REDUCED PRESSURE BACKFLOW PREVENTER
Not to Scale



1. Bubbler head
2. Plastic adapter per manufacturer's specifications
3. Finish grade ½" below sprinkler body.
4. Pop-up sprinkler body.
5. Pre-assembled triple swing joint, PVC type, with o-ringed joints. MPT inlet and MPT outlet. Lay length to be 6" minimum size as per sprinkler outlet.
6. Sch. 40 PVC SxSxT tee fitting, lateral x sprinkler inlet size.
7. Lateral line.
8. Compact subgrade 6" around sprinkler body to 90% relative density.

Note: Use Teflon tape on all threaded fittings, typ.

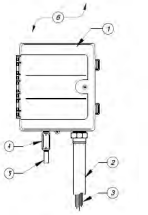
14 POP-UP-BUBBLER
Not to Scale



1. Finish grade, turf areas.
2. Plastic rectangular 'jumbo' valve box with bolt down cover, use stainless bolt, nut, and washer. Box to be placed at right angle to hardscape edge. Heat brand "RCV" and control station # onto LID.
3. Finish grade in shrub areas
4. Pressure regulator.
5. Wye filter.
6. Remote control valve. See legend for specification.
7. Non-woven filter fabric.
8. ¾" Gravel, 3" deep.
9. Brick supports.
10. Lateral line to drip system.
11. Mainline.

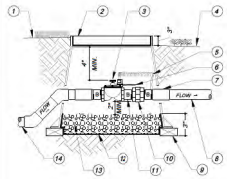
Notes:
1. Box to be installed as to allow for proper operation of ball valve. Install at right angle to hardscape edge, install valve off-center in box.
2. Install valve box extensions as required to achieve proper valve installation at mainline depth.
3. Use Teflon tape on all threaded fittings, typical.

10 DRIP VALVE ASSEMBLY
Not to Scale



1. Wall mounted controller in closing plastic box.
2. 2" PVC conduit and fittings
3. Wires to remote control valves.
4. Junction box
5. 1" PVC conduit and fittings to power supply.
6. Interior wall, behind.

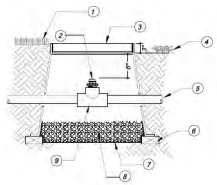
6 WALL MOUNTED CONTROLLER
Not to Scale



Notes:
1. Use 45 degree ells to achieve mainline depth from upstream side of the master valve assembly.
2. Use Teflon tape on all threaded fittings, typ.

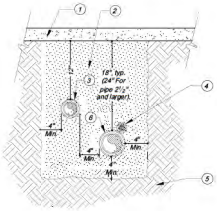
1. Finish grade in turf areas.
2. Rigid plastic rectangular valve box with bolt down cover. Use stainless bolt, nut and washer. Place box at right angle to edge of pavement. Heat brand "MV" onto lid.
3. Master control valve.
4. Finish grade in shrub areas.
5. 24" Wire loop.
6. Valve ID tags.
7. PVC Sch. 40 female adapter, 2 required.
8. Mainline to flow sensor.
9. Brick supports.
10. Brass union.
11. Brass nipple, Typ.
12. Landscape fabric.
13. ½" Gravel, 3" deep.
14. Mainline.

2 MASTER CONTROL VALVE
Not to Scale



1. Finish grade in turf areas.
2. Toro YD-500-34 air/vacuum relief valve.
3. Plastic round valve Box, 6" size heat brand "ARV" onto lid.
4. Grade in shrub areas.
5. DL2000.
6. Brick supports.
7. Filter fabric.
8. ¾" Gravel, 3" deep.
9. ½" PVC tee (SxSxT) with toro CA710 comp. adapter.

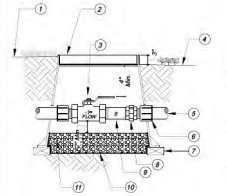
11 DRIP AIR RELIEF VALVE
Not to Scale



1. Paving.
2. Sand backfill compacted to the density of the existing soil.
3. Lateral line in Sch. 40 sleeve.
4. Control wires in Sch. 40 sleeve. Tape to mainline @ 4' O.C.
5. Undisturbed soil.
6. Mainline in Sch. 40 sleeve.

Note: PVC sleeves to be 2x the diameter of the pipe or wire bundle carried.

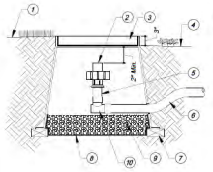
7 PIPE / WIRE SLEEVE INSTALLATION
Not to Scale



1. Finish grade in turf areas.
2. Rigid plastic rectangular valve box with bolt down cover. Use stainless bolt, nut and washer. Place box at right angle to edge of pavement. Heat brand "BV" onto lid.
3. Ball or gate valve.
4. Finish grade in shrub areas.
5. Pressure supply line.
6. PVC male adapter.
7. Brick supports.
8. Brass union.
9. Brass nipple.
10. Non-woven filter fabric.
11. ¾" Gravel, 3" deep.

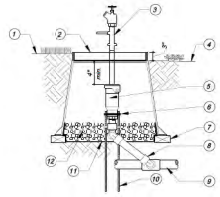
Notes:
1. Box to be installed as to allow for proper operation of ball valve. Install valve off-center in box.
2. Install valve box extensions as required to achieve proper valve installation at mainline depth.

3 BALL OR GATE VALVE
Not to Scale



1. Finish grade, turf areas.
2. Toro FCH-H with DL200 automatic flush valve with DL-75MM-9153 ¾" male adapter.
3. Plastic round valve box, 6" size. Heat brand "FV" onto lid.
4. Finish grade, shrub areas.
5. Drip tubing, length as required.
6. Drip tubing, sweep down to enter valve box.
7. Brick supports.
8. Filter fabric.
9. ¾" Gravel, 3" deep.
10. Toro barbed ell (DL-E9018).

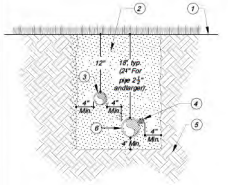
12 DRIP FLUSH VALVE
Scale: 1"=1'-0"



1. Finish grade in turf areas.
2. Rigid plastic round valve box with bolt down cover. Use stainless bolt, nut and washer. Heat brand "QCV" onto lid.
3. Quick coupler key with male hose bib. Connection as shown; key must clear valve box.
4. Finish grade in shrub areas.
5. Quick coupler valve.
6. Stainless steel clamp.
7. Brick supports.
8. Dura pre-assembled swing joint with one piece brass MPT nipple.
9. Mainline.
10. #4 x 36" Rebar stakes, 2 required.
11. Filter fabric.
12. ¾" Gravel, 3" deep.

Note: Use Teflon tape on all threaded fittings, typical.

8 QUICK COUPLER VALVE
Not to Scale



1. Finish grade.
2. Clean compacted backfill.
3. Lateral line.
4. Control wire. Tape to mainline @ 4' O.C.
5. Undisturbed soil.
6. Mainline.

4 PIPE INSTALLATION
Not to Scale

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No.6128
EXP. 07.31.25
STATE OF CALIFORNIA

Revisions

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93117

IRRIGATION DETAILS

Issue

DRB 01.06.2025

Date	Job Number
01.20.2026	24.005
Drawn By	Checked by
SNS/KK	KG
Sheet -	of -

LI-2

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Drawing Name: Z:\Shared\Projects\2024 Projects\24.005 Anthem Chapel\24.005 In Progress\Anthem Chapel\Sheets\Construction Drawings\Irrigation Plans\LI-2 Irrigation Details.dwg Plot date: 2026-01-20 5:26 PM

PLANT SCHEDULE

ESHA PLANTING

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Ceanothus 'Concha'	California Lilac	15 gal	
	Ribes viburnifolium	Evergreen Currant	5 gal	
	Rhamnus californica	California Coffeeberry	5 gal	
	Salvia apiana	White Sage	5 gal	
R3	Prunus ilicifolia spp. ilicifolia	Hollyleaf Cherry	15 gal	
	Artemesia californica	California Sagebrush	5 gal	
	Stipa pulchra	Purple Needle Grass	5 gal	
	Acmispon glaber	Deerweed	5 gal	
	Eriogonum fasciculatum	California Buckwheat	5 gal	
	Penstemon heterophyllus	Foothill Penstemon	5 gal	
R3	Carex praegracilis	California Field Sedge	5 gal	
	Ceanothus 'Concha'	California Lilac	15 gal	
	Ribes viburnifolium	Evergreen Currant	5 gal	
	Rhamnus californica	California Coffeeberry	5 gal	
	Salvia apiana	White Sage	5 gal	
	Prunus ilicifolia spp. ilicifolia	Hollyleaf Cherry	15 gal	
R5	Muhlenbergia rigens	Deer Grass	5 gal	
	Artemesia californica	California Sagebrush	5 gal	
	Stipa pulchra	Purple Needle Grass	5 gal	
	Acmispon glaber	Deerweed	5 gal	
	Eriogonum fasciculatum	California Buckwheat	5 gal	
	Penstemon heterophyllus	Foothill Penstemon	5 gal	
R4 / R2	Bouteloua gracilis & Fescue mix			
	Muhlenbergia rigens	Deer Grass	5 gal	
R6	Mahonia repens	Creeping Mahonia	5 gal	
	Achillea millefolium	Common Yarrow	5 gal	
	Carex tumilicola	Foothill Sedge	5 gal	

PASEO PLANTING

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Crassula multicava	Fairy Crassula	1 gal	
	Pittosporum 'Nana'	Dwarf Mock Orange	5 gal	
M1	Agapanthus 'Getty White'	Getty White Lily of the Nile	5 gal	
	Citrus japonica	Dwarf Kumquat	15 gal	
	Cercis 'Forest Pansy'	Forest Pansy Redbud	24" box	

ESHA TREES

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
PS	Platanus racemosa	California Sycamore Multi-Trunk	36"box	8
QA	Quercus agrifolia	Coast Live Oak	24" Box	2

PARKING LOT PLANTING

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
P1 / P2	Carex praegracilis	California Field Sedge	1 gal	
	Senecio serpens	Blue Chalksticks	1 gal	
	Leymus condensatus 'Canyon Prince'	Canyon Prince Giant Wild Rye	5 gal	
	Eriogonum 'Grande Rubescens'	Red Buckwheat	5 gal	
	Salvia x 'Bee's Bliss'	Bee's Bliss Sage	5 gal	
P2	Agave attenuata 'Nova'	Blue Fox Tail Agave	5 gal	
	Correa 'Ivory Bells'	White Australian fuchsia	5 gal	
	Rhaphiolepis indica 'Clara'	Indian Hawthorn	5 gal	
	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	5 gal	
			5 gal	

PARKING LOT TREES

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
GP	Geijera parviflora	Australian Willow	24" Box	10
LC	Lophostemon conferta	Brisbane Box	36" Box	3
OS	Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	24" Box	25
QT	Quercus tomentella	Island Oak	36" Box	11

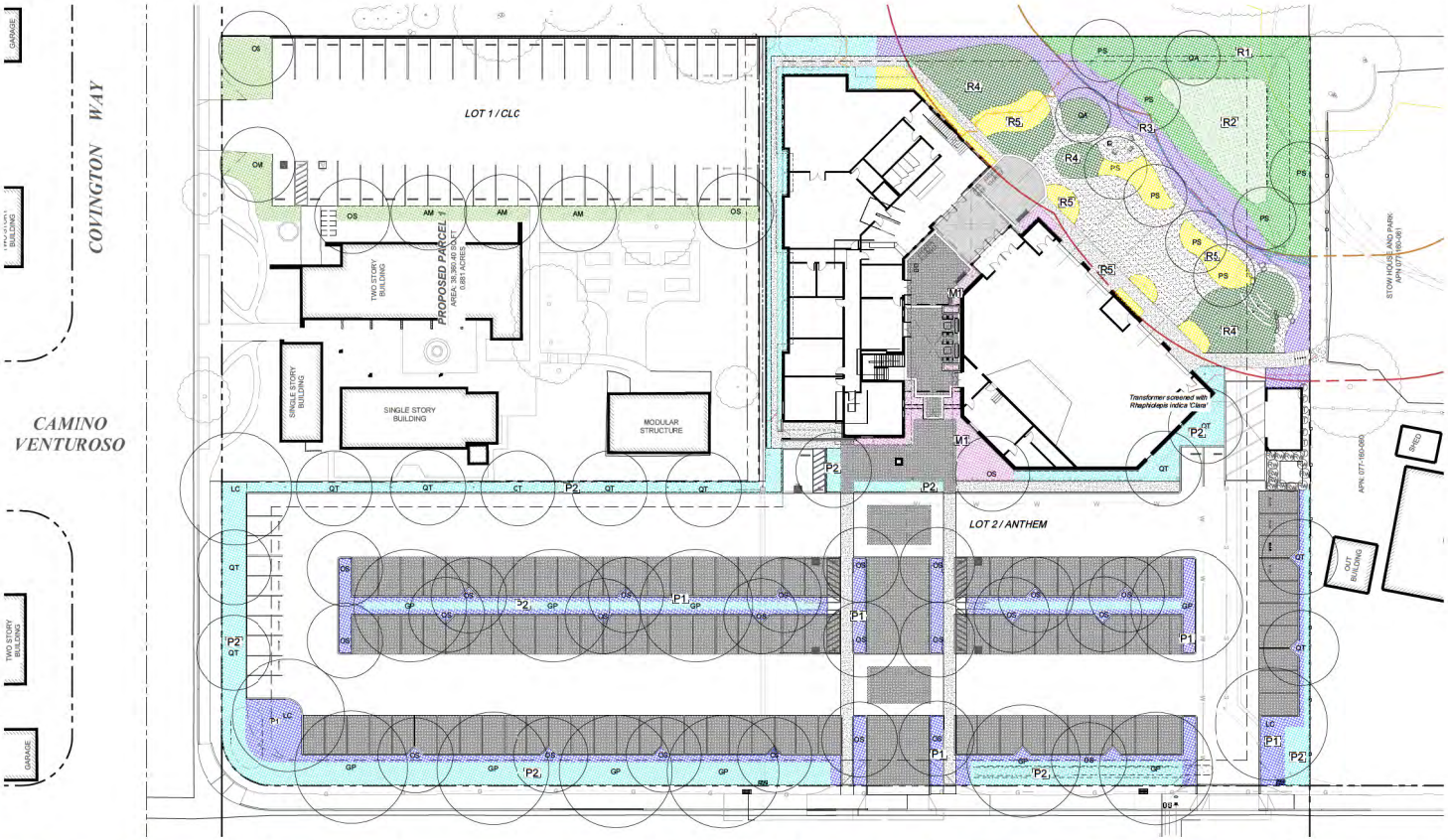
SHRUBS

	Trachelospermum jasminoides	Chinese Star Jasmine (staked)	5 gal	13
Rw	Rhaphiolepis indica 'Clara'	White Indian Hawthorn	5 gal	7

LOT 1 PLANTING SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
OM	(E) Olea europaea	(E) Olive Mult-Trunk	Existing to Remain	1
GP	Arbutus 'Marina'	Marina Strawberry Tree	24"box	3
OS	Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	24"box	3

	Agave 'Nova'	Nova Foxtail Agave	5 gal	1,917 SF
R6	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	5 gal	
	Raphiolepis 'Clara'	Indian Hawthorn	5 gal	



Plant Imagery

Zone R1 + R3

Ceanothus 'Concha'

Ribes viburnifolium

Rhamnus californica

Salvia apiana

Prunus ilicifolia spp. ilicifolia

Artemesia californica

Stipa pulchra

Acmispon glaber

Eriogonum fasciculatum

Penstemon heterophyllus

Zone R2

Carex praegracilis

Zone R3

Muhlenbergia rigens

Zone R4

Bouteloua gracilis meadow

Zone R5

Muhlenbergia rigens

Mahonia repens

Achillea millefolium

Carex tumilicola

ESHA Trees

Quercus agrifolia

Platanus racemosa

Zone P1

Carex praegracilis

Senecio serpens

Parking Lot Trees

Quercus tomentella

Geijera parviflora

Arbutus 'Marina'

Olea 'Swan Hill'

Lophostemon conferta

Zone P2

Leymus c. 'Canyon Prince'

Eriogonum 'Grande Rubescens'

Salvia 'Bee's Bliss'

Agave attenuata 'Nova'

Correa 'Ivory Bells'

Rhaphiolepis indica 'Clara'

Arctostaphylos 'Emerald Carpet'

Lot 1 Trees & Shrubs

Olea 'Swan Hill'

Arbutus 'Marina'

Agave attenuata 'Nova'

Arctostaphylos 'Emerald Carpet'

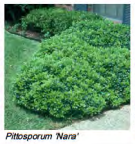
Rhaphiolepis indica 'Clara'

Zone M1

Crassula multicava

Agapanthus 'Getty White'

Cercis 'Forest Pansy'


Pittosporum 'Nana'

Citrus japonica

N

0 10 20 40

Scale: 1" = 20'

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REGISTERED LANDSCAPE ARCHITECT
STEPHANIE RALLE OBRIEN
No.6128
EXP. 07.31.25
STATE OF CALIFORNIA

Revisions

ANTHEM CHAPEL GOLETA

6595 Covington Way
Goleta, CA
93117

PLANTING ZONES & PLAN

Issue

DRB 01.06.2025

Date	Job Number
01.20.2026	24.005
Drawn By	Checked by
SNS/KK	KG
Sheet -	of -

LP-1

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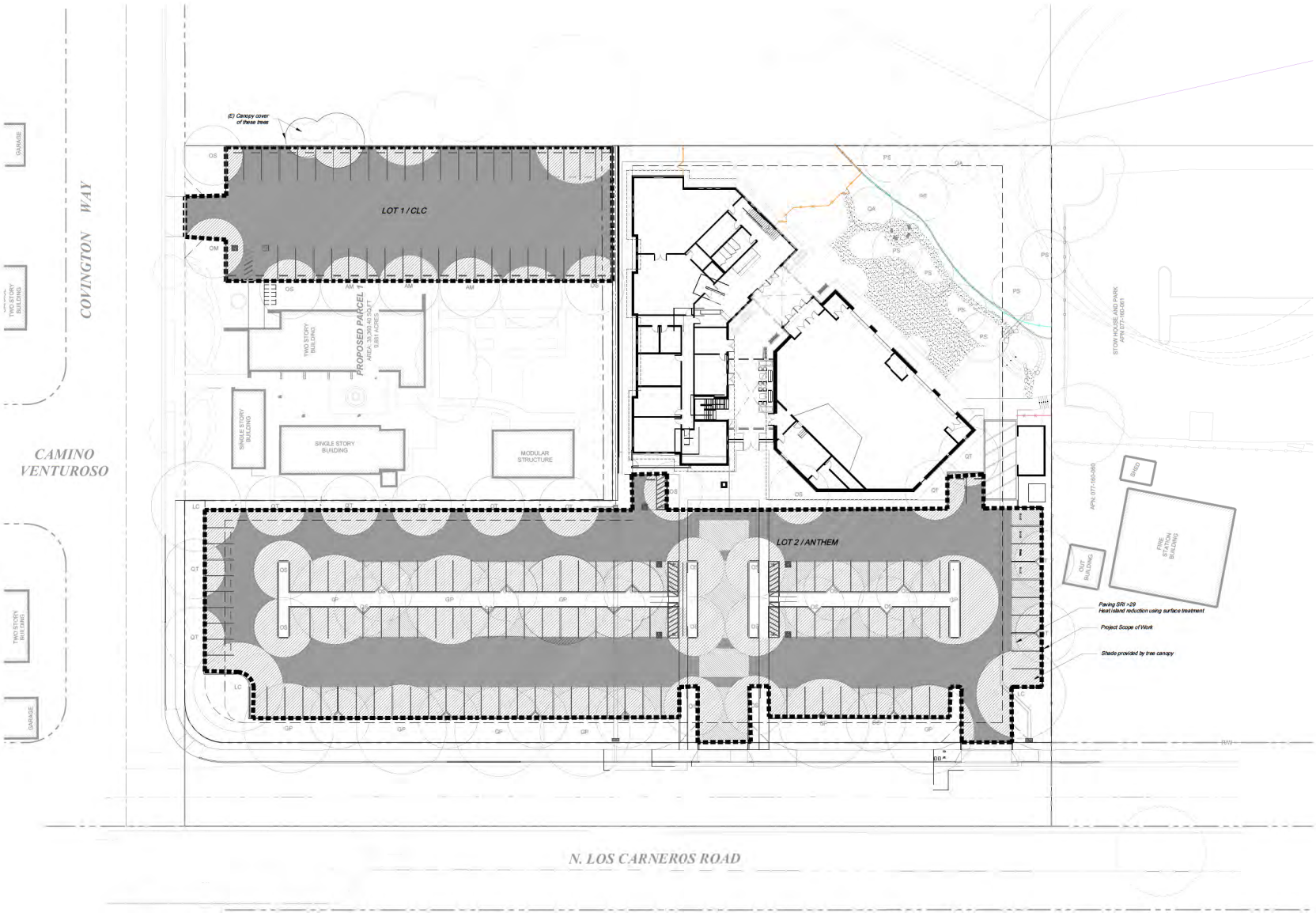
Drawing Name: Z:\Shared\Projects\2024 Projects\24.005 Anthem Chapel\24.005 CoCD4.005 In Progress\Anthem Chapel\Anthem Chapel\Construction Drawings\Planting Plans\LP-1.1 Planting Plan.dwg Plot date: 2026-01-20 5:27 PM



Parking Lot Shading Legend :

- *Light colored paving: Solar Reflective Index greater than 29*
- *Shade provided by canopy trees: Tree canopy shown at 15 year maturity per https://selectree.calpoly.edu/growth rate data*
- *Scope of Work*

Parking Lot Shading (LOT 2 /ANTHEM):

NEW Parking Lot area:
41,380 square feet (heavy outline on plan)

Shade provided by canopy trees:
21,353 square feet

Heat Island Effect Mitigated by light colored paving of Solar Reflective Index of greater than 29 excluding area of tree shading:
3,520 square feet of light colored paving

Total shaded area (Shade & light colored paving): 24,873 sf

50% Shading requirement of 41,380 square foot parking lot is met by a combination of tree canopy shading and light colored paving. See Civil Engineering plans for light colored paving specification.

PLANT SCHEDULE LOT 2

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
TREES					
GP	Geijera parviflora	Australian Willow	24"box		10
LC	Lophostemon confertus	Brisbane Box	36" Box		3
OS	Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	24"box		28
PS	Platanus racemosa	California Sycamore Multi-Trunk	36" Box		8
QA	Quercus agrifolia	Coast Live Oak	24"box		2
QT	Quercus tomentella	Island Oak	36" Box		11

Parking Lot Shading (LOT 1 /CLC) :

EXISTING Re-Striped Parking Lot area:
13,530 square feet (heavy outline on plan)

Shade provided by canopy trees:
2,999 square feet (22%)

Planter Area:
1,917 square feet (14%)

PLANT SCHEDULE LOT 1

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
OM	(E) Olea europaea	(E) Olive Multi-Trunk	Existing to Remain	
AM	Arbutus x 'Marina'	Marina Strawberry Tree Standard	24"box	
OS	Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	24"box	

Scale: 1" = 20'

0 10 20 40

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EXP. 07.31.25
STATE OF CALIFORNIA

Revisions

ANTHEM CHAPEL GOLETA

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SHADE STUDY

Issue

DRB 01.06.2025

Date	Job Number
01.20.2026	24.005
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LP-2

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Drawing Name: Z:\Shared\Projects\2024 Projects\24.005 Anthem Chapel\24.005 CoA\24.005 In Progress\Anthem Chapel\Sheets\Construction Drawings\Planting Plan\LP-2 Shade Study.dwg Plot date: 2026-01-20 5:27 PM

PLANTING NOTES:

1. All plants are identified by typical symbols. Plant quantities are approximate and provided for the contractor's convenience. In the event of discrepancies in plant count, quantities indicated by plant symbols on the plan prevail.

2. At completion of rough grading, take representative soil samples (minimum of two per acre) from the project site and source of any imported topsoil. Locations and number of soil samples must be approved by the Landscape Architect. Send soil samples to Wallace Soil Testing Laboratory 310-615-0116 or an approved equal for testing of suitability for ornamental planting as specified on the drawings. Submit a copy of the results of this analysis to the Landscape Architect for approval and comment. Make adjustments to the rate and analysis of fertilizer & amendments as recommended to provide a suitable medium for planting. Follow all recommendations in agronomic soil report, including leaching if recommended. Notify the Landscape Architect of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in contractor assuming financial responsibility for any damage to plants.

3. Specification Section 02960 or 032 93 00, Landscape Planting, 02832 or 32 92 23, Sodding, and 02931 or 32 92 24, Hydroseeding, are integral to the intent of the planting plan. Do not bid planting plan without reference to applicable specification section.

4. Contractor is responsible for finish grades and for fine grading request for surface drainage and uniformity to the satisfaction of the Landscape Architect. Advise Landscape Architect of drainage problems and make recommendations for solution. Final grades to within a tenth of a foot must be established prior to commencing planting operations.

5. Grades and flow lines must be maintained during irrigation and planting operations. Contractor may not alter established grade and low lines without the knowledge and permission of the Landscape Architect.

6. Install North American Green SC150BN Erosion Control Fabric (Pacific Soil Stabilization Santa Maria, CA 93454 PH (800) 473-1963) on all slopes of 3:1 or steeper, per manufacturer's specification.

7. The Landscape Architect reserves the right to review all plant material at the nursery prior to delivery to job site. In lieu of nursery review the Landscape Architect may request photos and/or specifications of plant material to be provided prior to delivery.

8. Landscape Architect reserves the right to refuse plants delivered to site that are substandard. Replacement plants are to be supplied by contractor at no additional cost to owner.

9. Plan materials and installation to meet highest quality industry standard. Locate and secure all specified plants within two weeks of award of contract and show proof of to Landscape Architect in writing that plants have been secured. Notify Landscape Architect immediately of any plant sourcing difficulty.

10. Include in the contract price a sufficient amount to allow for supply and installation of additional plants to be used at the direction of the Landscape Architect. Include: 25- 15 gallon, 75 - 5 gallon, 50 - 1 gallon. Provide the unit price for such plants in the bid and credit the owner for each plant not installed.

11. Guaranty plant material 5 gallon or smaller except transplants for a period of 90 days from date of final review. Replace dead plants and plants not in vigorous condition, without cost to owner, as determined by Landscape Architect at the end of warranty period. Guaranty 15 gallon plants and larger, for 1 year from date of final review.

12. Notify Landscape Architect of intended planting schedule a minimum of two weeks prior to planting.

13. Set out all plant materials as shown on plan. Final locations must be approved by the Landscape Architect prior to planting.

14. Plant crown to be 2" above adjacent grade for 15 gallon and larger plants; 1" above adjacent grade or plants smaller than 15 gallon.

15. Install all plants per details.

16. Stake trees according to industry standards per details. Review with Landscape Architect prior to work.

17. Contact Landscape Architect for decision regarding proposed plant substitutions 4 weeks prior to installation.

18. All plants delivered to the site must have legible identification tags.

19. Any tree shown on plan to be installed in less than 8' (eight feet) clear distance from any curb, walkway, foundation, domestic water line, fire line, storm drain, or sewer line, or any underground utility is to be installed with root control barriers UB 24-2 by Deep Root Corp. 800-458-7888. Install a minimum of 16 linear feet of root barrier centered on the tree adjacent to any underground utility. Install as directed by detail. Install per manufacturer's instructions. Palm trees do not require root control barriers. Landscape Architect may alter or waive requirement.

20. Plant groundcovers adjacent to shrubs and/ or trees : .5 times the distance of their specified spacing away from the stems of the adjacen shrubs and trees. Groundcovers adjacent to curbs and pavement shall be spaced at specified spacing away from paved areas.

21. Plant backfill: See Specifications

22. Top soil replacement:
    In all planters formerly under paving, remove existing soil to a minimum depth of two feet(2') and prepare the planters in the following manner:
    A. Bore six inch (6") diameter holes to a depth of eighteen inches (18") below subgrade at four feet (4') on center (minimum of one per planter area).
    B. Rototill subgrade to a depth of six inches (6").
    C. Replace with imported Class "A" topsoil amend as directed by soil analysis/ specification.

23. Completely eradicate all bermuda, kikuyu grass, and other weed growth or other visible or alleged invasive weeds from areas within project limits prior to installing planting.

24. Provide and install bark mulch over all shrub and groundcover areas. Use walk-on bark mulch. Walk on Bark mulch shall be a virgin forest product consisting of shredded fir bark and bark nuggets. Source from Agromin (800) 247-6846 or as listed in the specifications. Spread mulch evenly over all shrub and groundcover areas to a depth of 3" (three inches). Keep mulch away from plant stems. Submit mulch samples to Landscape Architect for approval prior to purchase and delivery.

25. Preserve and protect all existing trees unless otherwise noted.

26. Planting mix for raised planters:
    1 part washed plaster sand
    1 part All Around Compost or approved equal (All Around Irrigation and Supply 805-688-4197).
    3 parts class "a" topsoil.

27. Palm trees installed in limited planting spaces that require staking for stability may be supported by a 1" diameter galvanized pipe equal in height to the trunk height of the palm to the base of the first frond. Drive the pipe 48" deep below finish grade and/or 12" into subgrade.

28. Pottery planting mix by volume:
    1.0 medium ground peat moss
    1.0 #16 sand
    1.0 medium vermiculite
    plus
    12 pound per cubic yard urea nitriform
    1 pound per cubic yard single superphosphate

    Thoroughly mix and moisten planter soil in pots prior to placement. After installation, supplement planter soil as required to compensate for settling. Install gravel in bottoms of all pots to a depth of 2" and place a layer of filter fabric between the gravel and potting soil. Place a 1/8" mesh copper screen over the planter drain hole. Provide and install bark mulch in all pots. Bark mulch shall be walk on bark, spread evenly to a minimum depth of 1". Top of bark mulch layer should be approximately 2" below rim of pot.

    Set out all pots and plant materials as shown on plan. Final locations must be approved by the landscape architect prior to placement and planting.

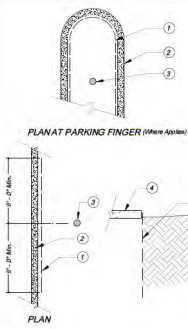
29. Trees and shrubs shown on plan as "to be transplanted" describe contractor's responsibility.

30. Plant quantities indicated in the plant legend are for the entire project and are repeated on each match-lined sheet.

31. Any tree or plant containing pathogens, bacteria or viruses harmful to plant health shall be replaced at the Contractor's expense.

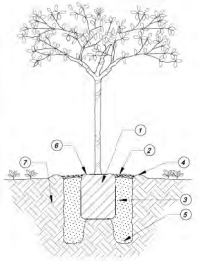
32. In areas with significant gopher populations that can not be controlled through traps or other conventional methods, all plant material is to be placed in an appropriately sized gopher basket. Turf areas are to be installed over a single layer of gopher wire. Overlap all seams by 6" and stake wire on 6'-0" centers throughout. Contractor to coordinate with Landscape Architect on what constitutes a "Significant" population. Contractor to include cost of baskets and wire in all bids and planting estimates.

33. Podium planters to not be filled until all waterproofing is complete.



1. Deep Root UB 18-2: Top of root barrier to be 1" below adjacent pavement. Install flush to edge of pavement.
2. Curb
3. Tree trunk
4. Sidewalk
5. Finish grade 1" below top of root control barrier.

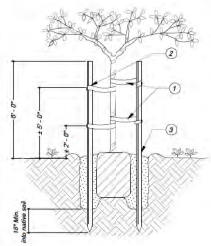
5 ROOT CONTROL BARRIER
Not to Scale



1. Rootball: set on firm soil at bottom of pit.
2. Mulch over basin per specifications.
3. Backfill: see specifications.
4. 6" High temporary berm.
5. 6" Diameter by 18" deep augured holes backfilled with amended soil. Roughen sides of holes to prevent glazing.
   15 gal trees: 3 holes at outer edge of rootball.
   24" box & 36" box trees: one hole at each corner and one in the center.
   Larger than 36" box trees: one hole at each corner, one each side, and one in the center (9 total).
6. Set rootball with crown 1" above finish grade.
7. Undisturbed soil. If necessary, compact subsoil and form pedestal to prevent settling.

Note: Where tree is installed in turf area, keep 2'-0" min. radius area clear of turf, as measured from the outside of the trunk. Radius size may be increased at Landscape Architect's discretion depending on box size of tree.

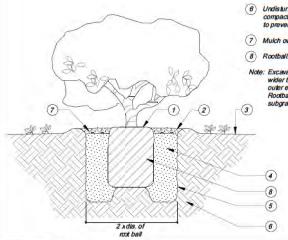
1 TREE PLANTING
Not to Scale



1. Two nylon reinforced ties: 1" Wide figure 8 "Super Tie 1" tree ties or approved equal. Adjust to allow for tree movement.
2. Attach to stake with galvanized roofing nail.
3. 2½" Diameter lodgepole. Drive 18" minimum into undisturbed subgrade outside rootball.

Notes:
1. Refer to planting detail for hole size, backfill, etc.
2. Modify installation as required for trees in public right of way.

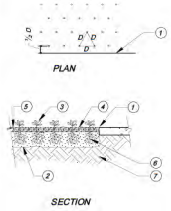
2 TREE STAKING
Not to Scale



1. Set rootball with crown 1" above finish grade.
2. 2" Deep basin.
3. Finish grade.
4. Backfill mix per specifications.
5. Scarify sides and bottom of hole.
6. Undisturbed soil. If necessary, compact subsoil and form pedestal to prevent settling.
7. Mulch over basin per specifications.
8. Rootball.

Note: Excavate planting hole 2 times wider than plant rootball. Excavate outer edges deeper than center. Rootball should rest on undisturbed subgrade.

3 SHRUB PLANTING
Not to Scale



1. Edge of paving, walk, wall, etc.
2. 10" Minimum deep tilled planting bed over scarified subgrade.
3. Groundcover.
4. Install 2" thick mulch layer prior to planting groundcover.
5. Finish grade.
6. Amended soil.
7. Unamended subgrade.

Note: Locate plants spaced equal distance (D) from each other as shown. D = as shown on planting plan.

4 GROUNDCOVER PLANTING
Not to Scale

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REGISTERED LANDSCAPE ARCHITECT
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No. 6126
EXP. 07.31.26
STATE OF CALIFORNIA

Revisions

ANTHEM CHAPEL GOLETA
6595 Covington Way
Goleta, CA
93117

PLANTING DETAILS

Issue
DRB 01.06.2025

Date	Job Number
01.20.2026	24.005
Drawn By	Checked by
JNS/KK	KG
Sheet -	of -

LP-3

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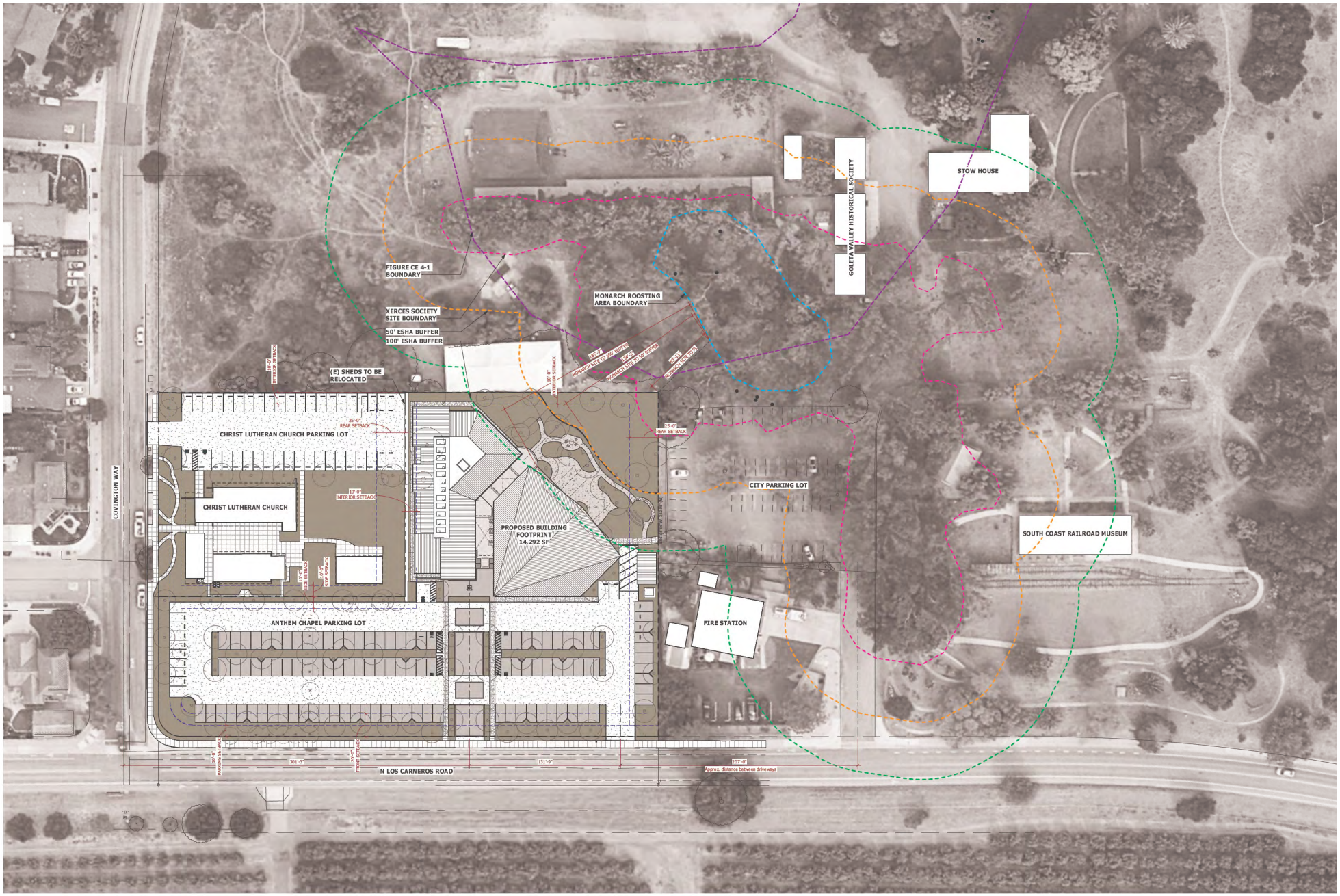


DMHA ARCHITECTURE + INTERIOR DESIGN

Anthem Chapel Goleta

CONTEXT SITE PLAN

01/20/2026

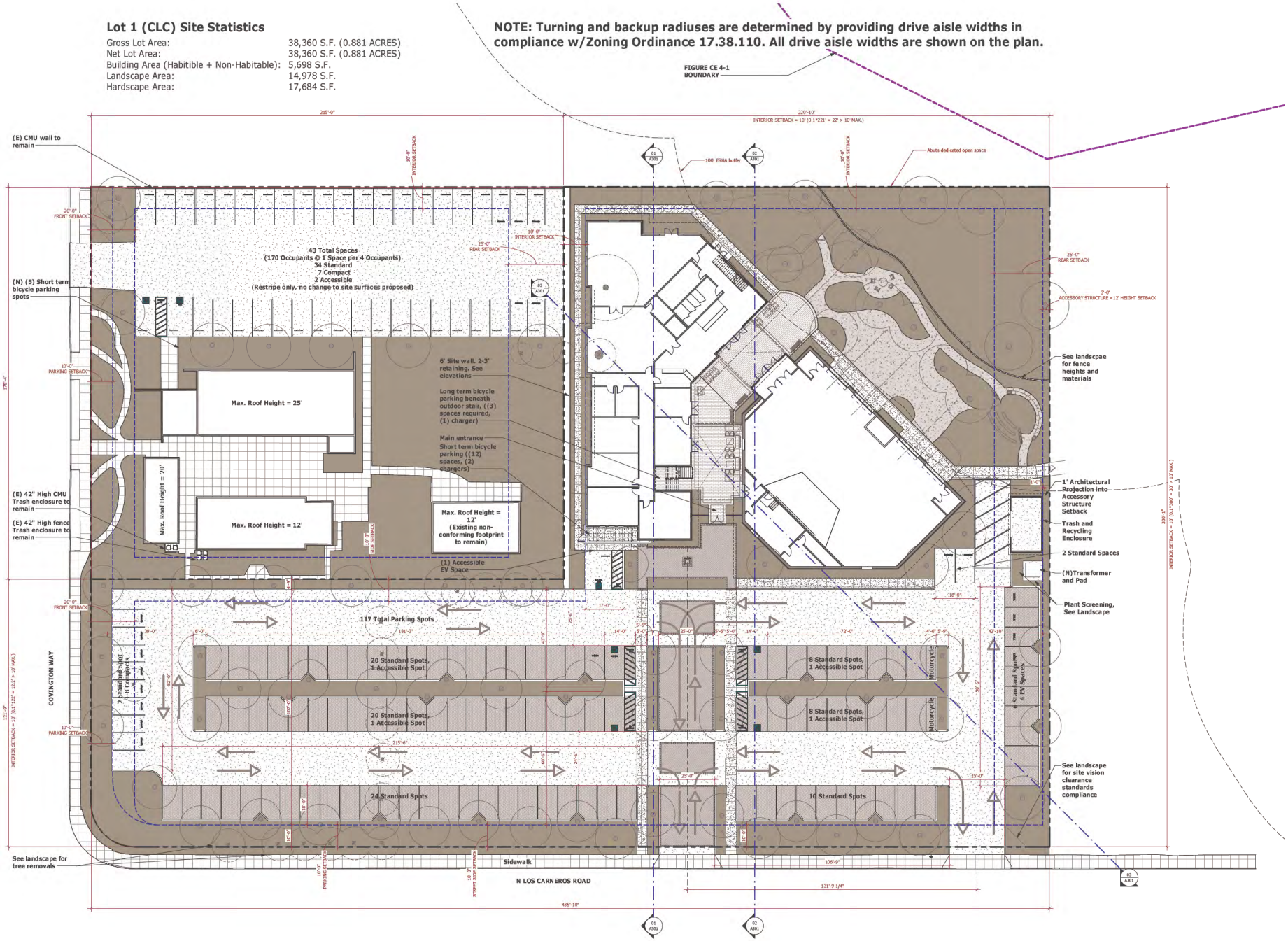
1" = 30'-0"

AS101

Lot 1 (CLC) Site Statistics

Gross Lot Area:	38,360 S.F. (0.881 ACRES)
Net Lot Area:	38,360 S.F. (0.881 ACRES)
Building Area (Habitible + Non-Habitable):	5,698 S.F.
Landscape Area:	14,978 S.F.
Hardscape Area:	17,684 S.F.

NOTE: Turning and backup radiuses are determined by providing drive aisle widths in compliance w/Zoning Ordinance 17.38.110. All drive aisle widths are shown on the plan.



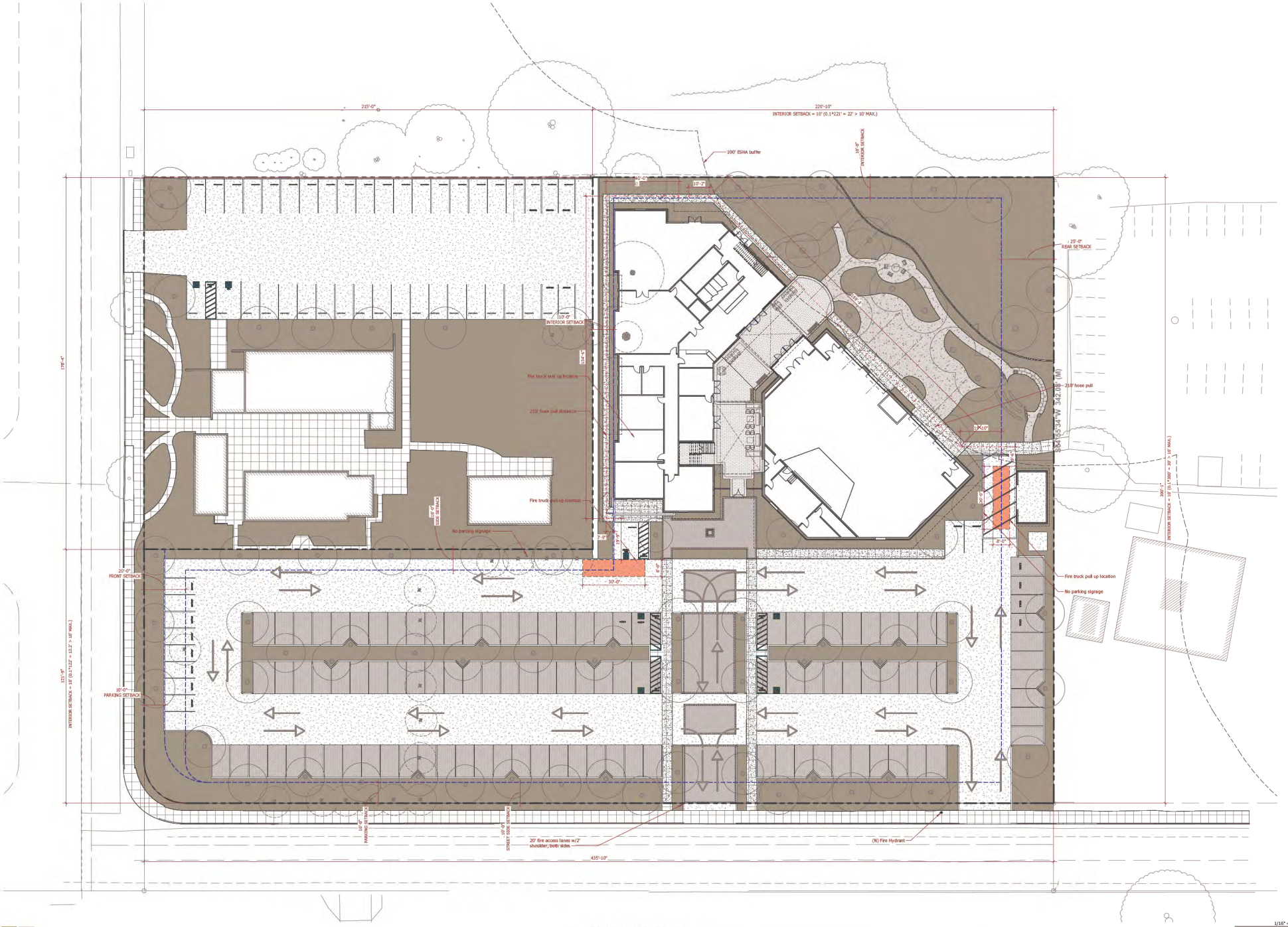
Anthem Chapel Goleta

CONCEPT SITE PLAN

01/20/2026

1/16" = 1'-0"

AS102



DMHA
ARCHITECTURE + INTERIOR DESIGN

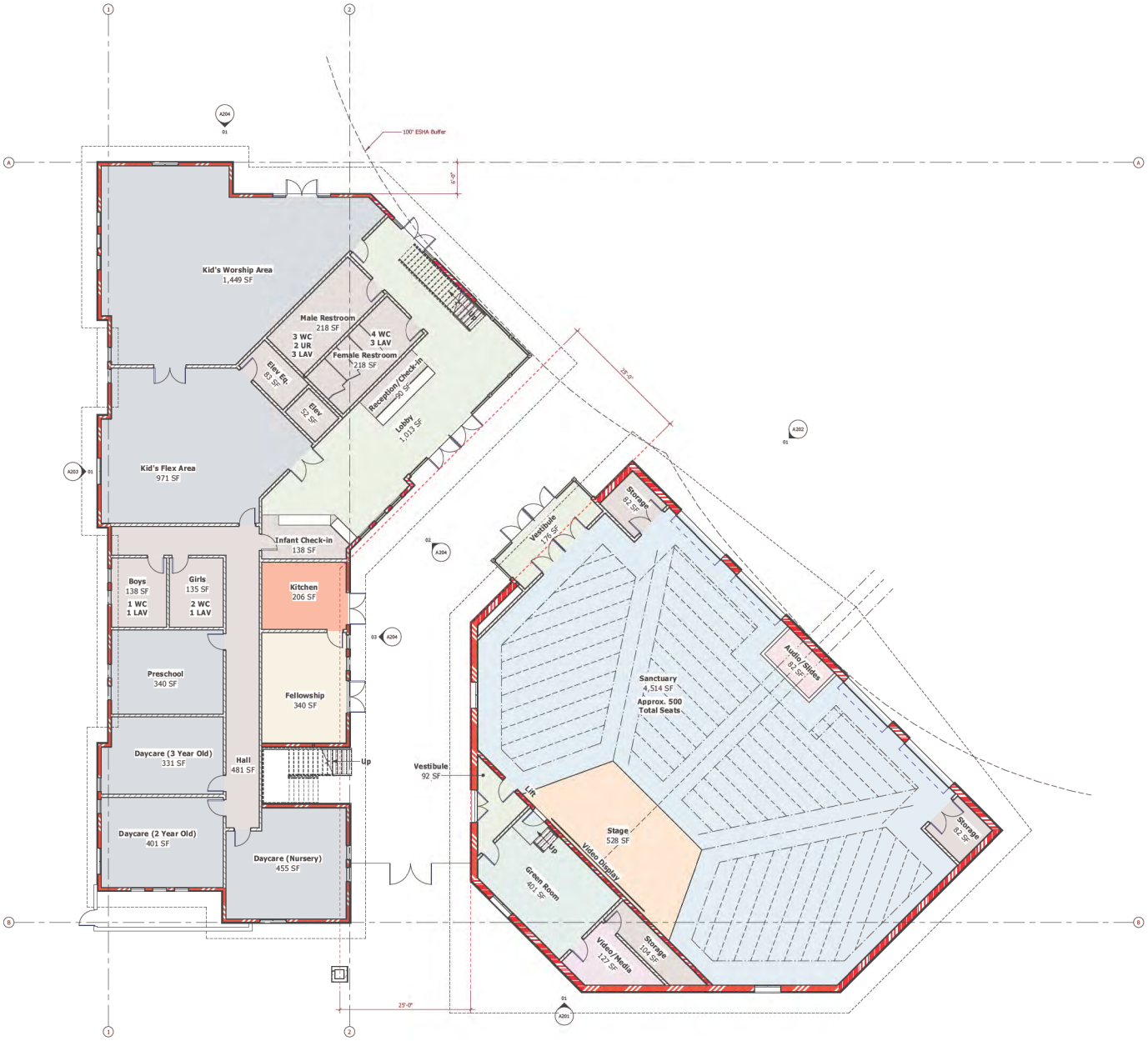
Anthem Chapel Goleta

FIRE ACCESS SITE PLAN

01/20/2026

1/16" = 1'-0"

AS103



Anthem Chapel Goleta

CONCEPT FIRST FLOOR PLAN

01/20/2026

1/8" = 1'-0"

A101

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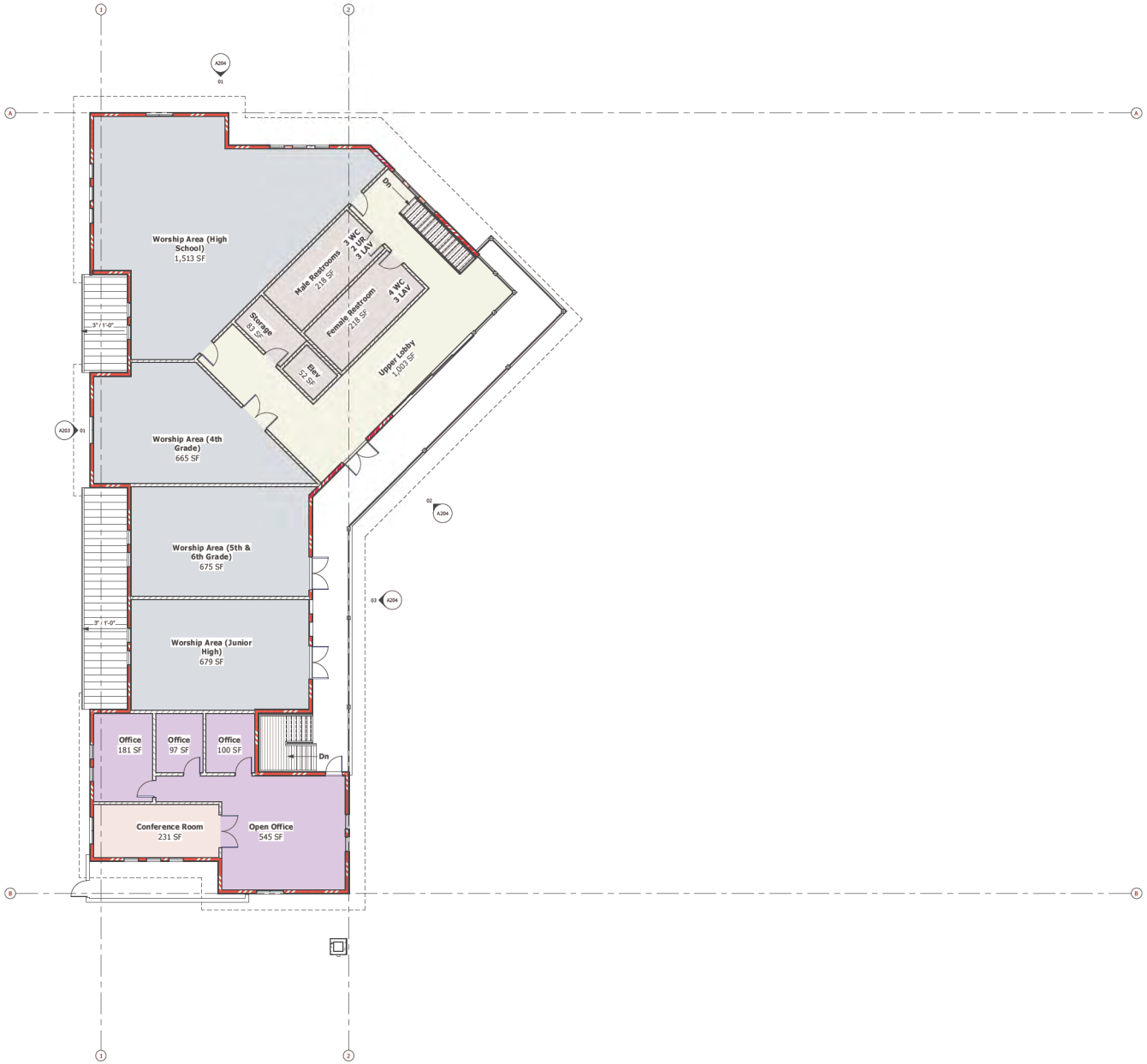

Anthem Chapel Goleta

CONCEPT SECOND FLOOR PLAN

01/20/2026

1/8" = 1'-0"

A102

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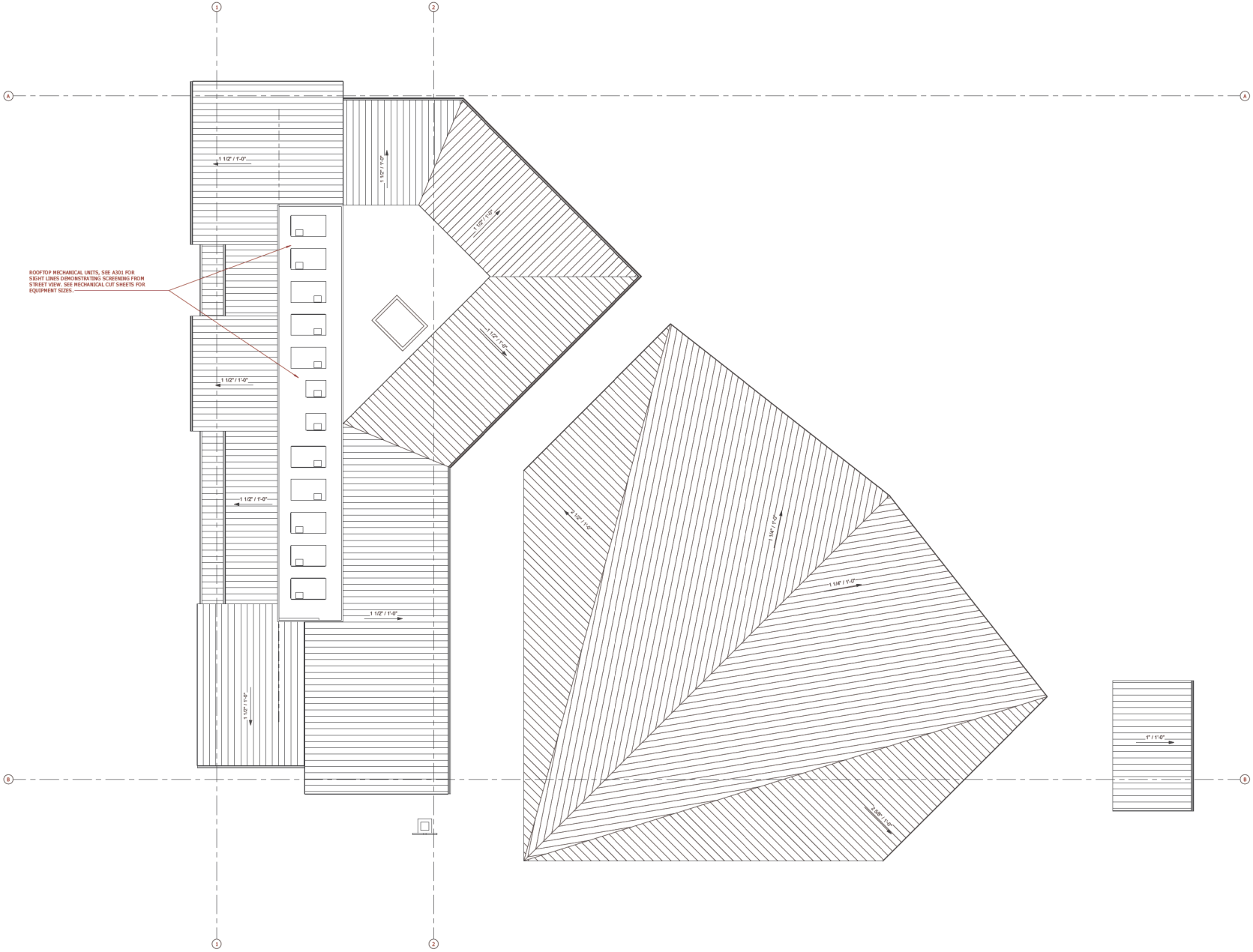

1/8" = 1'-0"

Anthem Chapel Goleta

CONCEPT ROOF PLAN

01/20/2026

A103

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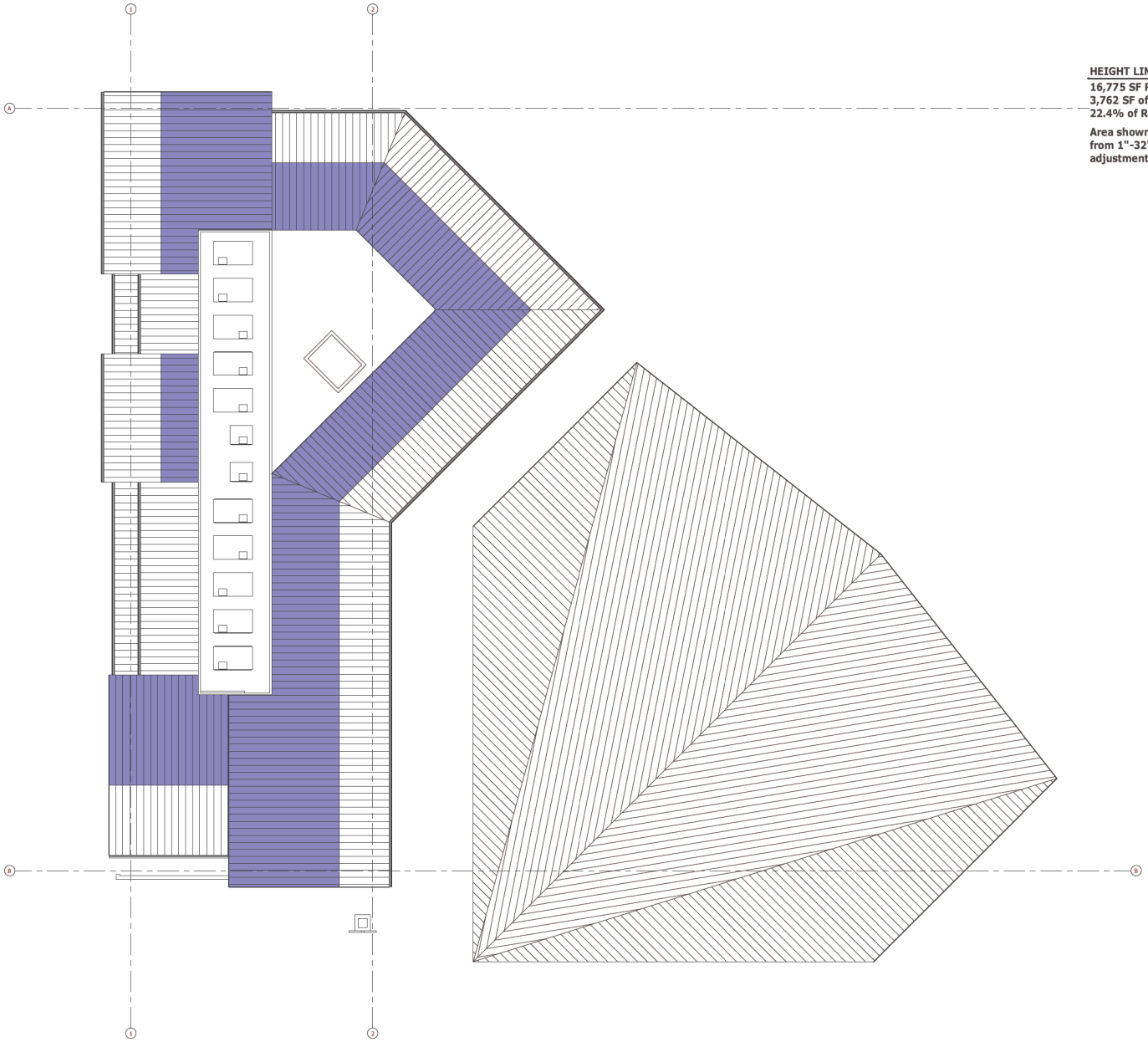
Autodesk Docs://Anthem Chapel Goleta/Anthem Chapel Goleta - BIM Collaboration Model.rvt
Author: Brian Kelly



HEIGHT LIMIT CALCULATIONS

16,775 SF Roof
3,762 SF of Roof Area Above Height Limit (Purple)
22.4% of Roof Above Height Limit

Area shown in purple exceeds the height limit from 1"-32", project proposes height limit adjustment of 32" to allow for these roof areas.

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Anthem Chapel Goleta

HEIGHT LIMIT EXHIBIT

01/20/2026

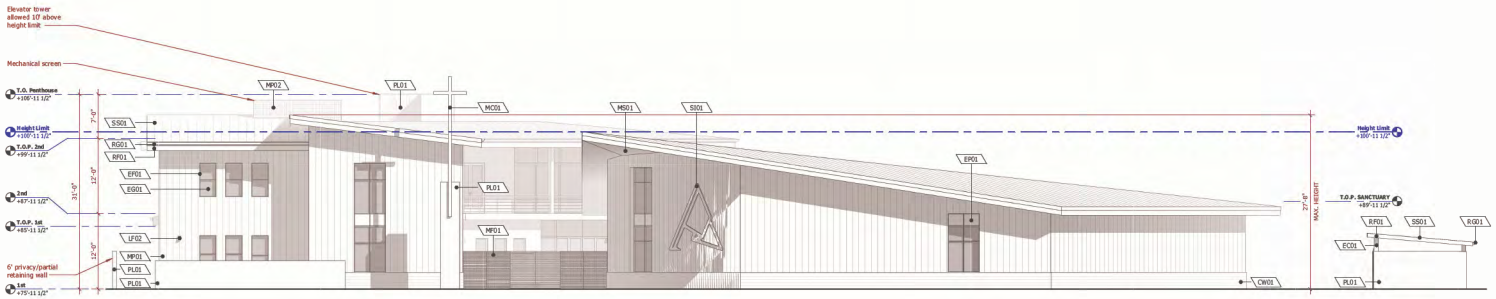
1/8" = 1'-0"

A104

EXTERIOR MATERIAL SCHEDULE

Description	Mark	Color	Manufacturer	Comments
Board Formed Concrete	CW01	Muddy Gray	Sherwin Williams	Concrete Solid Stain
Exterior Column	EC01	Match Storefront Frames	By Contractor	Anodized Aluminum
Exterior Storefront Door	ED01	Fluropon Charcoal	Arcadia	Anodized Aluminum
Exterior Storefront Frame	EF01	Fluropon Charcoal	Arcadia	Anodized Aluminum
Exterior Glazing	EG01	Optigray	Vitro	Dual Glazed, Low-E, Low Reflectivity
Exterior Storefront Solid Panel	EP01	Fluropon Charcoal	Arcadia	Anodized Aluminum
Exterior Sconce	LF02	Match Storefront Frames	Per Lighting Designer	See Lighting Plans for specification
Metal Cross	MC01	Match Storefront Frames/Roof	Custom	
Decorative Fence	MF01	Per Landscape Architect	By Contractor	See Landscape Plans
Metal Panel Siding	MP01	Bone White	MBCI	PW-120
Mechanical Screen	MP02	Anodize Aluminum	Amico	Anodized Aluminum, Perforated
Metal Soffit	MS01	Light Fir	Longboard	Tongue and Groove
Smooth Trowel Stucco	PL01	X-86 Sandstone	La Habra	Santa Barbara Finish
Smooth Trowel Stucco	PL02	X-434 Fallbrook	La Habra	Santa Barbara Finish
Fascia	RF01	Charcoal Gray	MBCI	By Roof Manufacturer
Roof Gutter	RG01	Charcoal Gray	MBCI	By Roof Manufacturer
Custom Signage	SI01	Match Storefront and Cross	Custom	(Under Separate Permit)
Standing Seam Metal Roofing	SS01	Charcoal Gray	MBCI	Superlok

CONCEPT ELEVATION WEST 02
1/8" = 1'-0"



WEST ELEVATION 01
1/8" = 1'-0"

1/8" = 1'-0"

Anthem Chapel Goleta

CONCEPT BUILDING ELEVATION WEST

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A201

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Autodesk Revit 2026

EXTERIOR MATERIAL SCHEDULE

Description	Mark	Color	Manufacturer	Comments
Board Formed Concrete	CW01	Muddy Gray	Sherwin Williams	Concrete Solid Stain
Exterior Column	EC01	Match Storefront Frames	By Contractor	Anodized Aluminum
Exterior Storefront Door	ED01	Fluropon Charcoal	Arcadia	Anodized Aluminum
Exterior Storefront Frame	EF01	Fluropon Charcoal	Arcadia	Anodized Aluminum
Exterior Glazing	EG01	Optigray	Vitro	Dual Glazed, Low-E, Low Reflectivity
Exterior Storefront Solid Panel	EP01	Fluropon Charcoal	Arcadia	Anodized Aluminum
Exterior Sconce	LF02	Match Storefront Frames	Per Lighting Designer	See Lighting Plans for specification
Metal Cross	MC01	Match Storefront Frames/Roof	Custom	
Decorative Fence	MF01	Per Landscape Architect	By Contractor	See Landscape Plans
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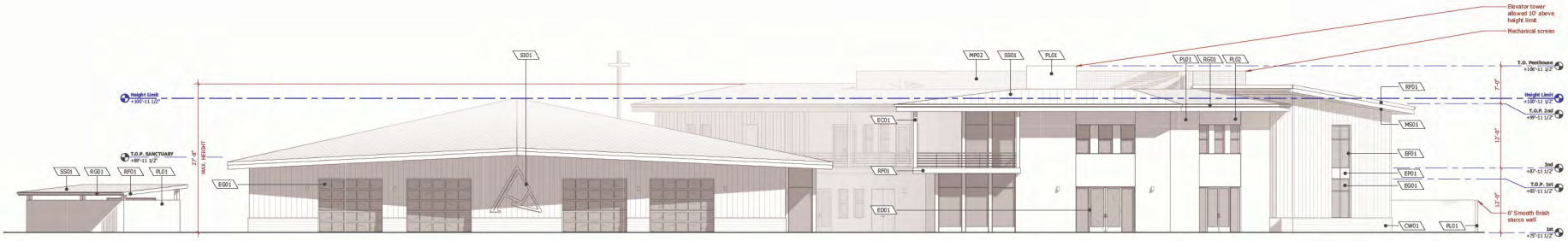
Smooth Trowel Stucco	PL02	X-434 Fallbrook	La Habra	Santa Barbara Finish
Fascia	RF01	Charcoal Gray	MBCI	By Roof Manufacturer
Roof Gutter	RG01	Charcoal Gray	MBCI	By Roof Manufacturer
Custom Signage	SI01	Match Storefront and Cross	Custom	(Under Separate Permit)
Standing Seam Metal Roofing	SS01	Charcoal Gray	MBCI	Superlok

CONCEPT ELEVATION SOUTHEAST 02
1/8" = 1'-0"



SOUTHEAST ELEVATION 01
1/8" = 1'-0"

Anthem Chapel Goleta

CONCEPT BUILDING ELEVATION SOUTHEAST

01/20/2026

1/8" = 1'-0"

A202

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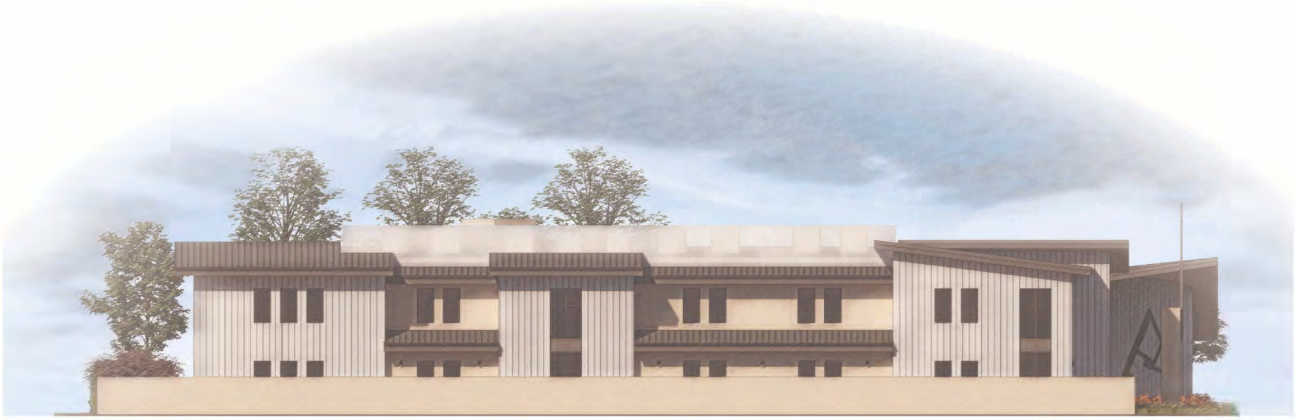
EXTERIOR MATERIAL SCHEDULE

Description	Mark	Color	Manufacturer	Comments
Board Formed Concrete	CW01	Muddy Gray	Sherwin Williams	Concrete Solid Stain
Exterior Column	EC01	Match Storefront Frames	By Contractor	Anodized Aluminum
Exterior Storefront Door	ED01	Fluropon Charcoal	Arcadia	Anodized Aluminum
Exterior Storefront Frame	EF01	Fluropon Charcoal	Arcadia	Anodized Aluminum
Exterior Glazing	EG01	Optigray	Vitro	Dual Glazed, Low-E, Low Reflectivity
Exterior Storefront Solid Panel	EP01	Fluropon Charcoal	Arcadia	Anodized Aluminum
Exterior Sconce	LF02	Match Storefront Frames	Per Lighting Designer	See Lighting Plans for specification
Metal Cross	MC01	Match Storefront Frames/Roof	Custom	
Decorative Fence	MF01	Per Landscape Architect	By Contractor	See Landscape Plans
Metal Panel Siding	MP01	Bone White	MBCI	PW-120
Mechanical Screen	MP02	Anodize Aluminum	Amico	Anodized Aluminum, Perforated
Metal Soffit	MS01	Light Fir	Longboard	Tongue and Groove
Smooth Trowel Stucco	PL01	X-86 Sandstone	La Habra	Santa Barbara Finish
Smooth Trowel Stucco	PL02	X-434 Fallbrook	La Habra	Santa Barbara Finish
Fascia	RF01	Charcoal Gray	MBCI	By Roof Manufacturer
Roof Gutter	RG01	Charcoal Gray	MBCI	By Roof Manufacturer
Custom Signage	S101	Match Storefront and Cross	Custom	(Under Separate Permit)
Standing Seam Metal Roofing	SS01	Charcoal Gray	MBCI	Superlok



CONCEPT ELEVATION NORTH 02
1/8" = 1'-0"

NORTH ELEVATION 01
1/8" = 1'-0"

Anthem Chapel Goleta

CONCEPT BUILDING ELEVATION NORTH

01/20/2026

1/8" = 1'-0"

A203

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Autodesk Docs://Anthem Carnegie Road/225230 - AMH Carnegie Road - MB.rvt

EXTERIOR MATERIAL SCHEDULE

Description	Mark	Color	Manufacturer	Comments
Board Formed Concrete	CW01	Muddy Gray	Sherwin Williams	Concrete Solid Stain
Exterior Column	EC01	Match Storefront Frames	By Contractor	Anodized Aluminum
Exterior Storefront Door	ED01	Fluropon Charcoal	Arcadia	Anodized Aluminum
Exterior Storefront Frame	EF01	Fluropon Charcoal	Arcadia	Anodized Aluminum
Exterior Glazing	EG01	Optigray	Vitro	Dual Glazed, Low-E, Low Reflectivity
Exterior Storefront Solid Panel	EP01	Fluropon Charcoal	Arcadia	Anodized Aluminum
Exterior Sconce	LF02	Match Storefront Frames	Per Lighting Designer	See Lighting Plans for specification
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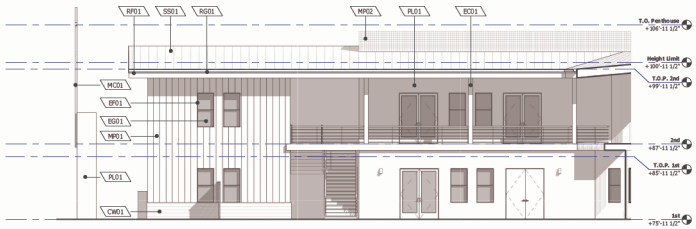
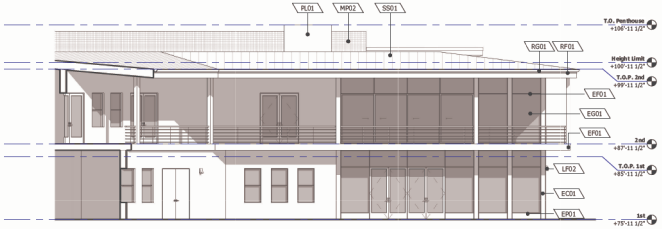
Fascia	RF01	Charcoal Gray	MBCI	By Roof Manufacturer
Roof Gutter	RG01	Charcoal Gray	MBCI	By Roof Manufacturer
Custom Signage	SI01	Match Storefront and Cross	Custom	(Under Separate Permit)
Standing Seam Metal Roofing	SS01	Charcoal Gray	MBCI	Superlok



SOUTH ELEVATION (YOUTH) 03
1/8" = 1'-0"



SOUTHWEST ELEVATION (YOUTH) 02
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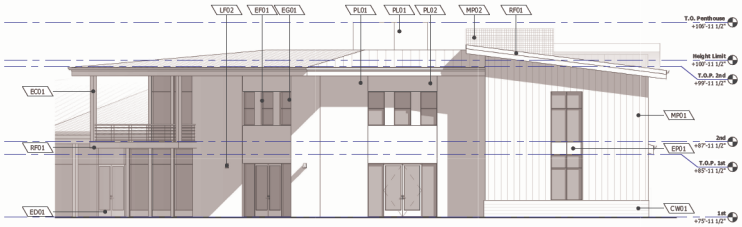

EAST ELEVATION 01
1/8" = 1'-0"

Autodesk Docs://Anthem Carnegie Block/231230 - AHC Carnegie Block - 100B
Adam.Bowen@dmha.com
12/19/2025 4:13:14 PM

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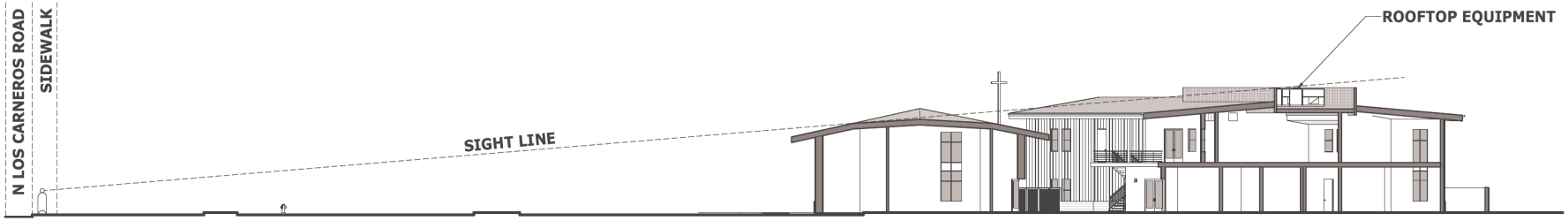
YOUTH BUILDING ELEVATIONS

01/20/2026

1/8" = 1'-0"

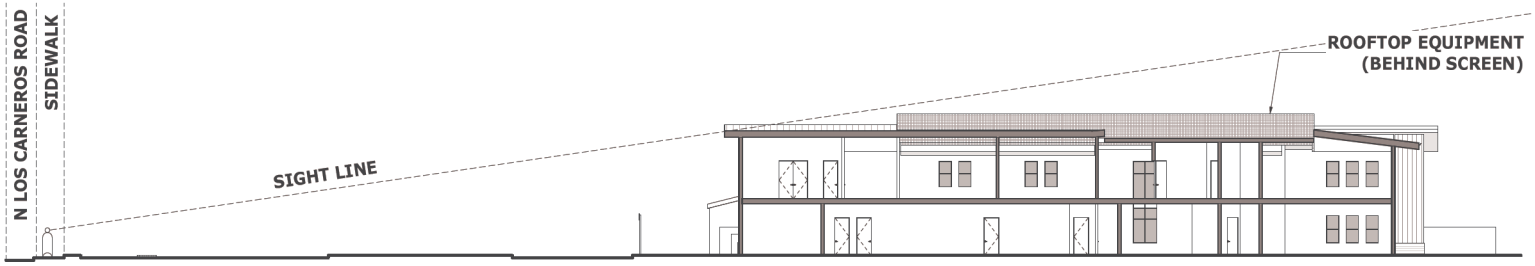
A204

DMH-230401010



SIGHT LINE C 03
3/32" = 1'-0"

SIGHT LINE B 02
3/32" = 1'-0"



SIGHT LINE A 01
3/32" = 1'-0"

Anthem Chapel Goleta

ROOFTOP EQUIPMENT SIGHT LINE DIAGRAMS

01/20/2026

3/32" = 1'-0"

A301

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CONCEPTUAL RENDERING

01/20/2026

A901

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CONCEPTUAL RENDERING

01/20/2026

A902

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CONCEPTUAL RENDERING

01/20/2026

A903

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Author: Brian Lamb

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CONCEPTUAL RENDERING

01/20/2026

A904

Anthem Chapel Goleta

CONCEPTUAL RENDERING

01/20/2026

A905

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CONCEPTUAL RENDERING

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A906

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Author: Brian.Lee@dmha.com

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CONCEPTUAL RENDERING

01/20/2026

A907

DMHA 22230.01

Anthem Chapel Goleta

CONCEPTUAL RENDERING

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SITE CONTEXT RENDERING - LOS CARNEROS 01
NOT TO SCALE

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SITE CONTEXT RENDERING

01/20/2026

1/8" = 1'-0"

A911

SITE CONTEXT RENDERING - CORNER (TREES HIDDEN) **01**
NOT TO SCALE

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SITE CONTEXT RENDERING

01/20/2026

1/8" = 1'-0"

A912

SITE CONTEXT RENDERING - COVINGTON 01
NOT TO SCALE

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SITE CONTEXT RENDERING

01/20/2026

1/8" = 1'-0"

A913

PROPOSED ESHA BUFFER IMPROVEMENTS 03
NOT TO SCALE

EXISTING SITE CONDITIONS 02
NOT TO SCALE

PROPOSED ESHA BUFFER LANDSCAPE KEY PLAN 01
NOT TO SCALE

DMHA
ARCHITECTURE + INTERIOR DESIGN

Anthem Chapel Goleta
ESHA BOUNDARY IMPROVEMENTS
01/20/2026

1/4" = 1'-0"

A914

NOTE: MEASUREMENTS ARE APPROXIMATE, CALCULATED BASED ON PHOTOGRAPHS.

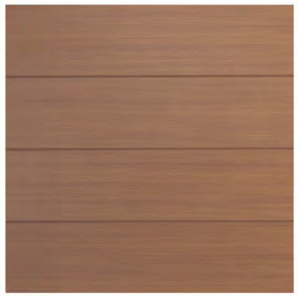
The Stow House, 304 N Los Carneros Rd, Goleta, CA 93117 **03**
3/16" = 1'-0"

Islamic Society of SB, 302 N Los Carneros Rd, Goleta, CA 93117 **02**
3/16" = 1'-0"

Goleta Depot, 300 N Los Carneros Rd, Goleta, CA 93117 **01**
3/16" = 1'-0"

Black

Bega Exterior Light Fixtures
Black (See Lighting Plans for Fixtures)



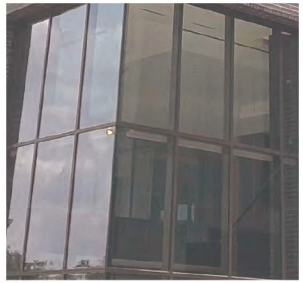
Longboard Tongue and Groove Soffit
Light Fir

X-86 SANDSTONE
Base 200

La Habra Traditional
X-86 Sandstone

MBCI Superlok Standing Seam Metal Roofing
Charcoal Gray (Includes gutters + fascia)

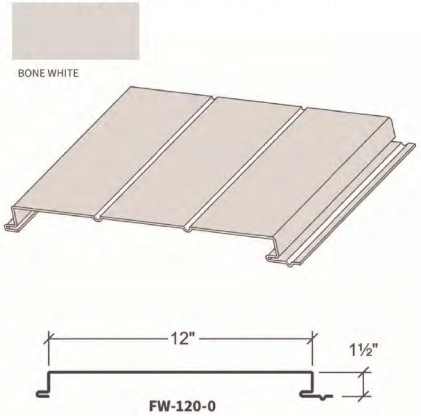
Exterior Top Rails/Deck
Sherwin Williams Riverwood



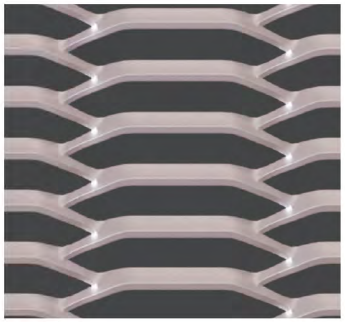
Vitro Architectural Glass
Optigray

X-434 FALLBROOK
Base 200

La Habra Traditional
X-434 Fallbrook



MBCI FW-120-0 Metal Siding
Bone White



Amico Mechanical Screen
Anodized Aluminum

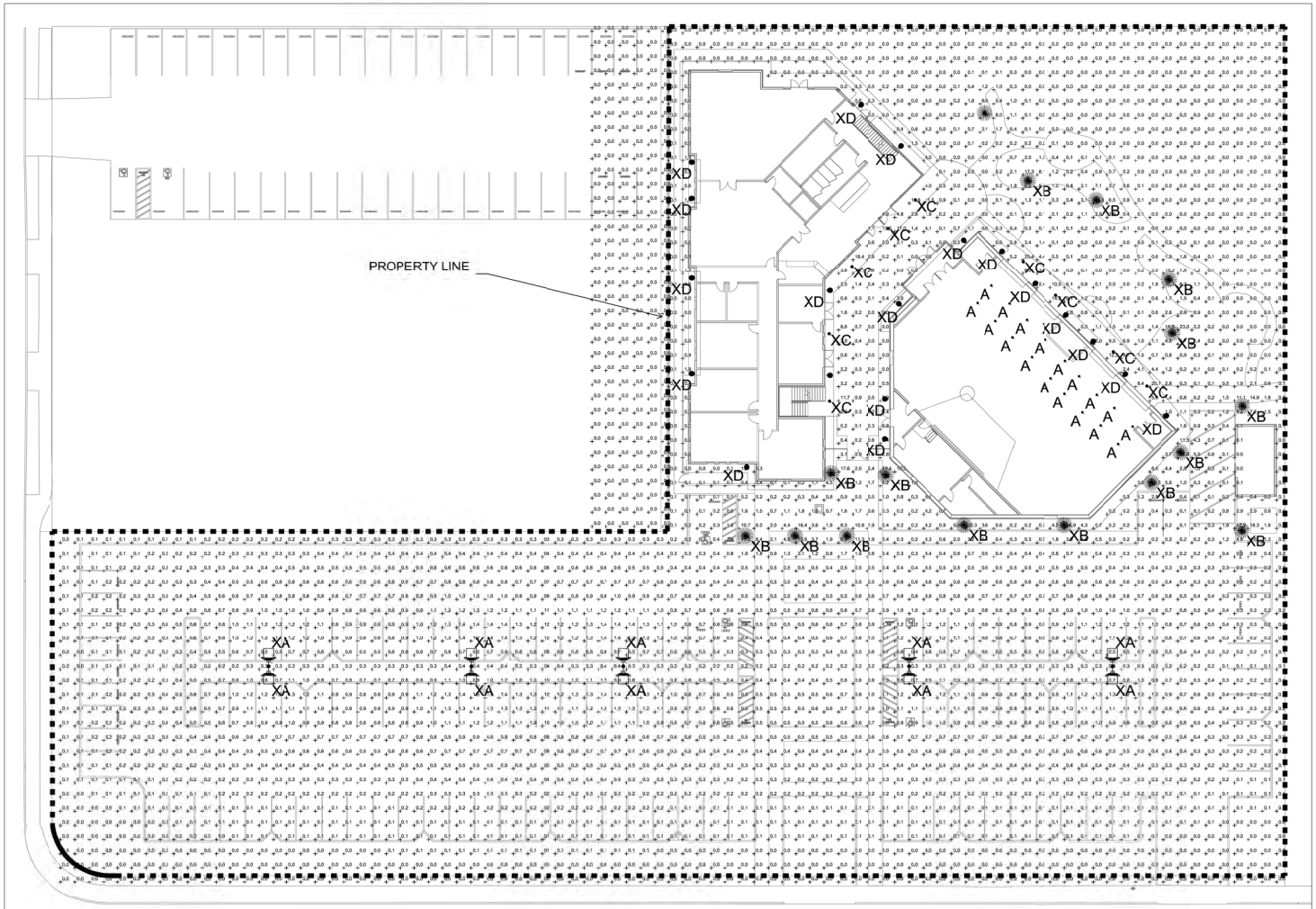
Board Formed Concrete Wall Base
Sherwin Williams Muddy Gray

SANTA BARBARA

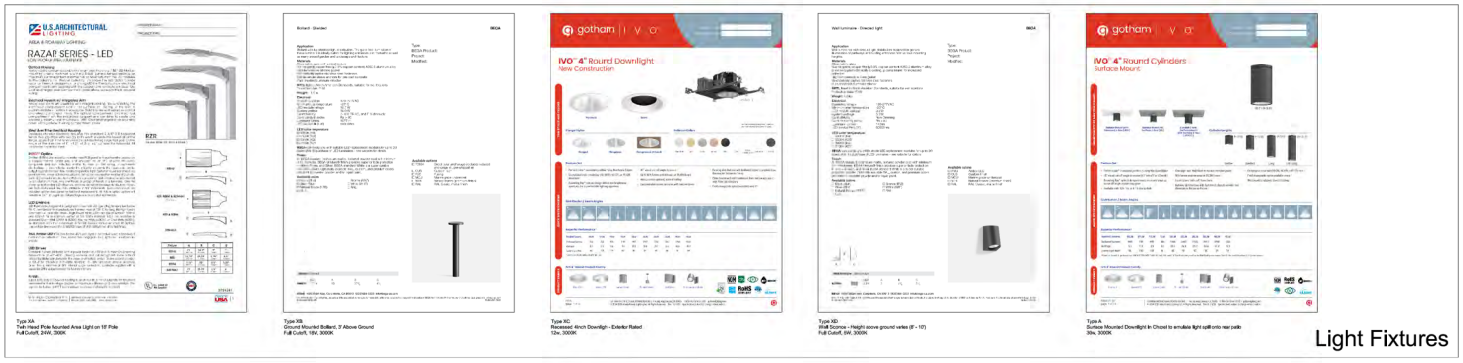
La Habra Stucco
Santa Barbara Finish

Charcoal
E 399B159 **C** 439Z5629M

Arcadia AFG451DT Storefront Frames/Doors
Fluropon Charcoal



Site Plan



Type XA
Twin Head Pole Mounted Area Light on 18' Pole
Full Cutoff, 24W, 3000K

Type XB
Ground Mounted Bollard, 3' Above Ground

Type XC
Recessed 4inch Downlight - Exterior Rated
12w, 3000K

Type XD
Wall Sconce - Height above ground varies (8' - 10')
Full Cutoff, 6W, 3000K

Type A
Surface Mounted Downlight in Chosal to emulate light spill onto rear patio
36w, 3000K

Light Fixtures

ANE

Alan Noelle Engineering
1616 Anacapa Street
Santa Barbara, CA 93101

phone: 805.563.5444
fax: 805.456.5901 alan@aneng.com

Electrical Engineering Lighting Design

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approvals/Consultants:

Project:

ANTHEM CHAPEL
5100 STOW CYN RD.
GOLETA, CA
93117

Sheet Title:

EXTERIOR LIGHTING

Revisions:

1	SITE LIGHTING CALC	08.29.24
2	SITE LIGHTING CALC	04.27.26

Scale: 1/16" = ''	Sheet:
Date: 08/29/24	LT-1.0
Drawn: CS	
Checked: VT	

Attachment 2, Exhibit B

General Plan Consistency Analysis

EXHIBIT B

GENERAL PLAN CONSISTENCY ANALYSIS
NEW ANTHEM CHURCH SUBDIVSION & BUILDING, INCLUDING CONDITIONAL USE PERMIT, CONDITIONAL USE PERMIT AMENDMENT, DEVELOPMENT PLAN, AND DEVELOPMENT PLAN AMENDMENT
AT 6595 COVINGTON WAY

The Project (New Anthem Church Subdivision and Building, including Conditional Use Permit, Conditional Use Permit Amendment, Development Plan, and Development Plan Amendment, known as the "New Anthem Church Building and Associated Improvements") is consistent with the Goleta General Plan/Coastal Land Use Plan (GP/CLUP) as stated in the language below. Given the primary component of the Project is the proposed new development of the community assembly use (Anthem Church Building) and its associated improvements, the Christ Luthern Church (CLC) portion of the Project, which contains no new development except for minor parking and landscaping changes, is not applicable to this consistency analysis. However, a zoning consistency analysis for CLC and its new lot can be found in Exhibit D.

Land Use Element (LU)

The entirety of the proposed Project and uses are consistent with the guiding principles and goals of Chapter 2.0, Land Use Element, of the GP/CLUP. The proposal is in compliance with the Land Use Plan Map (LU 1.1, Figure 2-1), with regards to the designation of Single Family Residential (RS), which allows uses such as "Community Assembly" and "Day Care Facilities" per Table 2-1 (LU 2). The proposed site improvements do not conflict with the land use designation nor the zoning designation of RS.

Land Use (LU) Element Table 2-1 provides minimal development standards for the Residential land use category which includes maximum structure height of 25 feet, with no maximum lot coverage ratio. The physical development associated with the Project generally meets the height standards of 25 feet with a portion of the roof exceeding the height standards by approximately 8.5'. The applicant has requested a height adjustment as outlined in the Planning Commission Resolution 26-___.

Further, Policy LU2: Residential Land Uses, states that the objective is 'To provide appropriate land areas for the residential needs of the existing and future city residents consistent with the existing character of the city's neighborhoods." Assembly use and day care facilities are listed as allowable uses within the land use designation that provide services to serve the everyday needs of the surrounding residential neighborhoods while protecting the residential character of the area. Additionally. all

allowed residential land uses shall be designed to facilitate and promote pedestrian circulation in and to the area, as well as to link these areas to other activity centers.

With respect to LU 1.8 (New Development and Neighborhood Compatibility) and LU 1.9 (Quality Design), the Design Review Board (DRB) has found the proposed buildings and associated site development to be exemplary in design and meets the need in the community for community assembly space. The DRB found the Project design and landscaping appropriate and compatible with the neighborhood.

Open Space Element (OS)

The proposed Project and uses are consistent with the guiding principles and goals of Chapter 3, the Open Space Element of the City's General Plan. Given the location, scope and nature of the proposed Project, the Project would not create a demand for, nor increase the use of, existing park/recreational facilities or open spaces within the community or affect beach access. As such, the Project would not result in any significant effects on recreational facilities nor create any substantial new demand for public amenities. The Project site is not located in the 100-year flood zone.

Open Space Policy OS 8 requires the protection of Native American/Paleontological Resources. A Phase I Archaeological Study and Extended Phase 1A subsurface investigation report was prepared in May 2024 for the portion of the site reserved for the community assembly building. Some isolated artifacts, faunal remains and low-density shell scatter were located during the field survey on the site. No further archaeological investigation was recommended at that time, and the current Project site had previously been excavated and rough graded. The grading associated with the Project will not go beyond the depth of soils already disturbed. Based on currently observable ground disturbance within the subject parcel and the previous grading activities, it is unlikely that an intact archaeological deposit is currently located within the parcel unless it is deeply buried within fill deposits. Based on the recommendation of the report requiring Archaeological Monitoring during ground disturbance activities, the requirement for Archaeological Monitoring is included in the applicant's project description and has been incorporated into the conditions of approval.

Conservation Element (CE)

The proposed Project and uses are consistent with the guiding principles and goals of Chapter 4, Conservation Element of the City's General Plan. Per Figure 4-1, *Special-Status Species and Environmental Sensitive Habitat Areas (ESHA)* of the City of Goleta General Plan/Coastal Land Use Plan (GP/CLUP), the Project site itself does not contain special-status species. The Project site is adjacent to habitat for Monarch Butterfly, nesting birds, and sensitive raptors as denoted on Figure 4-1. Given the adjacency to ESHA, a Biological Resources Assessment dated October 22, 2025, and updated January 5, 2026, was prepared by Storrer Environmental Services, that evaluated the impact on wildlife. The City had the Storrer report peer reviewed by Althouse and Meade. Althouse and Meade concurred with Storrer's analysis, conclusions, and

recommendations. These reports and analyses document that the proposed ESHA buffer reduction request is consistent with the standards outlined in Conservation Element Policy CE 4.5.

Per the GP/CLUP, the adjacent monarch butterfly overwintering site (Site 72) is considered ESHA and a 100-foot buffer from the edge of the tree canopy is required. The buffer may be reduced to 50 feet in circumstances where the trees contribute to the habitat but are nor considered likely to function as an aggregation site. Based on the Storrer Report and confirmed by Althouse and Mead, the setback reduction would minimize encroachment into the ESHA buffer to the maximum extent feasible, with improvements limited to low impact uses such as permeable pavers and native landscaping in the outer buffer area and be acceptable. The inner buffer area will be restored with native vegetation and pollinator-supporting species following installation of the bioretention basin, resulting in approximately 9,700 square feet (0.22 acre) of habitat restoration, including 14 native trees. These measures ensure the buffer reduction is the minimum necessary and will not result in adverse impacts to the adjacent ESHA.

The Project proposes Best Management Practices (BMP) for Stormwater Management consistent with CE 10.1, 10.2, 10.3, 10.6, 10.7 and 10.8 by incorporating bioretention basins, use of permeable materials, revegetation of disturbed areas, planting trees in the existing and proposed parking lot areas, as well as providing the required erosion control plans. The Project has adequate sanitary and waste disposal services, and the stormwater BMP measures will be maintained as required.

The Project is consistent with Policy CE 15.3 (Water Conservation) as the Project will use low-water plumbing fixtures, water-conserving landscaping, and low-flow irrigation.

Safety Element (SE)

The Proposed Project and uses are consistent with the guiding principles and goals of Chapter 5, Safety Element of the City's General Plan. Pursuant to General Plan Safety Element Policy SE1.3, an Initial Site Assessment screening was conducted to determine the potential presence of hazards including earthquake hazard zones; areas subject to tsunami run up, landslides, liquefaction, episodic and long-term shoreline retreat (including beach or bluff erosion), high seas, ocean waves, storms, tidal scour, flooding; slopes averaging greater than 25 percent; unstable slopes; and flood hazard areas and no issues were identified that would make the Project a safety concern.

The Project is adequately served by fire protection services, and the Santa Barbara County Fire Department has reviewed and approved the access and circulation plan and has provided Conditions of Approval, pursuant to SE 7.2. The Project would comply with Fire Department standard conditions regarding circulation and access. Further, Fire Station 14 is located directly adjacent to the proposed Anthem Church site.

The Project will not involve the routine transport, use, or disposal of hazardous substances and therefore the Project is consistent with the policies of SE 9.8.

The Project is located within Safety Zone 6 of the 2023 Santa Barbara Airport Land Use Compatibility Plan (ALUCP). The ALUCP standards apply to the Project and policy consistency is the responsibility of the Santa Barbara Council of Associated Government's Airport Land Use Commission (ALUC). According to the 2023 ALUCP, community assembly and day care facilities uses are compatible uses within Safety Zone 6. Therefore, the Project is consistent with GP/CLUP Policy SE 9.1.

Visual and Historic Resources Element (VH)

The Project is consistent with the objectives of section *VH 4.3 Single-Family Residential Areas,* as the DRB found the proposed buildings and structures compatible with the adjacent single-family development relative to size, bulk and scale. The proposed Project is located on a local scenic corridor (Los Carneros Road). The community assembly building is setback from the road by 125 feet which does not degrade views of scenic areas and ensures visually compatible with scenic qualities. Additionally, pursuant VH 2.3 the Project incorporates natural features in design, uses landscaping for screening purposes and/or minimizing view blockage, places utilities underground, and clusters buildings in the in the southeast corner of the site. The design of the Project is consistent with the Visual and Historic Resources Element, namely Visual and Historic Resources Element Policies VH 1.1, VH 1.2, VH 1.4, VH 1.5, VH 2.1, VH 2.2, VH 2.3, VH 3.1, VH 3.2, VH 3.3, and VH 3.4 because the Project does not negatively affect the visual character of Goleta as the DRB found the Project to be an exemplary design complemented and compatible with adjacent development. The DRB found the Project to have good site design including well designed landscaping and circulation of the site and will use high quality materials.

The proposed Project is designed to be compatible with adjacent developments relative to size, bulk, and scale. The street elevation(s)/renderings of the site enhance the streetscape along Los Corneros and are pedestrian friendly.

The Project is consistent with the objectives of section VH 4.9 *Landscape Design* as the landscape plan was designed and considered as part of the development and conforms to the natural topography and there are no existing specimen trees. No trees are proposed for removal. The landscaping palette avoids invasive plants and utilizes native and drought tolerant vegetation with a range and density of plantings including groundcovers, shrubs, and trees in varying heights and species.

The Project is consistent with Policy VH 4.11 *Parking Lots*, as adequate parking is provided in the quantity specified for the use and at dimensions and widths consistent with City standards. Pedestrian circulation is integrated, adequate, and delineated to

provide safe and convenient pedestrian links to the adjacent roadway and to the Stow House parking lot. The proposed parking lot landscaping provides buffers, visual relief, and shade. Appropriate tree density is provided, and one tree is provided for every four parking spaces where feasible.

The Project is consistent with Policy VH 4.12 *Lighting* as the proposed outdoor light fixtures are dark-sky compliant, downward facing, and shielded. The outdoor lighting proposed is minimal in terms of the number of fixtures and level of intensity, preventing light pollution. Further, the fixtures are of appropriate style and compatible with surrounding areas and architectural fabric of the area, which the DRB has reviewed and recommended approval.

Transportation Element (TE)

The proposed Project and uses are consistent with the guiding principles and goals of Chapter 7, Transportation Element, of the City's General Plan.

GP/CLUP Policies TE 3.3 and TE 3.5 address major principal arterials (Los Carneros Road) and nearby collector streets (Covington Way) which serve the Project site. Policy TE 4.1 sets Level of Service (LOS) Standard C for roadways and intersections, including the aforementioned collector street and principal arterials in the Project vicinity. According to the Traffic Study prepared for the Project by Associated Transportation Engineers (January 5, 2026), the Project will not degrade principal arterial, collector street, or intersection level LOS in the Project vicinity and therefore the Project is consistent with the aforementioned Policies.

The Project is consistent with General Plan Policies TE 9.1, 9.2 and 9.4, in that sufficient and adequate off-street parking is provided for the Project. The Project provides 28 spaces for weekday activities for daycare, preschool, and administrative related operations and will be providing 100 parking spaces for community assembly uses on the weekends. The total number of parking spaces provided will be 117. The number of off-street parking spaces is consistent with the City of Goleta Zoning Ordinance.

Further, General Plan Policies TE 9.5, TE 11.4 and 12.1 relate to parking lot design, provision of bicycle parking, and driveway designs and spacing to minimize pedestrian conflicts with vehicles. The Project is adding a driveway but given the length of the parcel it is appropriate, and the entrances to the buildings are designed to minimize pedestrian use of the parking lot, thereby reducing potential pedestrian conflicts. For all of these reasons, the siting and design of the Project is consistent with the above referenced Transportation Policies.

Additionally, the proposed Project is not in conflict with TE Figure 7-3, (Transportation Improvement Map), Figure 7-4 (Public Transportation System), Figure 7-5 (Pedestrian System Plan), or Figure 7-6 (Bikeways Plan Map).

Public Facilities Element (PF)

The Project is consistent with the Public Facilities Element. Public Facilities Policies PF 3.1 (Fire Protection), PF 4.1(Water Facilities and Service), PF 4.2 (Sewer Facilities and Services), PF 5.1 (Collaboration with School Districts), PF 6.1 (Utilities), and PF 9.7 (Essential Services for New Development) relate to the timing of new development in sync with the provision of essential public services such as water, sewer, fire, and school capacity. Given this site is located in an urbanized area of the community all the necessary infrastructure exists adjacent to the site. Goleta Water District and Goleta Sanitation District have indicated that there is sufficient capacity to serve this site and that the infrastructure already exists nearby to serve the new buildings. Further Santa Barbara County Fire Department has indicated that they have capacity to serve the site and Station 14 is located directly adjacent to the site so response time to any Fire emergency would be minimal. The Project will not impact local schools as no new housing/population is proposed and the Project will have a position impact by provided much needed day care facility within Goleta.

Noise Element (NE)

The proposed Project and uses are consistent with the guiding principles and goals of Chapter 9, Noise Element, of the City's General Plan. The Project is not expected to generate excessive operational noise based on the proposed use of the property for community assembly and associated uses, such as a day care facility as most of the activities will be conducted indoors. Further, the applicant has provided a noise study in accordance with GP/CLUP Policy NE 4.1 prepared by prepared by 45dB Acoustics, dated November 22, 2025, and accepted by staff following a peer review provided by Rincon Consultants that documents that any noise resulting from the worship activities if the doors are open will not exceed the thresholds established by the General Plan. Additionally, the potential noise generating areas have been oriented away from the residential area so as to further minimize noise intrusion consistent with GP/CLUP Policy NE 7.2. The construction of the development may increase ambient noise in the area during the short-term during construction, but construction will be limited to the hours of 8 am – 5 pm Monday – Friday as outlined In GP/CLUP Policy NE 6.4. Further, the site is located within Safety Area 6 of Santa Barbara Airport and falls within the 60-65 dB CNEL noise contours.

General Plan Policy NE 1.1 Land Use Compatibility Standards specifies, "The City shall use the standards and criteria of Table 9-2 to establish compatibility of land use and noise exposure." The proposed Project uses, including community assembly and day care and the associated parking lot, are consistent and compatible with the "Normally Acceptable" CNEL noise levels that occur on this site. Based on the acoustic analysis prepared by 45dB Acoustics, dated November 22, 2025, and accepted by staff following a peer review provided by Rincon Consultants. The acoustic analysis concluded that sound levels for a typical 3-hour church service time period (3 separate 1-hour services) during daytime hours (between 7am and 7pm) held inside the proposed Sanctuary

building would not exceed the CNEL 65 dBA limit of the General Plan Noise Element at the property lines of nearby noise-sensitive land uses and will comply with the City's Municipal Code. This Project will not require mitigation, and the roll-up exterior doors that open to the southeast may be open or closed. Event sound levels will be monitored to ensure compliance with the Ordinance. Further, the building will be designed and constructed to meet 60-65 dBa CNEL interior noise levels consistent with the General Plan and with the 2023 ALUCP policies applicable to this site consistent with General Plan Policies NE 1.5, NE 7.2, and NE. 7.3.

In addition, construction will be limited to 8 am – 5pm Monday – Friday; the site's location, the intervening structures, and adherence to the applicable construction hours, the Project will be consistent with General Plan Policy NE 1.3, and 6.4.

Housing Element (HE)

The Project is consistent with the City's adopted 2023-2031 Housing Element. The non-residential Project does not propose any new residential development, would not substantially induce unplanned population growth, would not result in any significant effects on housing, and would not create any substantial new demand for housing. In addition, the Project would not remove existing housing units, displace people, nor necessitate the construction of replacement housing. Further, the site is not identified as a housing site (either vacant or underutilized) in Table 10A-28 of the Housing Element Technical Appendix.

The Project will have no effect on existing housing and neighborhoods (General Plan Policy HE1), fair housing policies (HE 3), or community partnerships in support of local and regional housing polices (HE 5), as the development will occur on a vacant lot that has been planned for non-residential uses for at least the past 25 years. Pursuant to Housing Element Policy 2.2b, the Project will be required, as stated in the Conditions of Approval, to contribute to providing affordable housing within the City. This requirement can be met through the payment of affordable housing impact fees adopted by the city. Alternatives to satisfy this requirement may, at the discretion of the City, include providing housing on-site, housing assistance as part of employee benefit packages, or other alternative or similar value.

Attachment 2, Exhibit C

Zoning Consistency Analysis

ZONING CONSISTENCY ANALYSIS FOR PARCEL MAP 32,072, ANTHEM CHURCH BUILDING AND ASSOCIATED IMPROVEMENTS AND CHRIST LUTHERAN CHURCH PARKING LOT CHANGES BASED ON RS DEVELOPMENT STANDARDS CASE NOS. 24-0004-CUP(AM), 24-0010-DP(AM); 24-0030-DRB; 24-0009-DP, 24-0002-SUB, & 24-0005-CUP

Subdivision of Lot 1 (CLC) to New Lot 1 (CLC) and New Lot 2 (Anthem Church)

New Lot 1	PROPOSED LOT SIZE	CONSISTENCY WITH STANDARDS
Required Minimum Lot Size: 7,000 square feet.	38,360 square feet.	Yes.
Required Minimum Width: 65 feet.	178 feet.	Yes.

New Lot 2	PROPOSED LOT SIZE	CONSISTENCY WITH STANDARDS
Required Minimum Lot Size: 7,000 square feet.	110,745 square feet.	Yes.
Required Minimum Width: 65 feet.	102 feet on eastern property line and 342 feet on southern property line.	Yes.

Lot 1- Christ Lutheran Church (CLC)

ZONING REQUIREMENTS	PROPOSED PROJECT	CONSISTENCY WITH STANDARDS

Front Yard Setback: Twenty (20) feet from right-of-way line for structures.	23 feet from right-of-way line.	Yes.
Side Yard Setbacks: 10 percent of lot which is 6.5 feet.	11 feet.	Yes.
Rear Yard Structure Setback: 25-foot rear yard setback for primary buildings.	The applicant proposes to retain an existing classroom structure that would continue to partially encroach (5 feet) into the rear yard setback.	Yes, with an Adjustment Request pursuant to Section 17.59.040 of the GMC.
Parking: County Requirement at Time of CUP Approval 1 space per 100 sq. ft. of assembly space: 18 parking spaces required Title 17 standards: 1 space per 4 permanent seats in main assembly area, or 1 space per 50 sq. ft. of assembly area where temporary or moveable seats are provided. 43 parking spaces required.	41 parking spaces. 41 parking spaces	Yes, exceeded the County requirements. Yes, with an Adjustment Request pursuant to Section 17.59.040 of the GMC, would remain consistent with previous approval.
Building Height limit: Maximum height of 25 feet.	No change proposed. Maximum height of all CLC structures do not exceed 25 feet.	Yes.

Loading Zone Space: County Requirement at Time of CUP Approval: 0 loading spaces Title 17: Assembly Uses are required to 1 separate loading zone.	0 0	Met the County Code at time of approval. Yes, with an Adjustment Request pursuant to Section 17.59.040 of the GMC.
Short-Term Bicycle Parking: County Requirement at Time of CUP Approval: 0 bicycle spaces Title 17 Required to have 4 spaces.	0 5 spaces.	Met the County Code at time of approval. Yes.
Short-Term Electric Bicycle Parking: County Requirement at Time of CUP Approval: 0 EV bicycle parking spaces Title 17: Required to have 1 space.	0 The applicant is proposing zero.	Met the County Code at time of approval. Yes, with an Adjustment Request pursuant to Section 17.59.040 of the GMC. Would remain consistent with past CUP approval.

Heat Island Effect: Not a County Requirement at Time of CUP Approval Title 17: Required to meet 50% shading criteria of parking lot.	n/a With the addition of 7 new trees, the existing parking lot can achieve 22% shading criteria due to the existing parking lot configuration.	Met the County Code at time of approval. Yes, with an Adjustment Request pursuant to Section 17.59.040 of the GMC.

Lot 2- Anthem Church

ZONING REQUIREMENTS	PROPOSED PROJECT	CONSISTENCY WITH STANDARDS
Front Yard Setback: Twenty (20) feet from right-of-way line for structures. Ten feet for parking spaces.	200+ feet from Covington Way right-of-way line for structures. 10 feet from Covington Way right-of-way line for parking	Yes.
Street Side Setback: Ten (10) feet from right-of-way line for structures and parking spaces.	120+ feet from Los Carneros Rd. right-of-way line for structures 10+ feet from Los Carneros right-of-way line for parking spaces	Yes.
Interior Side Yard Setback – North & East Property Lines: 10 percent of lot width with a maximum 10 feet.	10 feet from the north property line 15 feet from the east property line	Yes.

Rear Yard Setback – South Property Line: 15 feet from rear yard property line abutting open space for primary buildings. 3 feet from rear yard property line for accessory structures	38 feet for primary structures 3 feet for accessory structures (trash enclosure, & transformer pad)	Yes.
Parking (Weekday uses don't overlap with public assembly uses): **Daycare (55 students)**– 1 space/10 students: 6 spaces required 1 loading space/10 students: 6 spaces required Subtotal: 12 spaces **Pre-school (55 students)** – 1space/10 students: 6 spaces required 1 loading space/10 students: 6 spaces required Subtotal: 12 spaces **Church Admin (1,154 sq. ft.)** – 1 space/300 sq. ft. Subtotal: 4 spaces **Total for Weekday Uses: 28 Spaces Required**	117 parking spaces	Yes.

Parking (Weekend uses don't overlap with daycare/pre-school uses): **Sanctuary public assembly area (5,042 sq. ft.) –** 1 space/50 sq. ft. **Total for Weekend Uses: 101 Space Required**	117 parking spaces	
Building Height limit: Maximum height of 25 feet.	Proposed height is 27 feet 8 inches.	Yes, with an Adjustment Request pursuant to Section 17.59.040 of the GMC.
Height of Standalone Architectural Elements: 30 feet.	Applicant is proposing 33 feet and 10 inches.	Yes, with an Adjustment Request pursuant to Section 17.59.040 of the GMC.
Loading Zone Space: Assembly Uses are required to 1 separate loading zone.	Applicant is providing 1 loading zone space.	Yes.
Short-Term Bicycle Parking: Required to have 12 spaces	The applicant is proposing 12.	Yes.
Short-Term Bicycle Charging Spaces: Required to have 2 spaces.	The applicant is proposing 2.	Yes.

Long-Term Bicycle Parking: Required to have 3 spaces.	The applicant is proposing 3.	Yes.
Heat Island Effect: Required to meet 50% shading criteria of parking lot.	The applicant is proposing 50% shade covering in the parking lot.	Yes.

Attachment 2, Exhibit D

CLC DPAM/CUP AM Conditions of Approval

CONDITIONS OF APPROVAL
FOR
Conditional Use Permit Amendment and Development Plan Amendment
Improvements to Christ Lutheran Church
24-0004-CUP(AM), 24-0010-DP(AM) & 24-0030-DRB

In addition to all applicable provisions of the Goleta Municipal Code ("GMC"), Lars Linton, authorized agent for Christ Lutheran Church of Goleta, owner/applicant (hereinafter referred to as "Permittee") agrees to the following conditions for the City's approval of Case No. 24-0004-CUPAM, 24-0010-DPAM, and 24-0030-DRB ("Project Conditions").

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in these Project Conditions use the definitions set forth in the GMC. For purposes of these Project Conditions, the term "Director" refers to the Planning and Environmental Review Director, or designee.

AUTHORIZATION

1. This Conditional Use Permit Amendment and Development Plan Amendment, Case Nos. 24-0004-CUP(AM), 24-0010-DP(AM) & 24-0030-DRB, authorizes implementation of plans stamped "APPROVED", dated _____, and attached/subject to these Conditions of Approval set forth below, specified plan sheets and agreements included by reference, as well as all applicable City rules and regulations.

   The project consists of:
   - Conditional Use Permit Amendment (CUP) to Conditional Use Permit 65-CP-52 to revise the boundary of where Christ Lutheran Church (CLC) is located;
   - Development Plan Amendment for the existing CLC building on new Lot 1 of Parcel Map 32,072 with adjustments for landscaping, parking, bicycle parking, and the rear setback as listed below.
   - No changes are proposed to the existing CLC sanctuary/community assembly buildings.
   - Seven additional trees will be planted in the parking lot area.
   - The approved development standard adjustments are:

     - Encroachment into the rear setback by 5' for an existing modular classroom that is not being moved. A 20' rear setback will be observed for the classroom building. All other buildings will observe the 25' setback.
     - Provision of no separate loading spaces (1 required), pursuant to GMC Section 17.38.100(A) reflecting the pre-existing condition.
     - Provision of no electric bicycle parking space (1 required) pursuant to GMC Section 17.39.090 (C) reflecting the pre-existing condition.

- Reduction to the number of parking spaces from 43 to 41, pursuant to GMC Section 17.38.070 reflecting the pre-existing condition.
- Approval of 10 trees instead of 11 trees on Lot 1 based on the existing development pursuant to GMC Section 17.38.110 (K).
- Approval of a 22% Heat Island Effect Reduction for the parking lot (50% required) based on existing development pursuant to GMC Section 17.38.110 (J).

2. All construction, improvements, implementation, and/or any other actions taken pursuant to this permit shall be in substantial conformance with the Project Conditions. Any deviations from the Project Conditions must be reviewed and approved by the City of Goleta (City). The City shall determine whether any deviation substantially conforms to the Project Conditions. Any deviation determined to not be in substantial conformance with the Project Conditions requires the Applicant/Permittee to seek additional approval, permits, or other action by the City. Any deviation from the Project Conditions made without the above-described review and approval of the City is a violation of this permit.

3. The Development Plan Amendment and Conditional Use Permit Amendment will expire one (1) year after approval, unless before the expiration, substantial physical construction has been completed on the Development Plan or a time extension has been applied for by the Permittee. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension as specified by City regulations. If the Applicant/Permittee requests a Time Extension, the project may be revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or additional identified project impacts. Any new fees imposed, and existing fees will be those in effect at the time of the extension request.

4. Design Review approval shall expire one year from the date of preliminary approval unless the project receives final approval. Prior to expiration of such a one-year period, the Director may grant one extension of up to one year. The Design Review approval shall expire three years from the date of final approval unless the associated Zoning Permit has been approved. Prior to the expiration of such a three-year period, the Director may grant one extension of up to two years.

5. All entitlements and permits associated with the project shall become effective upon the date of Planning Commission action on the project.

6. The permits run with the land and the rights and obligations thereof, including the responsibility to comply with the project description, are binding upon successors in interest. The Development Plan may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the GMC.

7. On the date that any subsequent permits are approved for a different project on this site, any previously approved but unbuilt plans become null and void.

8. Any proposed deviations from the project plans, project description, or Project Conditions must be submitted to the Planning and Environmental Review Director for review and approval by the appropriate decision maker. Any unapproved deviations from the project approval will constitute a violation of the permit approval. The plans labeled Project Plans with print date January 20, 2026, herein incorporated by reference.

9. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions must prevail.

10. The project site and any portions thereof shall be sold, leased, or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.

11. No signs of any type are approved with this action unless otherwise specified. All future signage must be reviewed and permitted in compliance with the City's zoning code.

12. This approval does not confer legal status on any existing structures or uses on the property unless specifically reviewed and authorized within the project description of this Development Plan.

13. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, demolition, enlarging or rebuilding of any building structure, or improvement, the Applicant/Permittee must obtain a grading and/or building permit from the Planning and Environmental Review Director.

14. Permittee agrees to indemnify, hold the City harmless from and defend the City against any and all claims, actions, appeals, damages, costs (including, without limitation, attorney's fees), injuries, or liability (each, a "Claim"), arising from or related to the City's approval of the Development Plan ("DP") and attendant Conditions of Approval or any associated post-discretionary approvals, approval and condition clearance of the Development Plan and associated post-discretionary approvals ("Project Approvals"). The obligation to indemnify, hold harmless and defend the City shall arise when the City is named in or subject to any Claim, including without limitation a lawsuit, claim, or other legal proceeding regardless of whether such Claim is meritless, meritorious, or otherwise arising out of related to any of the Project Approvals. Permittees shall pay all litigation costs, attorney's fees, expert fees, and other costs associated with any Claim related to or arising out of the Project Approvals against the City ("Defense Costs") and agrees that the City may select counsel of its own choosing to defend against such Claim(s). Permittees shall remit payment of the

City's Defense Costs within thirty (30) days of request for payment. For purposes of this section "the City" includes the City of Goleta's elected officials, appointed officials, officers, employees, consultants, contractors, and agents. Permittees are jointly and severally liable for this condition.

15. In the event than any conditions imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Applicant/Permittee in action filed in a court of competent jurisdiction or threatened to be filed, this approval must be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Project Condition is invalidated by a court of competent jurisdiction, the project must be reviewed by the City and substitute conditions may be imposed to validate the Development Plan.

16. Secure Final Design Approval from the Design Review Board (DRB) of the following items:

    a. The landscaping plan for the new trees.
    b. Utilize efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g., drip irrigation, automatic sprinklers equipped with moisture sensors, etc.). Utilize automatic sprinkler systems that must be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers must also be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscaping irrigation.

17. Secure any necessary Building permits for the associated irrigation for the new trees.

18. Building permits associated with the irrigation must receive final inspection.

19. All relevant conditions of approval from exiting CUP 65-CP-52 remain in full effect and force.

By signing this document, the undersigned certifies that they have read, understood, and agrees to the Project Conditions listed in this document.

_____

Lars Linton, Agent for Christ Lutheran Church of Goleta Date

-End of Development Plan Conditions-

Attachment 2, Exhibit E

Anthem DP/CUP Conditions of Approval

CONDITIONS OF APPROVAL
FOR
Conditional Use Permit, and Development Plan
New Anthem Chapel Facility
24-0005-CUP, 24-0009-DP & 24-0030-DRB

In addition to all applicable provisions of the Goleta Municipal Code ("GMC"), Lars Linton, authorized agent for Christ Lutheran Church of Goleta, owner/applicant (hereinafter referred to as "Permittee") agrees to the following conditions for the City's approval of Case No. 24-0005-CUP, 24-0009-DP, and 24-0030-DRB ("Project Conditions").

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in these Project Conditions use the definitions set forth in the GMC. For purposes of these Project Conditions, the term "Director" refers to the Planning and Environmental Review Director, or designee.

AUTHORIZATION

1. This Development Plan, and Conditional Use Permit Case Nos. 24-0009-DP, 24-0005-CUP, and 24-0030-DRB, authorizes implementation of plans stamped "APPROVED", dated _____, and attached/subject to these Conditions of Approval set forth below, including mitigation measures and specified plan sheets and agreements included by reference, as well as all applicable City rules and regulations.

   The project consists of a Minor Conditional Use Permit for Anthem Chapel (AC) to allow a community assembly use in the RS-8 zone district, Development Plan for the new Anthem Chapel Buildings and associated improvements with adjustments for building/structure height, and an Environmentally Sensitive Habitat Area (ESHA) buffer reduction, and Preliminary design review of the improvements on Lot 2.

   The applicant will construct a new church and associated improvements for Anthem Chapel Goleta (AC) at 6595 Covington Way which includes the following:

   - Construction of a 500-seat, 6,512 SF sanctuary/community assembly building on Lot 2. The list of adjustments approved for Lot 2 is provided below.
   - Construction of a 2-story 13,554 SF education building to support day care and pre-school on Lot 2. The day care/pre-school will have up to 110 children.
   - Construction of exterior patios, play yards and passive recreation areas on Lot 2.
   - Construction of a 117-space parking lot including 5 accessible and 6 electrical vehicle (EV) charging parking spaces and 25 EV ready spaces on Lot 2.
   - Provide 12 short-term bicycle parking spaces, 3 long-term bicycle parking spaces, 2 short-term bicycle charging stations, and 1 long-term bicycle charging station on Lot 2.
   - Restore and enhance an onsite Monarch ESHA buffer with native and monarch appropriate plantings and a split rail fence on Lol 2.
   - Install new walls and fences varying in height from 3' to 6' high and materials

(split rail, wrought iron, chain link and concert block) to delineate exterior boundaries and create a waste storage area on Lot 2.

- Modify existing driveway and construct a new driveway on Los Carneros Road to serve Lot 2.
- Install landscaping around the perimeter of the new parcel, and within the parking lot, and a 9,700-square-foot native habitat restoration with native plant species.
- Install building wall sconces and pole lighting as shown on the plans, which are required to be directed downward.

The following are the approved operational features:

- Anthem Chapel religious services may have up to four (4) services per week; up to three (3) services on Sunday's, and one (1) held during a weekday evening. Sunday services occur between 8:00 A.M. and 9:00 P.M. and weekday evening services occur between 6:00 P.M. and 9:00 P.M.

- The pre-school and daycare facilities will each accept up to 55 children. The facilities will be open Monday through Friday. The hours for the pre-school will be 9:00 A.M. to 1:00 P.M. and the hours for the daycare will be 8:00 A.M. to 5:00 P.M. with some aftercare made available as needed.

- Religious services, pre-school, and daycare activities are supported by Anthem Chapel's clergy, administrative staff, and volunteers. Religious services will be supported by 12 office and clergy staff, pre-school will be supported by 12 part-time staff, and daycare will be supported by 12 staff, for a total of 36 staff.

- Special events beyond the approved operational framework will need to obtain a Special Events Permit, pursuant to Municipal Code Section 12.07.

The following are the approved Adjustments:

- The height of the educational building is allowed to be 27 feet 8 inches, pursuant to Municipal Code Section 17.07.030.
- The height of the standalone cross feature is allowed to be 33 feet 10 inches, pursuant to Municipal Code Section 17.24.080.
- The setback from the Monarch Butterfly ESHA is allowed to be 50 feet, pursuant to Municipal Code Section 17.30.180(C)(2).

The following outline the approved building materials, landscaping, lighting and grading associated with the Anthem Chapel project:

- Building materials for the assembly and education building on Lot 2 includes naturally toned board-formed concrete base at the ground level, supporting vertically ribbed, bone-white metal panel walls that echo the character of historic agricultural structures. Additional exterior finishes, including plaster elements,

enrich the material palette. Above, a standing seam metal roof crowns both the assembly and education building. The building will contain an elevator at a total height of 33 feet, consistent with Table 17.24.080.

- Landscaping for Lot 2 includes new landscaping around the perimeter of the new parcel, and within the parking lot. Also included are new areas for passive recreation and gathering (patio areas), and a fenced outdoor play yard for daycare and preschool uses at the southeast corner of the property. Within the southeast corner of the site, plant materials will consist of native species for the purpose of supporting butterfly foraging and the restoration of the Monarch buffer area.

- Exterior passive recreation areas around the sanctuary include pavers, grasses, benches, and patios. A concrete walkway will traverse the exterior of the sanctuary, flanked on the east and west sides by two (2) 1,500 SF wooden trellises with vines.

- Eighteen (18) small to medium-sized non-native trees, primarily cinnamon camphora, on the AC lot will be removed to accommodate grading and development of the project.

- Fifty-nine (59) new trees will be installed on the property. Of the 59 trees, ten (10) new trees will be planted within the Monarch ESHA buffer area. The remaining 49 trees will be planted within the parking lot.

- A 72-inch-high black chain-link fence to demark exterior property boundaries generally except as described next. In the area directly adjacent to the Stow House and Lake Los Carneros Park, a 4’ split rail fence to allow small animals to traverse the sites will be installed. Additional fencing, not to exceed 6’ high, will be provided around the pre-school/day care play area. A 3-foot-high stucco CMU retaining wall will be installed along the north property boundary between CLC and Anthem.

- Both building wall sconces and pole lighting as depicted in the approved plans will be installed. Exterior lighting will be cut off with no direct light exiting the building. Exterior lights will be primarily for safety in the walking and parkway areas and will consist of hooded pedestal or bollard lighting, directed downwards. The approved photometric study is provided as Sheel LT-1 of the approved plans. The study shows that the lighting will result in 0.1 foot-candles or less at all property boundaries and within the ESHA buffer.

- The finished topography of Lot 2 will remain consistent with existing conditions, with the grading limited to the minimum required to construct the AC project. Over-excavation for building foundations will be required and cut, and fill will be utilized to create a level site that achieves a cohesive development with the existing Christ Lutheran Church building on Lot 1. Approximately 4,200 cubic yards of cut and 560 cubic yards of fill are anticipated.

2. All construction, improvements, implementation, and/or any other actions taken pursuant to this permit shall be in substantial conformance with the Project Conditions. Any deviations from the Project Conditions must be reviewed and approved by the City of Goleta (City). The City shall determine whether any deviation substantially conforms to the Project Conditions. Any deviation determined to not be in substantial conformance with the Project Conditions requires the Applicant/Permittee to seek additional approval, permits, or other action by the City. Any deviation from the Project Conditions made without the above-described review and approval of the City is a violation of this permit.

3. Approval of the Development Plan and Conditional Use Permit will expire five (5) years after approval, unless before the expiration, substantial physical construction has been completed on the Development Plan, or a time extension has been applied for by the Permittee. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension as specified by City regulations. If the Applicant/Permittee requests a Time Extension, the project may be revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or additional identified project impacts. Any new fees imposed, and existing fees will be those in effect at the time of the extension request.

4. Design Review approval shall expire one year from the date of preliminary approval unless the project receives final approval. Prior to expiration of such a one-year period, the Director may grant one extension of up to one year. The Design Review approval shall expire three years from the date of final approval unless the associated Zoning Permit has been approved. Prior to the expiration of such a three-year period, the Director may grant one extension of up to two years.

5. All entitlements and permits associated with the project shall become effective upon the date of Planning Commission action on the project.

6. The permits run with the land and the rights and obligations thereof, including the responsibility to comply with the project description, are binding upon successors in interest. The Development Plan may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the GMC.

7. On the date that any subsequent permits are approved for a different project on this site, any previously approved but unbuilt plans become null and void.

8. The City will only issue permits for development, including grading, when the construction documents (e.g., grading plans, building plans, etc.) are in substantial compliance with the approved zoning plan set. The size, shape arrangement, use, and location of buildings, walkways, parking areas, drainage facilities, and landscaped areas must be developed in substantial conformity with the approved plans.

Substantial conformity must be determined by the Planning and Environmental Review Director.

9. Any proposed deviations from the project plans, project description, or Project Conditions must be submitted to the Planning and Environmental Review Director for review and approval by the appropriate decision maker. Any unapproved deviations from the project approval will constitute a violation of the permit approval. The plans labeled project plans with print date January 20, 2026, herein incorporated by reference.

10. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions must prevail.

11. The project site and any portions thereof shall be sold, leased, or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.

12. No signs of any type are approved with this action unless otherwise specified. All future signage must be reviewed and permitted in compliance with the City's zoning code.

13. This approval does not confer legal status on any existing structures or uses on the property unless specifically reviewed and authorized within the project description of this Development Plan.

14. Permittee agrees to indemnify, hold the City harmless from and defend the City against any and all claims, actions, appeals, damages, costs (including, without limitation, attorney's fees), injuries, or liability (each, a "Claim"), arising from or related to the City's approval of the Development Plan ("DP") and attendant Conditions of Approval or any associated post-discretionary approvals, approval and condition clearance of the Development Plan and associated post-discretionary approvals ("Project Approvals"). The obligation to indemnify, hold harmless and defend the City shall arise when the City is named in or subject to any Claim, including without limitation a lawsuit, claim, or other legal proceeding regardless of whether such Claim is meritless, meritorious, or otherwise arising out of related to any of the Project Approvals. Permittees shall pay all litigation costs, attorney's fees, expert fees, and other costs associated with any Claim related to or arising out of the Project Approvals against the City ("Defense Costs") and agrees that the City may select counsel of its own choosing to defend against such Claim(s). Permittees shall remit payment of the City's Defense Costs within thirty (30) days of request for payment. For purposes of this section "the City" includes the City of Goleta's elected officials, appointed officials, officers, employees, consultants, contractors, and agents. Permittees are jointly and severally liable for this condition.

15. In the event than any conditions imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Applicant/Permittee in action filed in a court of competent jurisdiction or threatened to be filed, this approval must be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Project Condition is invalidated by a court of competent jurisdiction, the project must be reviewed by the City and substitute conditions may be imposed to validate the Development Plan.

AGENCY REQUIREMENTS

16. **Santa Barbara County Fire Department (SBCFD):** Comply with all conditions and requirements outlined in the letter dated December 3, 2024, or as amended by SBCFD to the satisfaction of the SBCFD prior to issuance of a building permit.

17. **Santa Barbara County Air Pollution Control District (APCD):** Comply with all conditions and requirements outlined in the letter dated May 14, 2026, or as amended by the APCD to the satisfaction of the APCD prior to the issuance of a building permit.

18. **Goleta Water District (GWD).** Comply with all conditions and requirements outlined in the letter dated July 9, 2024, or as amended by GWD to the satisfaction of the GWD, including securing water service connections prior to the issuance of grading permits.

19. **Goleta West Sanitary District (GSD):** Comply with all the conditions and requirements outlined in the letter dated June 3, 2024, or as amended by GSD to the satisfaction of the GSD, including securing sewer service connections prior to issuance of grading permits.

CITY DEPARTMENT- PUBLIC WORKS

Prior to Zoning Clearance for grading activities, the Applicant/Permittee must:

20. Submit documentation that the final map has been recorded.

21. Comply with the requirements of the Santa Barbara County Flood Control District Standard Conditions of Project Plan Approval dated January 2011 available on the City web site.

22. Secure approval of the Drainage Report (Hydrology and Hydraulics Study) from the Public Works Director or designee which incorporates any revisions or changes from the Preliminary Drainage Report. The study must:

    a. Use the Santa Barbara County Urban Hydrograph method or approved equal, provide Hydrology and Hydraulics calculations for the 2, 5, 10, 25, and 100-year storm events for both pre and post construction and mitigate

any increase in peak flow for the 2,5-,10-, 25-, and 100-year storm events over existing conditions.

b. Indicate drainage flows to be anticipated from the entire watershed within which the development location.
c. Show drainage across property lines shall not exceed that which existed prior to grading unless the property owner agreed and signed a Drainage Easement. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility.
d. Indicate that all off tract drainage and flood control facilities and installations must be installed and completed prior to any grading of the subject development.
e. Be prepared, signed, and stamped by the Registered or Qualified Engineer in California.

23. Secure approval of a Stormwater Control Plan (SWCP) from the Public Works Director or designee**.** The Owner/Applicant shall submit a SWCP for regulated projects that create or replace 2,500 square feet or more of impervious surface and utilizes Low Impact Development (LID) measures to detain, retain and treat runoff for review and approval by the Public Works Director or designee. The SWCP shall be prepared in accordance with the California Regional Water Quality Control Board, Central Coast Region, Resolution R3-2013-0032, Post-Construction Stormwater Management Requirements (PCR) for Developmental Projects in the Central Coast Region (PCRs Resolution) and shall use the "Stormwater Technical Guide for Low Impact Development" as set forth by the County of Santa Barbara for guidance in complying with the PCRs Resolution. The following are design considerations when proposing Stormwater Control Measures (SCMs):

    a. Surfaced based SCMs including but are not limited to, self-retaining areas, grassy swales, or biofilters should be maximized to the extent practicable to achieve runoff retention before considering SCMs listed within item b of this section.
    b. Surface Basin, Subsurface Well, Fluid Distribution System/Galleries and/or Infiltration Trench may require registration as an Environmental Protection Agency (EPA)Class V Injection Well.
    c. Fluid Distribution System/Galleries such as Underground Infiltration Chambers (UICs) must follow the Public Works UIC Guidance Document be designed to ensure that they are properly sited, detailed, and maintained to function for short- and long-term compliance.

24. Secure approval of a Stormwater Facilities Operation and Maintenance (O&M) Plan for all parcels from the Public Works Director or designee. The Owner/Applicant/Owner shall submit an O&M Plan that will be used to plan, direct, and record the maintenance of all SCMs on-site for review and approval by the Public Works Director or designee. The O&M plan will default to the final O&M Plan if no

amendments are needed prior to Owner/Applicant request for Final Occupancy Clearance(s).

25. Submit the Stormwater Data Sheet Application (Page 1 and/or 2 as applicable) with the SWCP and O&M Plan.

26. Secure approval of a Stormwater Pollution Prevention Plan (SWPPP) for all parcels if project is disturbing greater than or equal to ≥ 1 acre soil disturbance OR less than < 1 acre but part of a larger common plan or development (≥ 1 total acres of disturbance) from the Public Works Director or designee. Once approved, the Owner/Applicant shall submit a copy of the Notice of Intent (NOI) and a copy of the State Water Resources Control Board's (SWRCB) Receipt of NOI Letter with WDID Number as proof of intent to comply with the terms of the National Pollutant Discharge and Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, or proof of exemption from an NPDES permit. The SWPPP shall be prepared in compliance with the Construction General Permit (CGP) using the latest version of the CASQA SWPPP template or equivalent. The SWPPP shall be developed, amended, or revised by a Qualified SWPPP Developer (QSD). SWPPPs developed pursuant to the CGP may substitute for the E&SC Plan for those projects where a SWPPP is required, if it contains the requirements of the E&SC Plan.

27. Secure approval of a Drainage and Stormwater Facilities Agreement (Maintenance Agreement) for all parcels concurrently from the Public Works Director or designee and execute the Maintenance Agreement, in a form approved by the City Attorney. The Maintenance Agreement shall include, but not be limited to, insurance, security, and other measures to ensure that Permittee properly installs and maintains the project's stormwater facilities in perpetuity. The Maintenance Agreement shall include all SCMs that will be inspected and maintained during construction and phased Occupancy Clearances. The Maintenance Agreement will be based on procedures and information outlined in the O&M Plan. The Maintenance Agreement shall include a legal description of the project and project location, and the party responsible for O&M Plan implementation. The Maintenance Agreement shall be signed by the Property Owner accepting responsibility of O&M of the installed onsite and/or offsite treatment and flow control SCMs until such responsibility is legally transferred to another entity in accordance with the requirements specified within the PCRs Resolution. The Maintenance Agreement shall be recorded with the County of Santa Barbara. The Property Owner shall provide a signed, and notarized Maintenance Agreement to the City for final review and acceptance by the City prior to recordation. The Property Owner is responsible for all of the costs associated with the preparation and recordation of said Maintenance Agreement. Supporting documentation for the Maintenance Agreement may require updates and revisions to reflect 'Record Drawing/As-Built' conditions, and the 'As-Built' information will be submitted to the City for review prior for acceptance prior to inclusion in said Maintenance Agreement.

28. Secure approval of a Public Improvement Plan from the Public Works Director or designee for the approved improvements on Los Carneros Road (two new commercial driveways meeting ADA standards) and submit an Engineers Estimate. The Applicant/Permittee must use approved City Standard Plans and Details.

Prior to obtaining Grading/Building Permit, the Applicant/Permittee must:

29. Invite Environmental Services to the Pre-Construction Meeting with the Construction Manager, site QSP/QSD, and construction crew to receive training on stormwater BMPs and to coordinate inspection of all SCMs including UICs installed during construction.

30. Include the following on the Building or Grading Plans, and as may be shown on the Final Map:

    a. All existing survey monuments to be preserved and/or tied out in coordination with the County of Santa Barbara's Surveyor's Office.
    b. Indicate all Rights-of-Way Easements and Monuments.
    c. Provide official documentation approving use of an easement from all utilities that have easement rights.
    d. Reset survey monuments if damaged during construction. If survey monuments are damaged or affected by the construction activities, the City will require a security for the resetting of the survey monuments disturbed by construction. The Owner/Applicant shall submit an estimate, signed, and stamped by a Licensed Surveyor in the State of California for monument preservation. This estimate will be used to determine the amount of the security.
    e. Trash/Enclosures to be sized for solid waste, recyclables, and organics containers.

31. Secure approval of a Construction and Demolition (C&D) Debris Recycling from the Public Works Director or designee**.** Provide a copy of the signed Certificate of Implementation of State Law: Construction and Demolition (C&D) Debris Recycling Program ensuring compliance with the Green Building Code. This form indicates who will haul all material and an account number for the C&D project from the hauler. This will facilitate the recycling of all construction recoverable/recyclable materials. The project will be required to meet the CalGreen minimum diversion requirement of 65% of the project's solid waste to be diverted from the landfill.

32. Apply for and secure approval of a Haul Permit from the Public Works Director or designee (if necessary).

    a. All applicable permits for the placement of exported material at off-site location(s) within the City limits must be provided to the Public Works Director or designee. The Haul Permit must clearly identify:

i. The proposed haul routes.
ii. The proposed location for placement of export material.
iii. Measures to ensure that all haul trucks hauling debris, sand soil and/or other loose materials shall be covered and/or maintain a minimum 2 feet freeboard.
iv. Measures to ensure that construction vehicles only use the City's designated Truck Routes, as clearly indicated on the Haul Route Exhibit. All other routes are prohibited.
v. Measures to ensure that construction parking is implemented in a manner that will minimize the potential for traffic interference. Include construction parking designated area(s) on Haul Route exhibit.
vi. Clearly identify the proposed area for construction vehicle staging and location(s) for construction vehicle ingress and egress. The ingress/egress pattern shall be identified on the Haul Route Exhibit.

Prior to Encroachment Permit(s) Issuance, the Applicant/Permittee/Contractor must:

33. Submit a traffic control plan for review and approval by the Public Works Director or designee, that includes City Resolution No. 15-46, "Construction and Major Maintenance Limitations in the Public Right-of-Way for construction working hours and lane closure limitations".

34. Submit a current Certificate of Insurance and obtain a City of Goleta Business License, if needed.

35. Submit Performance and Payment Bonds if the Engineers Estimate, or contract price is greater than $100,000.00.

During Construction, the Project Applicant/Permittee/Contractor must:

36. Provide Environmental Services with a schedule 2 weeks in advance of the SCMs including Surface Basin, Subsurface Well, Fluid Distribution System/Galleries including UICs and/or Infiltration Trench installations, so Environmental Services can inspect and verify subgrade and subsequent construction details for all SCMs.

37. Ensure ongoing compliance with the E&SC Plan or SWPPP and shall perform inspections and maintenance on all installed BMPs, including work performed within the Road right-of-way, and the SCMs as identified in the Maintenance Agreement. Maintenance Reports shall be submitted to Environmental Services (StormwaterDevelopmentReview@cityofgoleta.org).

38. Ensure ongoing implementation of BMP Requirements, including dust control of soil off-site. The Owner/Applicant shall identify appropriate BMPs to control the volume,

rate, and potential pollutant load of stormwater runoff; and ensure that BMPs are installed, implemented, and maintained through the duration of the project (construction, new or redevelopment) to minimize the potential discharge of pollutants to the Storm Drain System. These requirements may include a combination of structural and non-structural BMPs that are consistent with the California Storm Water Quality Association (CASQA) Best Management Practice Handbook, most current edition (or equivalent), and shall include requirements to ensure the proper long-term operation and maintenance of these BMPs.

39. Ensure the use of the SCMs during active construction should be documented within the E&SC Plan or the SWPPP as well as shown on the grading and drainage plans. The following measures must be implemented during active construction to protect post-construction SCMs and while disconnected to ensure that they function properly:

    a. SCMs such as UICs or bioretention basins must be protected from sedimentation during construction activities or until the site surface conditions are stabilized. Erosion and Sediment Control BMPs must be inspected and maintained to ensure effectiveness so that inflow of sediment from runoff from nearby stockpiles and disturbed areas, etc. does not occur that could cause SCM to clog and compromise the effectiveness of the long-term operation;
    b. SCMs must also be protected from construction wastewater (concrete, stucco, paint, etc.), construction debris or other materials during construction activities that can cause the SCMs to clog and compromise the effectiveness of the long-term operation;
    c. SCMs should be kept off-line until the surrounding tributary areas are fully stabilized to prevent clogging;
    d. Minimize compaction of soils and restrict heavy equipment in the area of SCMs to ensure infiltration rates are not affected. If compacted, the contractor will restore the native soil infiltration rates through ripping or disking.
    e. Infiltration testing may be required to verify infiltration rates after installation.

Prior to Issuance of the Final Certificate of Occupancy the Applicant/Permittee must:

40. Pay all required City Development Impact Fees (DIF) associated with the Development including but limited to the Transportation DIF as outlined in Condition No 55 below.

41. Schedule a Final Construction Inspection and PCR Field Verification Inspection**.**

    a. Final Construction Inspection - Following the completion of active construction and stabilization of disturbed areas the Public Works Director or designee will conduct an inspection in accordance with the Construction

Site Inspection Form, to verify all temporary erosion and sediment control measures and BMPs have been removed and completed work is in compliance with the approved Plans and 'Record Drawing/As-Built' Plans. The City shall note that any outstanding issues have been resolved in a manner acceptable to the City.

b. Final PCR Field Verification Inspection - The PCR field verification inspection must include a visual inspection of each of the SCMs to ensure the SCMs are installed according to the SWCP and As-Builts. The Owner/Applicant shall submit all images, dimensions, and elevations of constructed SCMs prior to the request for Occupancy Clearance to verify the installation of all SCMs that are subgrade or otherwise unable to be verified by Final PCR Field Verification Inspection. If design changes were implemented, 'Record Drawing/As-Built' Plans shall be submitted prior to the request for PCR Field Verification Inspection. The field verification inspection for UICs shall include, but are not limited to:
    i. Photo Documentation: UICs via Inspection Ports and Manholes, Drain Inlet (atrium grates, catch basins, area drains, etc.), Pre-treatment devices, Disconnected Downspouts; and/or
    ii. Video Inspection of UICs via Inspection Ports and Manholes to verify that the chambers are free of sediment, construction wastewater (concrete, stucco, paint, etc.), construction debris or other materials and standing water; and
    iii. Water Depth Measurements.

42. Complete the SWCP Certification of Approval and submit the following support documentation:

    a. Record Drawings/As-Built Site Plans - The Plans submission shall include CAD drawing files and GIS files of as-bult conditions including all storm drain infrastructure installation and/or improvements.
    b. Quality Assurance/Quality Control Summary Checklist:
        i. SCM Installation Elevations by Licensed Surveyor as determined on plan;
        ii. SCM Basin Dimensions and Depths;
        iii. Photo Documentation of SCMs throughout the installation of the project (including installation of Liner and Geotextile Materials)
        iv. Material Submittals for Liner and Geotextile Materials which may be invoices;
        v. Soil Compaction Report by Licensed Soils Engineer documenting compliance with SCMs and project plans (if applicable)
        vi. SCM Proof of EPA Registration for Class V Injection Wells (if applicable)
    c. Approved Revised Stormwater Control Plan (if applicable)
    d. Approved Revised Operation & Maintenance Plan (if applicable)

43. Submit a Private Improvement Certification for parking lots, roads, sidewalks, etc. by the Engineer of Record. The Certificate shall include Record Drawing/As Built Plans and geotechnical testing information and results.

44. Submit a Waste Reduction and Recycling Summary (WRRS) to the Public Works Department for review and approval. The Report shall substantiate how a minimum 65% diversion goal was met by the project during construction, provides the actual amounts of material generated and what the final diversion rate was, along with either scale house receipts or a summary from the diversion facility used substantiating each load brought to the facility, the tonnage, and the diversion achieved.

45. Obtain final inspection and acceptance of Public Improvement Plan and completion of the Encroachment Permit.

46. Provide electronic Record Drawing/As-Built Plans to the Public Works Director or designee for the constructed Public Improvements within 60 days of completion. The Owner/Applicant shall submit 'As-Built' Plans that incorporate all changes/revisions.

CITY DEPARTMENT CONDITIONS - PLANNING AND ENVIRONMENTAL REVIEW

General Conditions

47. Any modifications to the approved plans including but not limited to site plan, floor plans, elevations, landscaping, colors, and materials, cannot be executed without the Planning and Environmental Review Director's approval.

48. The Applicant/Permittee shall maintain all landscaping and irrigation, per the approved plan, for the life of the project.

49. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, demolition, enlarging or rebuilding of any building structure, or improvement, the Applicant/Permittee must obtain a grading and/or building permit from the Planning and Environmental Review Director.

50. All plans submitted for permit issuance (e.g., grading, building permit, etc.) must include all applicable conditions of project approval. As the project meets the threshold outlined in Section of 17.34 of the Goleta Municipal Code regarding Water Efficient Landscaping, the Applicant/Permittee must secure approval of an irrigation plan from the Building Official or designee before issuance of a building permit. The landscape and irrigation shall be installed per plan prior to Final Building Inspection Clearance.

51. Any temporary building, trailer, commercial coach etc. installed or used in connection with the construction of this project must comply with the requirements of Section 17.41.260.B of the GMC.

52. The Applicant/Permittee is responsible for informing all contractors, subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with these conditions including, without limitation, the GMC. This includes the requirements that a business license be obtained to perform work within the City as well as the City's construction hour limitations.

53. The Applicant/Permittee, including all contractors and subcontractors, shall limit construction activity and equipment maintenance is limited to the hours between 8 AM and 5 PM, Monday through Friday. Exceptions to these restrictions may be made for good cause at the sole discretion of the Planning and Environmental Review Director, for onsite work. Exceptions to these restrictions may be made for good cause at the sole discretion of the Public Works Director or designee, for work in the City Right-of-Way only. Any subsequent amendment to the General Plan noise standard upon which these construction hours are based shall supersede the hours stated herein. No construction can occur on State holidays (e.g., Thanksgiving, Labor Day). Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels), are not subject to these restrictions.

    Designate and provide to the Planning and Environmental Review Director the name and contact information of the project foreman who will monitor construction noise and respond to complaints. This information must be included in the approved Building plans.

54. In accordance with Council Resolution 22-68, the project qualifies for 100% Development Impact Fee reduction up to the first 15,000 square feet of the project as a qualifying Non-Profit Organization.

    Prior to the issuance of the Zoning Clearance, record a restrictive covenant as developed by the City at the applicant's expense regarding the 100 % Development Impact Fee reduction for the first 15,000 sq. ft. as a qualified non-profit as provided for in Council Resolution 22-68.

    The table below provides the initial DIFs that would be adjusted based on the Engineering Cost Index (ECI), as described above, based on the City of Goleta's Retail and Commercial DIF rates for Fiscal Year 2025/2026. In addition, the impact fees established by the Goleta Union/Santa Barbara Unified School Districts (School Fees) shall also be paid in accordance with the requirements of those entities. This condition also serves as notice pursuant to Government Code Section 66020 (d) that, by approval of the entitlements of the project at a duly noticed public hearing, the City of Goleta is imposing development impact fees ("DIFs"), and the Applicant/Permittee has 90 days after the City's imposition of the fees to protest fees.

The increase in square footage is 20,066 square feet. When the 100% fee reduction is applied for the first 15,000 square feet, that leaves a net of 5,066 square feet that is subject to DIFs. However, the Transportation DIF does not qualify for a reduction as it is not a square footage-based DIF. The table below provides an estimate of the DIFs due for 5,066 square feet at the Retail and Commercial rate, assuming 40 P.M. peak hour traffic trips for the Transportation DIF pursuant to the Associated Transportation Engineers Phase I Traffic, Parking and VMT analysis provided for the project dated January 5, 2026.

If in the future a change of non-profit status or acquisition of the property by a for-profit entity occurs, then the payment of Development Impact fees will be necessary. The for-profit entity shall pay the difference between the full amount of DIFs at the time the DIF was discounted and the reduced DIFs previously paid, plus annual adjustments for each year the discount was applied. Each annual adjustment shall be in accordance with a percentage equal to the appropriate ECI as published by Engineering News Record, or its successor publication, for the preceding 12 months for which the ECI is available and such ECI shall be specific to California or the nearest region. Such difference in DIFs shall be paid prior to close of escrow before transfer of ownership or possession. For a change of use to another beneficial project category, the applicant shall pay the difference for any greater amount of DIFs owed under the new beneficial project category.

FEE	RATE	ESTIMATED FEE	TIME DUE	AGENCY
Public Administration (5,066 sf)	$656 per kSF	$3,323	Certificate of Occupancy (CO)	City
Library (5,066 sf)	$206 per kSF	$1,044		City
Park (5,066sf)	$2,519 per kSF	$12,761		City
Affordable Housing (5,066 sf)	$2,455 per kSF	$12,437		
Storm Drain (5,066 sf)	$2,665 per kSF	$13,501		City
Transportation (40 PM Peak Hour Trips)	$16,665 per PM Peak Hour Trip	$666,600		City
Bicycle & Pedestrian (5,066 sf)	$657 per kSF	$3,328		City
Fire (5,066 sf)	$1,167 per kSF	$5,912		City

School Fees –	Set by School Districts	--	BP	Goleta Union & SB Unified School Districts
TOTAL Applicable with Waiver	—	$718,906	—	—

kSF = 1,000 sq. ft.
BP = Building Permit

Prior to Zoning Clearance Issuance, the Applicant/Permittee must:

55. Enter into an agreement with the City regarding compliance monitoring for the entire site and submit the fees to cover full costs of compliance monitoring. All costs associated with the development, review, and execution of the compliance monitoring contract are the sole responsibility of the Applicant/Permittee.

56. Submit a composite utility plan for the entire site to be approved by the Director of Planning and Environmental Review, or designee. All external/roof mounted mechanical equipment (including HVAC condensers, switch boxes, solar panels, etc.) must be included on all building plans and designing this equipment to be integrated into the structure and/or screened in its entirety from public view.

57. Provide trash/recycling enclosures on the plans for the entire site submitted for the Final Design Review that are compatible with the architectural design of the project, of adequate size for trash and recycling containers (at least 50 square feet), and accessible by tenants and for removal. The trash/recycling areas must be enclosed with a solid wall of sufficient height to screen the area, with a solid gate and a roof, to be maintained in good repair in perpetuity and must be included on the Building project plans. The enclosures are required to be approved by the City Design Review Board (DRB).

<u>Design Review Board Conditions</u>

58. Secure Final Design Approval for entire site from the Design Review Board (DRB) of the following items:

    a. Architecture, including building colors and materials for the Anthem Church new buildings, lighting, landscaping, and trash enclosure(s). The building

colors must include a dark green roof and light-colored rooftop mechanical equipment screening.

b. Landscaping and irrigation plans. The landscaping plan must consist of at least 75% drought-tolerant native or Mediterranean type plants which adequately complement the project design and integrate the site with surrounding land use. The plant material used in the landscape palette must be compatible with the Goleta climate pursuant to Sunset Western Garden Book Zone 24 published by Sunset Books, Inc. Revised and Updated 2012 edition or a more current edition. The irrigation plan must demonstrate compliance with the City's Water Conservation regulations and Guidelines for Water Conservation in Landscaping.

c. Utilize efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g., drip irrigation, automatic sprinklers equipped with moisture sensors, etc.). Utilize automatic sprinkler systems that must be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers must also be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscaping irrigation.

<u>Landscaping Conditions</u>

59. Applicant/Permittee must enter into a Landscape Maintenance Agreement with performance securities for the entire site, in a form approved by the City Attorney, to maintain required landscaping and water-conserving irrigation systems for at least a 5-year period. All expenses associated with the development, review and recordation of the Landscape Maintenance Agreement are the sole responsibility of the Applicant/Permittee.

<u>Cultural Resources Condition</u>

60. Secure approval of a City-qualified archaeologist and Chumash Native American monitor prior to the issuance of the Zoning Clearance. The monitors must be onsite during all project excavation, grading, or other soil disturbances. The Planning and Environmental Review Director, or designee, must verify compliance before issuance of the Zoning Clearance. The costs associated with the on-site monitors shall be the responsibility of the Applicant/Permittee.

<u>Biological Resources Condition</u>

61. Provide a Monarch Butterfly Habitat Protection Plan (MBHPP) done by a qualified professional biologist which includes the following:

a. Construction should commence outside of the monarch butterfly overwintering season (October 1 to March 1) to avoid disturbance to the adjacent historic overwintering site (Site 72). If work occurs between October 1 and March 1, a qualified biologist shall be present to oversee all grading and construction within 100 feet of Site 72 (e.g., grading, bioretention basin) to ensure there are no impacts to monarch butterfly habitat or other sensitive wildlife.
b. Prior to the start of construction, an overwintering monarch butterfly survey will be conducted at Site 72 by a qualified biologist in October-December to document whether monarch butterflies are utilizing the roosting habitat. If an active roost/aggregation is present adjacent to the project, any construction grading, or other development within 200 feet of the active roost area, shall be prohibited between October 1 and March 1. After construction has begun, monarch butterfly overwintering surveys will take place annually until development is completed.
c. Prior to the start of construction, a worker environmental awareness training will be presented to all personnel (including site supervisors, equipment operators, and laborers). The training emphasizes the presence of special-status species within the Preserve and surrounding areas (e.g., monarch butterfly overwintering sites, historic raptor nesting locations), identification of those species, their habitat requirements, applicable regulatory policies and provisions regarding their protection, measures being implemented to avoid and/or minimize impacts, and penalties for noncompliance.
d. Prior to the start of construction, security fencing will be installed along the parcel boundary, physically separating construction equipment, personnel, and site traffic from Site 72 and the adjacent Stow House public parking lot.
e. Following grading and installation of the bioretention basin, the entire 50-foot buffer adjacent to Site 72 shall be planted with native trees and understory vegetation, per the Landscape Layout and Planting Plans (Figures 2e & 2f, Storrer Biological Resources Assessment, October 28, 2024) to provide pollinator resources and additional wind protection for overwintering monarch butterflies. An additional protective fence shall be installed along the boundary of the 50-foot buffer zone to prevent human intrusion into the restoration area/Site 72.

The Planning and Environmental Review Director, or designee, must verify compliance before issuance of the Zoning Clearance.

Prior to the commencement of grading/construction activities, the Applicant/Permittee must:

62. Obtain all the necessary approvals, licenses, and permits and pay all the appropriate fees as required by the City. Before any permit may be issued by the City of Goleta, the Applicant/Permittee must obtain written clearance from all Departments/Agencies having conditions for project approval. Such clearance must indicate that the Applicant/Permittee has satisfied all pre-construction conditions.

63. Before the start of any work on-site, the Applicant/Permittee must conduct a pre-construction meeting that includes the Applicant/Permittee, project superintendent, architect, contractors, subcontractor, City-retained archaeologist, and local Chumash consultant(s), as well as City representatives from the Planning and Environmental Review and Public Works Departments, and relevant outside agencies. The pre-construction meeting must cover the topics including, but not limited to, those outlined in Condition #s 61, 62, 66, 67 relating to cultural resources, and monarch butterfly buffer areas, and Public Works topics outlined in Condition #s 21-40. Contact PER compliance monitoring staff at least two weeks prior to commencement of construction activities to schedule the pre-construction meeting.

64. Secure the construction site with a minimum 6-foot-high fence. The fence must be covered with material approved by the Planning and Environmental Review Director to minimize dust leaving the site.

<u>Cultural Resources Conditions</u>

65. Conduct Workers Environmental Awareness Program (WEAP) education. The Applicant shall invite an archaeologist to provide a cultural resources awareness training program for all personnel involved in project construction, including field consultants and construction workers. The City shall invite consulting Chumash Tribes to provide a tribal cultural resources WEAP for all personnel involved in project grading/excavating, including field consultants and construction workers. The one-time WEAP training session shall be conducted prior to any project-related construction activities in the project area. The WEAP shall include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The WEAP shall also describe appropriate avoidance and impact minimization measures for cultural resources and tribal cultural resources that could be located at the project site and will outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered. The WEAP shall emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and shall discuss appropriate behaviors and responsive actions, consistent with Native American tribal values.

    The Applicant shall submit the WEAP to the City for review and approval prior to implementation. All grading/excavating workers, contractors, and visitors shall attend

the WEAP prior to entering the project site and performing any work. The Applicant shall provide copies of the training attendance sheets to City staff as a record of compliance with this measure on a monthly basis.

The WEAP shall be reviewed and approved by the City prior to Zoning Clearance approval. Implementation of the one-time WEAP training session shall occur prior to the start of construction. As new crew members are added to the project a WEAP training manual will be provided and will require employee review and sign off by construction superintendent. City permit compliance staff shall ensure compliance with the WEAP throughout construction by review of attendance sheets and hardhats, inspection of the site, and interviewing workers, as appropriate.

Biological Resources Conditions

66. If construction occurs during the bird nesting season (February 1 to August 31), a qualified biologist shall conduct a pre-construction survey of the project area and adjacent habitats within 7 days of construction commencement (i.e., mobilization, staging, or grading) to avoid impacts to nesting raptors and other birds. Surveys shall be conducted in all areas within 500 feet of proposed disturbance areas. If breeding birds with active nests are found prior to (or during) project construction, a qualified biologist shall oversee the establishment of a buffer (prescriptively 300 feet for passerines and 500 feet for raptors) around the nest; no activities will be allowed within the buffer(s) until the young have fledged from the nest or the nest fails. The prescribed buffers may be adjusted by a qualified biologist to reflect existing conditions, including but not limited to ambient noise, topography, and level of disturbance. Consultation with California Department of Fish and Wildlife may be necessary to implement reduced nest buffers.

During construction, the Applicant/Permittee must:

67. Meet the following standards as feasible:

    a. Prevent construction and/or employee trash from blowing offsite by:
        i. Provide covered receptacles on-site before commencement of any grading or construction activities.
        ii. Coordinate trash pickup waste weekly or more frequently as directed by the City.
        iii. Designate and provide to the Planning and Environmental Review Director the name and contact information of the project foreman who will monitor construction trash/waste. Additional covered receptacles must be provided as determined necessary by the Planning and Environmental Review Director.
    b. Ensure that public sidewalks remain open at all times.

c. Ensure that all haul trucks, hauling soil, sand, and other loose materials, are either covered or maintain two feet of freeboard.
d. Reduce NOx emissions during construction by limiting the operation of heavy-duty construction equipment to no more than 5 pieces of equipment at any one time if possible.
e. Maintain equipment and vehicles engines in good condition and in proper tune as per manufacturer's specifications and per APCD rules to minimize dust emissions.
f. Use electricity from temporary power poles rather than temporary diesel or gasoline powered generators if possible.
g. Ensure that construction vehicles only use the City's designated Truck Routes to the satisfaction of the Public Works Director. All other routes are prohibited. Construction traffic must be routed away from congested streets.
h. Configure construction parking to minimize traffic interference to the satisfaction of the Public Works Director.
i. Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag persons) to the satisfaction of the Public Works Director.
j. Secure approval of the construction vehicle staging and location of vehicle ingress/egress location and the use of temporary construction driveways from the Public Works Director or designee.
k. Use electric equipment if feasible to replace diesel-powered equipment such as booster pumps or generators.
l. Install catalytic converters on equipment if feasible.
m. Equip equipment with two to four -degree engine time retard or pre-combustion chamber engines if feasible.
n. Use methanol or natural gas-powered mobile equipment and pile drivers instead of diesel equipment if feasible.

68. Promptly remove any graffiti at the project site.

<u>Cultural Resources Conditions</u>

69. Stop work immediately if discovery of Cultural Resources occurring during any clearing, grubbing or grading. If archaeological resources are encountered during grading, work must be stopped immediately or redirected until the City-approved archaeologist and local Chumash Native American observer can evaluate the significance of the find pursuant to the investigation standards set forth in the City Archaeological Guidelines. The Extended Phase 1 study must be funded by the Applicant/Permittee at their sole expense. If resources are found to be significant, they must be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines. The Phase 3 mitigation program must be funded by the Applicant/Permittee.

70. In the unlikely event that human remains are uncovered, the procedures identified by Public Resources Code section 5097.97 and 5097.98 must be followed. Following the discover of any human remains, meet on-site with City staff, and City-retained archaeologist, and local Chumash consultant(s) to determine if the remains are of Chumash decent. If the remains are determined to be of Chumash descent, the County Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Chumash. The MLD will then, in consultation with the City-approved archaeologist and appropriate local Chumash consultant(s), determine what course of action should be taken in dealing with the remains, so as to limit future disturbance.

Biological Resources Conditions

71. Adhere to the Monarch Butterfly Protection Measures outlined in the Monarch Butterfly Habitat Protection Plan (MBHPP) as outlined in Condition # 62.

72. All construction equipment shall be limited to the use of designated driveways/access roads and/or previously identified work and staging areas to avoid impacts to sensitive habitats.

73. All native trees adjacent to the project area shall be protected from grading and other disturbances, including the area 6 feet outside of the dripline of an oak. In the event oak trees are removed or damaged to the Critical Root Zone (CRZ) of a tree occurs during net construction or maintenance, they shall be replaced in a manner consistent with City standards.

74. Pesticide/insecticide use should be avoided to prevent impacts to sensitive bumble bees and monarch butterflies that have the potential to occur.

75. Dust generated by the construction activities shall be kept to a minimum with a goal of reducing impacts to adjacent habitat. A water truck or sprinkler system should be used to prevent excessive dust.

Noise Conditions

76. Adhere to construction noise requirements outlined in Condition 54.

Prior to issuance of a Certificate of Occupancy/Final Building Inspection:

77. The project must be built in accordance with the approved plans, including buildings, structures, trash enclosure, utilities and utility screening, exterior patios, landscaping, habitat restoration, lighting, vehicle parking areas, short and long-term bicycle parking areas, walls and fences, and driveways as outlined in Condition 1.

78. Secure final inspection from Building and Safety, including final inspections from all relevant agencies and departments.

79. Screen all new utility service connections and above-ground mounted equipment such as backflow devices, etc. from public view and/or painted in a soft earth tone color to blend in with the project (red is prohibited) in accordance with approved plans.

80. Pay all adopted Development Impact Fees due as outlined in Condition 55, including but not limited to Fire, Parks and Recreation, Transportation, Library, Public Administration, Storm Drain, Bicycle and Pedestrian and Affordable Housing Development Fee Program in effect at the time unless previously paid for the entire project.

81. Remove all temporary construction driveways if any are installed.

82. Remove all temporary construction trailers if any are installed.

83. Pay all required development compliance monitoring fees and complete construction in accordance with approved plans including design, colors, and materials.

By signing this document, the undersigned certifies that they have read, understood, and agrees to the Project Conditions listed in this document.

_____

Lars Linton, Agent for Anthem Chapel Date

-End of Development Plan Conditions-

Exhibit 1, Santa Barbara County Fire Department (SBCFD), December 3, 2024
Exhibit 2, Santa Barbara County Air Pollution Control District (APCD), May 14, 2026
Exhibit 3, Goleta Water District (GWD), July 9, 2024
Exhibit 4, Goleta West Sanitary District (GSD), June 3, 2024

Attachment 2, Exhibit E, Exhibit 1

Santa Barbara County Fire Department (SBCFD), December 3, 2024

Memorandum

DATE: December 3, 2024

TO: Darryl Mimick
Planning and Environmental Review
City of Goleta
dmimick@cityofgoleta.org

FROM: Christopher Olmstead, Captain
Fire Department, County of Santa Barbara
colmstea@countyofsb.org

Chris Olmstead
Digitally signed by Chris Olmstead
DN: C=US, E=colmstea@countyofsb.org, O=Santa Barbara County Fire Department, OU=Planning and Engineering, CN=Chris Olmstead
Date: 2024.12.04 14:05:08-08'00'

SUBJECT: APN: 077-160-022 Permit: 24-0004-CUP Project: 24FDR-00143
Site: 6595 Covington Way, Goleta
Project: Minor Conditional Use Permit – New Two-Story Church to Include Classrooms and Daycare, 22038 sf

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The above project is located within the jurisdiction of the Santa Barbara County Fire Department.

CONDITIONS FOR MINOR CONDITIONAL USE PERMIT

The Fire Prevention Division must be notified of any changes to the project proposal.
A change in the project description may cause conditions to be imposed.

ADVISORY

1. All standard fire department conditions and current codes shall apply at time of development.

2. Fire Protection Certificates (FPCs) shall be required.

PROJECT DEVELOPMENT

We submit the following with the understanding the Fire Protection Certificate application(s) may involve modifications, which may determine additional conditions.

PRIOR TO CONSTRUCTION

3. All access ways shall be installed prior to vertical construction.
   - Roadway shall have a minimum width of 26 feet.
   - Driveway shall have a minimum width of 26 feet.
   - Surface shall be paved.
   - Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
   - A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.

PRIOR TO OCCUPANCY CLEARANCE

4. Designated fire lanes shall include red curbs and signs indicating "Fire Lane – No Stopping" placed as required by the fire department. Refer to current adopted California Fire Code.

5. An automatic fire sprinkler system shall be installed.
   - Fire sprinkler plans shall be approved by the fire department prior to installation.
   - The fire department shall determine the location of any fire department connection (FDC) that may be required.
   - Fire department connection (FDC) shall be labeled, identifying all buildings or addresses it serves, per NFPA 13.
   - Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
   - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the fire department.

6. Because a fire sprinkler system shall be installed, the following acceptance testing is required.
   - A flush of dedicated underground mains and lead-in connections shall be witnessed by the fire department Inspector prior to connecting to the overhead fire sprinkler system.
   - Prior to covering any pipes, the sprinkler system shall be inspected at the rough plumbing stage (i.e., exposed pipe, fittings, hangers, and bracing stage) by the fire department inspector.
   - The sprinkler system shall be hydrostatically tested at 200 psi for 2 hours.

7. An automatic fire or emergency alarm system shall be installed.
   - Fire alarm system shall meet Santa Barbara County Fire Department requirements.
   - Automatic fire or emergency alarm system plans shall be approved by the fire department.
   - Alarm panel locations and annunciator graphics shall be approved by fire department prior to installation.

8. Recorded addressing for the building is required by the Fire Department.*

9. Address numbers shall be a minimum height of 6 inches.

10. A Knox Box entry system shall be installed for the building. A spare key shall be provided for the Knox Box entry system.*
    - To obtain Knox Authorization, use the following link:

      https://sbcfire.com/general-planning-and-engineering-forms/
    - Please note, an authorized fire agency review is required prior to submission to Knox Company.

11. The applicant shall be required to pay Fire Department Development Impact Mitigation Fees in accordance with Chapter 15 of the Santa Barbara County Code.
    - Payment shall be made according to the schedule of fees in place on the date fees are paid. As of the date of this letter, fees currently are as follows:

Nonresidential-Office	$0.94 per square foot

Final occupancy clearance inspection will not be scheduled unless fees have been paid.

As always, if you have any questions or require further information, please call me at 805-896-6349 or 805-681-5523.

CO:ps

Attachment 2, Exhibit E, Exhibit 2

Santa Barbara County Air Pollution Control District (APCD), May 14, 2026

May 14, 2026

Darryl Mimick
City of Goleta
Planning and Environmental Review
130 Cremona Dr. Suite B
Goleta, CA 93117

Sent Via Email: dmimick@cityofgoleta.org

Re: Santa Barbara County Air Pollution Control District Suggested Conditions for Anthem Church, 24-0009-DP, 24-0005-CUP, 24-0004-CUP, 24-0010-DP, 24-0030-DP

Dear Darryl Mimick:

The Santa Barbara County Air Pollution Control District (District) has reviewed the referenced project, which consists of the construction on a vacant lot of a new two-story 22,038 square foot church with classrooms, exterior patios, play yards, and a 125-space parking lot. The church will include a sanctuary with seating of up to 500 persons, offices, facilities, a pre-school, day care, and youth groups. Grading will require 4,200 cubic yards (CY) of cut, 560 CY of fill, with 3,640 CY to be exported. The existing 3.423-acre lot will be subdivided into two parcels, with an existing church on one parcel and the new proposed church on the other. The subject property, identified in the Assessor Parcel Map Book as APN 071-170-080, is located at 6595 Covington Way in the City of Goleta.

The proposed project is subject to the following **regulatory requirements** that should be included as conditions of approval in the applicable land use permit:

1. All portable diesel-fired construction engines rated at 50 brake horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Generally, construction engines with PERP certificates are exempt from District permit, provided they will be on-site for less than 12 months.

2. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.

3. Asphalt paving activities shall comply with District Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

4. Construction/demolition activities are subject to District Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities*. This rule establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites, includes measures for minimizing fugitive dust from on-site activities, and from trucks moving on- and off-site. Please see

www.ourair.org/wp-content/uploads/rule345.pdf. Activities subject to Rule 345 are also subject to Rule 302 (*Visible Emissions*) and Rule 303 (*Nuisance*).

5. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 British thermal units per hour (Btu/hr) and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of District Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information.

6. Boilers, water heaters, and process heaters rated between 75,000 and 2.0 million British thermal units per hour (Btu/hr) must comply with the emission limits and certification requirements of District Rule 360. Note: Units fired on fuel(s) other than natural gas still need to be certified under Rule 360. Please see www.ourair.org/wp-content/uploads/rule360.pdf for more information.

In addition, the District recommends that the following **best practices** be considered for inclusion as conditions of approval, in the interest of reducing emissions of criteria air pollutants, toxic air contaminants, greenhouse gases, dust and odors:

7. To reduce the potential for violations of District Rule 345 *(Control of Fugitive Dust from Construction and Demolition Activities)*, Rule 302 *(Visible Emissions)*, and Rule 303 *(Nuisance)*, standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the District prior to grading/building permit issuance.

8. The State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible. Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection.

9. At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
   - Energy use (energy efficiency, low carbon fuels, renewable energy)
   - Water conservation (improved practices and equipment, landscaping)
   - Waste reduction (material re-use/recycling, composting, waste diversion/minimization)
   - Architectural features (green building practices, cool roofs)
   - Transportation (reduce vehicle miles traveled through employee commute trip reduction programs, such as ride-sharing programs and alternative transportation options, such as public transit, local shuttles, park-and-ride lots, etc., pedestrian- and bicycle-friendly features such as sidewalks and bike racks)
   - Electric Vehicle Infrastructure (EV charger installation, installation of pre-wiring for future EV chargers)
   - For additional information on greenhouse gas mitigation and potential strategies, see www.ourair.org/ghgmitigation-sbc.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 979-8334 or via email at WaddingtonE@sbcapcd.org.

Sincerely,

Emily Waddington,
Air Quality Specialist
Planning Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: Planning Chron File

ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

Projects involving earthmoving activities are expected to manage fugitive dust emissions such that emissions do not exceed APCD's visible emissions limit (APCD Rule 302), create a public nuisance (APCD Rule 303), and are in compliance with the APCD's requirements and standards for visible dust (APCD Rule 345). The following measures should be implemented to reduce fugitive dust emissions and impacts.

- During construction, use water trucks, sprinkler systems, or dust suppressants in all areas of vehicle movement to prevent dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. When using water, this includes wetting down areas as needed but at least once in the late morning and after work is completed for the day. Increased watering frequency should be required when sustained wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Onsite vehicle speeds shall be no greater than 15 miles per hour when traveling on unpaved surfaces.
- Install and operate a track-out prevention device where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can include any device or combination of devices that are effective at preventing track out of dirt such as gravel pads, pipe-grid track-out control devices, rumble strips, or wheel-washing systems.
- If importation, exportation, and stockpiling of fill material is involved, soil stockpiled for more than one day shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin. The amount of excavated material or waste materials stored at the site should be minimized.
- Minimize the amount of disturbed area. After clearing, grading, earthmoving, or excavation is completed, or if previously graded areas remain inactive for more than 10 calendar days, treat the disturbed area by watering, OR using roll-compaction, OR revegetating or hydroseeding, OR by applying non-toxic soil binders until the area is paved or otherwise developed so that dust generation will not occur. All roadways, driveways, sidewalks etc. proposed to be paved should be completed as soon as possible.
- Schedule clearing, grading, earthmoving, and excavation activities during periods of low wind speed to the extent feasible. During periods of high winds (>25 mph) clearing, grading, earthmoving, and excavation operations shall be minimized to prevent fugitive dust created by onsite operations from becoming a nuisance or hazard.
- The contractor or builder shall designate a person or persons to monitor and document the dust control program requirements to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress.

All measures required by the Lead Agency shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map prior to grading/building permit issuance and/or map recordation. Conditions shall be adhered to throughout all grading and construction periods. The name and telephone number of a dust control contact shall be provided to the APCD prior to grading/building permit issuance and/or map clearance. The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

air pollution control district
SANTA BARBARA COUNTY

ATTACHMENT B
CONSTRUCTION DIESEL PARTICULATE AND NO_x EMISSION REDUCTION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is a list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- **Portable Engines**: All portable diesel-powered construction equipment greater than 50 brake horsepower (bhp) shall be registered with the state's portable equipment registration program (PERP)[1] OR shall obtain an APCD permit.
- **Off-Road Equipment**: Fleet owners of diesel-fueled mobile construction equipment greater than 25 hp are subject to the California Air Resource Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation[2]. All off-road vehicles subject to this regulation must use renewable diesel fuel, with some limited exceptions.
- **Diesel Trucks**: Fleet owners of on-road diesel-fueled heavy-duty trucks and buses are subject to CARB's Heavy-Duty (Tractor-Trailer) Greenhouse Gas Regulation, Periodic Smoke Inspection Program (PSIP), the Statewide Truck and Bus Regulation, and the Advanced Clean Fleets Regulation to reduce emissions from trucks and buses.[3]
- **Idling:** Drivers of diesel-fueled commercial motor vehicles are subject to the Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling.[4] Idling restrictions for off-road equipment are set forth in CARB's In-Use Off-road Diesel-Fueled Fleets Regulation.

The following measures are recommended:

- At a minimum, off-road diesel equipment should be equipped with engines compliant with, or certified to meet or exceed, CARB Tier 4 emission standards. Where available, off-road construction equipment should be zero-emission. Alternative/renewable fuels such as compressed natural gas (CNG), liquefied natural gas (LNG), or propane should be utilized to the maximum extent feasible when zero-emission is not available. Electric auxiliary power units should be used. The Lead Agency should require commitments to Tier 4 and/or zero-emission equipment in applicable bid documents, purchase orders, and contracts; successful contractors should demonstrate the ability to supply the compliant construction equipment for use prior to any ground-disturbing and construction activities.
- On-road heavy-duty equipment with model year 2014 or newer engines, or powered by zero- or near zero-emission technology, should be used whenever feasible.
- All portable generators should be powered by a source other than diesel or gasoline (i.e., battery, natural gas, propane, etc.)
- All construction equipment should be maintained in tune per the manufacturer's specifications.
- The number of construction equipment operating simultaneously should be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Proposed truck routes should minimize impacts to residential communities and sensitive receptors.
- Construction staging areas should be located away from sensitive receptors such that exhaust and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows. Construction activity schedules and hours should be planned and adjusted as feasible to maximize distance from existing sensitive receptors and minimize exposure to air pollution.

Prior to grading/building permit issuance and/or map recordation, all measures required by the Lead Agency shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout grading and construction periods. The contractor shall retain onsite the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles and have it available for inspection. The Lead Agency shall ensure measures are on project plans and/or recorded with maps and ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

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[1] https://ww2.arb.ca.gov/our-work/programs/portable-equipment-registration-program-perp
[2] https://ww2.arb.ca.gov/our-work/programs/use-road-diesel-fueled-fleets-regulation
[3] https://ww2.arb.ca.gov/our-work/programs/truckstop-resources/truckstop
[4] https://ww2.arb.ca.gov/our-work/programs/atcm-to-limit-vehicle-idling/about

Attachment 2, Exhibit E, Exhibit 3

Goleta Water District (GWD), July 9, 2024

4699 HOLLISTER AVENUE
GOLETA, CALIFORNIA 93110-1999
TELEPHONE: 805.964.6761
WWW.GOLETAWATER.COM

PRELIMINARY WATER SERVICE DETERMINATION

July 9, 2024

Christ Lutheran Church
Attn: Laurel Johnson, President
6595 Covington Way
Goleta, CA 93117

Re: Preliminary Water Service Determination
SERVICE ADDRESS: 6595 Covington Way
APN: 077-160-022

Dear Laurel Johnson:

Thank you for contacting the Goleta Water District (District) regarding your Proposed Project. The District has reviewed the description for your Proposed Project located at APN 077-160-022.

The District has an obligation and responsibility to serve the Proposed Project subject to the provisions of the SAFE Water Supplies Ordinance approved by District voters, the District Code, and California Law.

This Preliminary Water Service Determination and determination of water availability is not a Can and Will Serve Letter or functional equivalent. This letter may be adequate for approval of a land use permit but is not intended to convey District approval for issuance of a Building Permit. A Conditional Can and Will Serve Letter is required. Please see below for application requirements.

This Preliminary Water Service Determination confirms the District currently has sufficient water supply available to serve the Proposed Project. However, the SAFE Ordinance limits the ability of the District to guarantee future water availability. This Determination may be required to initiate an application for development with the City of Goleta Planning and Environmental Review Department.

Our review is based on the following project description:

> **Proposed development includes a lot split of an existing 3-acre parcel in the City of Goleta creating two new lots with existing and proposed development as follows:**
>
> **Lot 1. 0.458-acres. Existing development to remain includes a 2,550 gross Square Foot (SF) Church Sanctuary, a 960 SF Modular Classroom, a 900 SF Hall, and a 610 SF Office, Nursery, and Classroom building. No new development is proposed.**
>
> **Lot 2. 2.542-acres. Existing development to be demolished includes six Sheds. New development includes an approximately 23,300 SF Sanctuary building.**
>
> **The property owner agent has confirmed that fire sprinklers/hydrants are requested or required as part of the proposed development. The property currently has an active service connection with the Goleta Water District.**

Please review this above description carefully. Any deviations from the above project description, exhibits, or conditions must be reviewed and approved by the District for conformity with this notice. Any changes to or deviations from the project description must be submitted to the District for further review and may result in a requirement for a new Application for New Water Services. Changes to the project that are not submitted to and approved by the District may constitute a violation of District rules and regulations per District Code Section 6.20.110. An application for New Water Service with the District is required for any future New Development on the property.

After you initiate an application with the City, a Goleta Water District Application for Water Service including the application fee, project plans, and other supporting materials must be submitted to the District. Once the application has been deemed complete, District staff will review the application and issue a Preliminary Conditions Letter outlining the conditions for final approval of water service for the Proposed Project. Once the conditions of the Preliminary Conditions Letter, including the completion of design for any required Water System Improvements are met, the District may issue a Conditional Can and Will Serve Letter identifying any required conditions including deposits for construction and New Water Supply Charges due following issuance of the City of Goleta approved building permit. Prior to water service activation, the District will issue a Final Can and Will Serve Letter.

Backflow Prevention Device Required [Note: for use when no application is required but backflow would be required if an application]

Residential meters require a lead-free reduced pressure principle backflow prevention assemblies (RPBAs) per District Standard Detail 5-01. The backflow prevention assembly and on-site piping are subject to inspection and testing by District inspectors for cross connection-control and backflow prevention. Backflow assemblies must be installed as close as practical to the meter, inspected (including their thrust blocks) by the District, and tested prior to any onsite work including demolition, grading, and construction. Please contact the District Cross Connection Specialist, David Vera, at (805) 879-4642 to schedule an inspection when ready.

This Preliminary Water Service Determination is not a contract. It is a statement confirming water availability and compliance with the current District rules and regulations related to the Proposed Project. The Proposed Project will be subject to any applicable future changes and modifications in District rules and regulations.

Please return the original copy of this form filled out by City of Goleta Planning and Environmental Review Department with the information requested on the next page. If you have any questions regarding this matter, contact me at (805) 879-4652 or jheaton@goletawater.com.

Sincerely,

Jema Heaton
Senior Water Resources Analyst

TO BE FILLED OUT BY CITY OF GOLETA PLANNING AND ENVIRONMENTAL REVIEW DEPARTMENT:

Planner: _____ Case#:_____

Email : _____

Phone: _____ Date:_____

☐ The description in this notice is correct

☐ The description in this notice is not correct (please include comments below)

Planner Signature _____

Comments: _____

_____

_____

_____

_____

This project is subject to:

Ministerial _____ Discretionary _____ Exempt _____

approval by the City of Goleta.

Planner Signature _____

Note to Planner: *Please return a copy of this complete form directly to the Goleta Water District.*

Attachment 2, Exhibit E, Exhibit 4

Goleta West Sanitary District (GSD), June 3, 2024

GOLETA WEST SANITARY DISTRICT

www.goletawest.com | P.O. Box 4, Goleta, CA 93116-0004
phone: 805 968-2617, fax: 805 562-8987 | UCSB Campus Parking Lot 32, Santa Barbara, CA 93106

June 3, 2024

Alec Perez
1625 State Street, Suite 1
Santa Barbara, CA 93101

RE: SEWER AVAILABILITY LETTER FOR APN 077-160-022
Address: 6595 Covington Way

The property referenced above at 6595 Covington Way, Goleta, CA 93117 is served by the Goleta West Sanitary District (GWSD).

Santa Barbara County sewer policy and District Ordinance No. 60 requires that any sewage generating uses constructed on this property be connected to a community sewer system.

Sewer capacity of five (5) additional ERU in District facilities is presently available to serve the property, and is expected to be available to serve the property if it is connected to the District sewer system pursuant to a District Sewer Service Connection Permit within one year from the date of this letter. The District makes no representation concerning sewer capacity beyond the period stated above.

In order to secure a District Sewer Service Connection Permit for the property, it will be necessary to comply with all District requirements for the issuance of a Connection Permit, including payment of all required fees.

Please confirm your acceptance of the terms and conditions outlined herein by signing the acceptance statement below.

Sincerely,

GOLETA WEST SANITARY DISTRICT

TO: GOLETA WEST SANITARY DISTRICT RE: APN 077-160-022

We hereby confirm our acceptance of the terms and conditions outlined in this Sewer Availability Letter.

Alec Perez
Signature of Owner or their agent

Date 6/5/2024

Date _____

Attachment 3

Staff Presentation

Christ Lutheran Church and Anthem Chapel Project

Planning Commission June 22, 2026

CITY OF GOLETA

Project Context

6595 Covington Way

Acreage: 3.423-acre site

Land Use Designation: Single Family Residential (RS 8,000)

Existing Use: Christ Lutheran Church (CLC) campus (established 1965)

Community Assembly uses are allowed within the RS designation with the approval of a Minor CUP

Context: East of Los Carneros Road, adjacent to Stow House and Lake Los Carneros Open Space, and Fire Station

Site History

1965 - County of SB approved a CUP and DP? for CLC campus

2020 - Anthem started sharing the site with CLC.

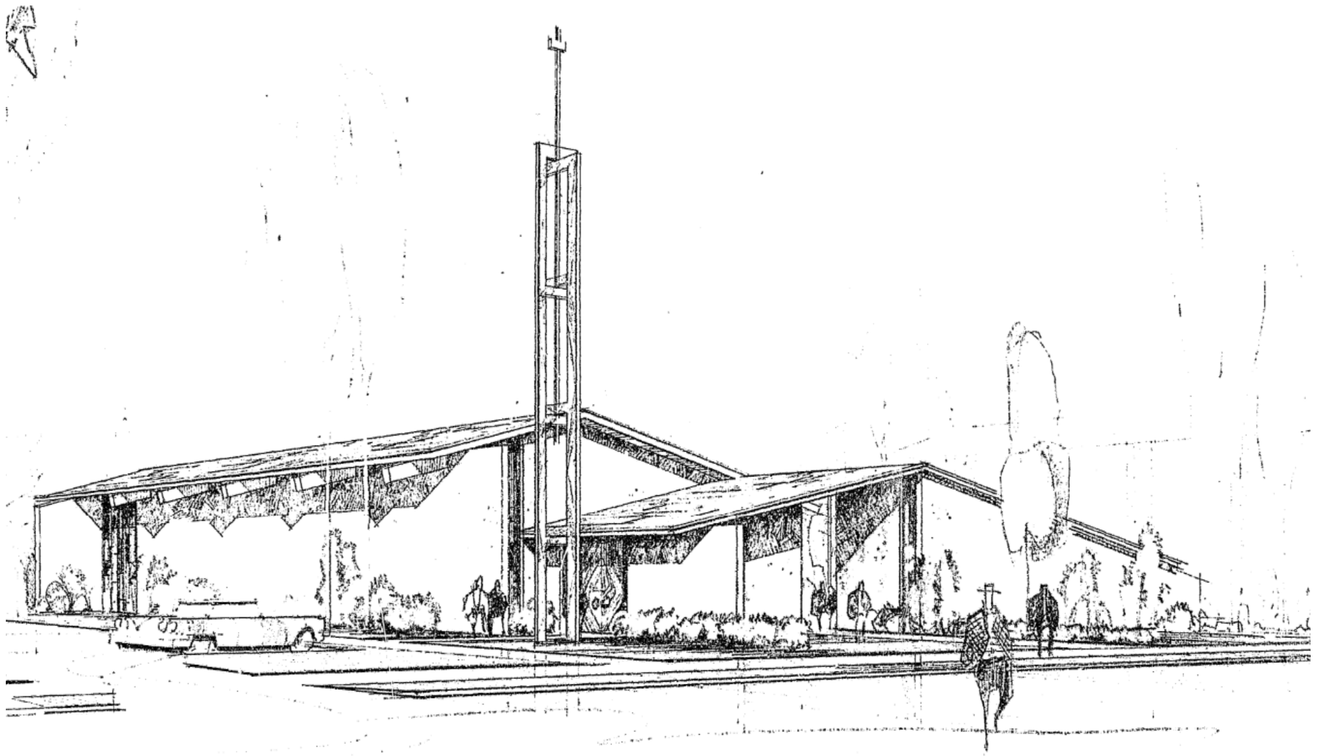
2020 - Moved worship services to tents on the site during the pandemic.

2023 - Been using Goleta Jr. High for single worship service.

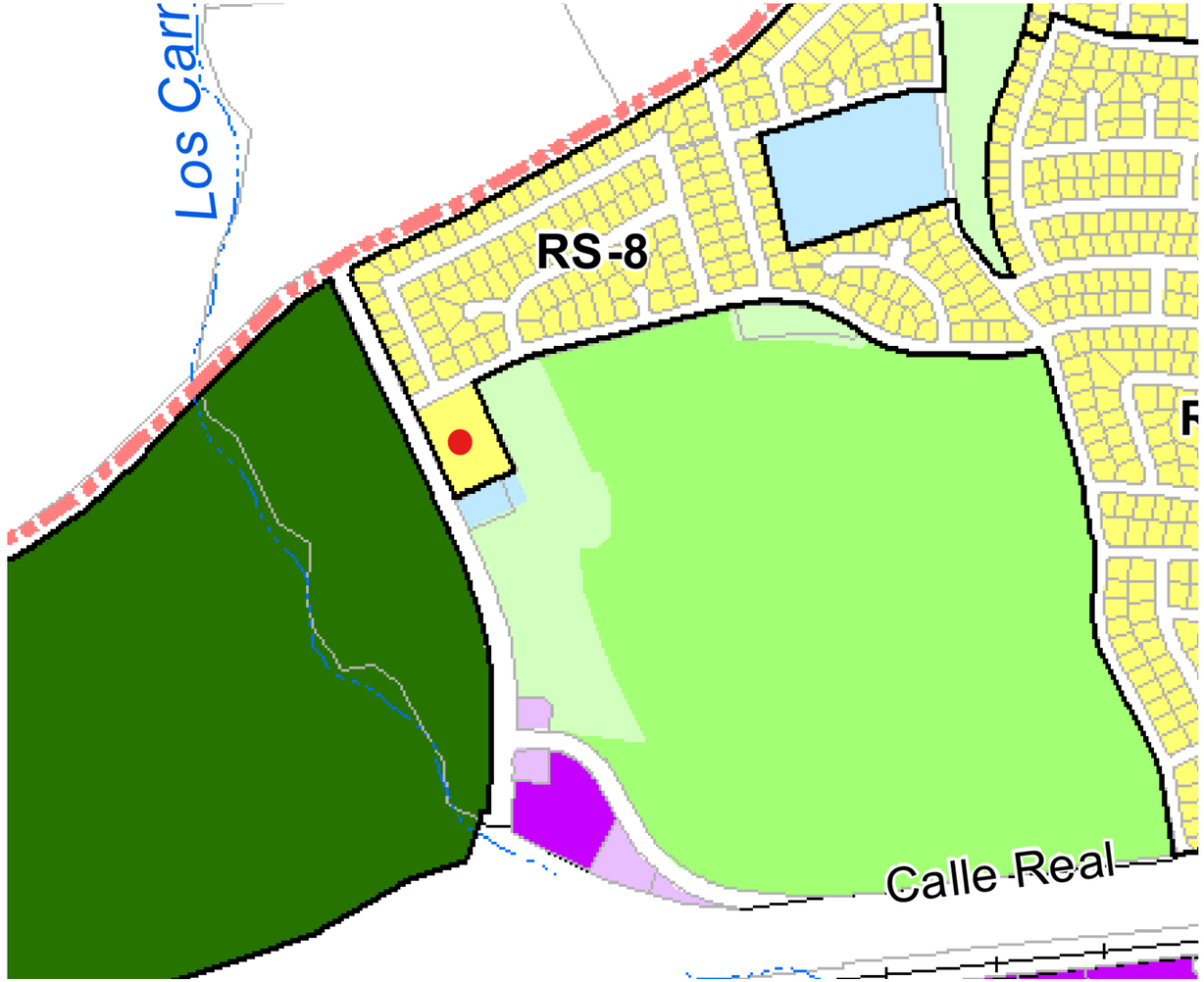
2024 - Application filed for a permanent facility once water service became available

April 10, 2025 - Application deemed complete

May 26, 2026 - DRB recommended Preliminary Design approval

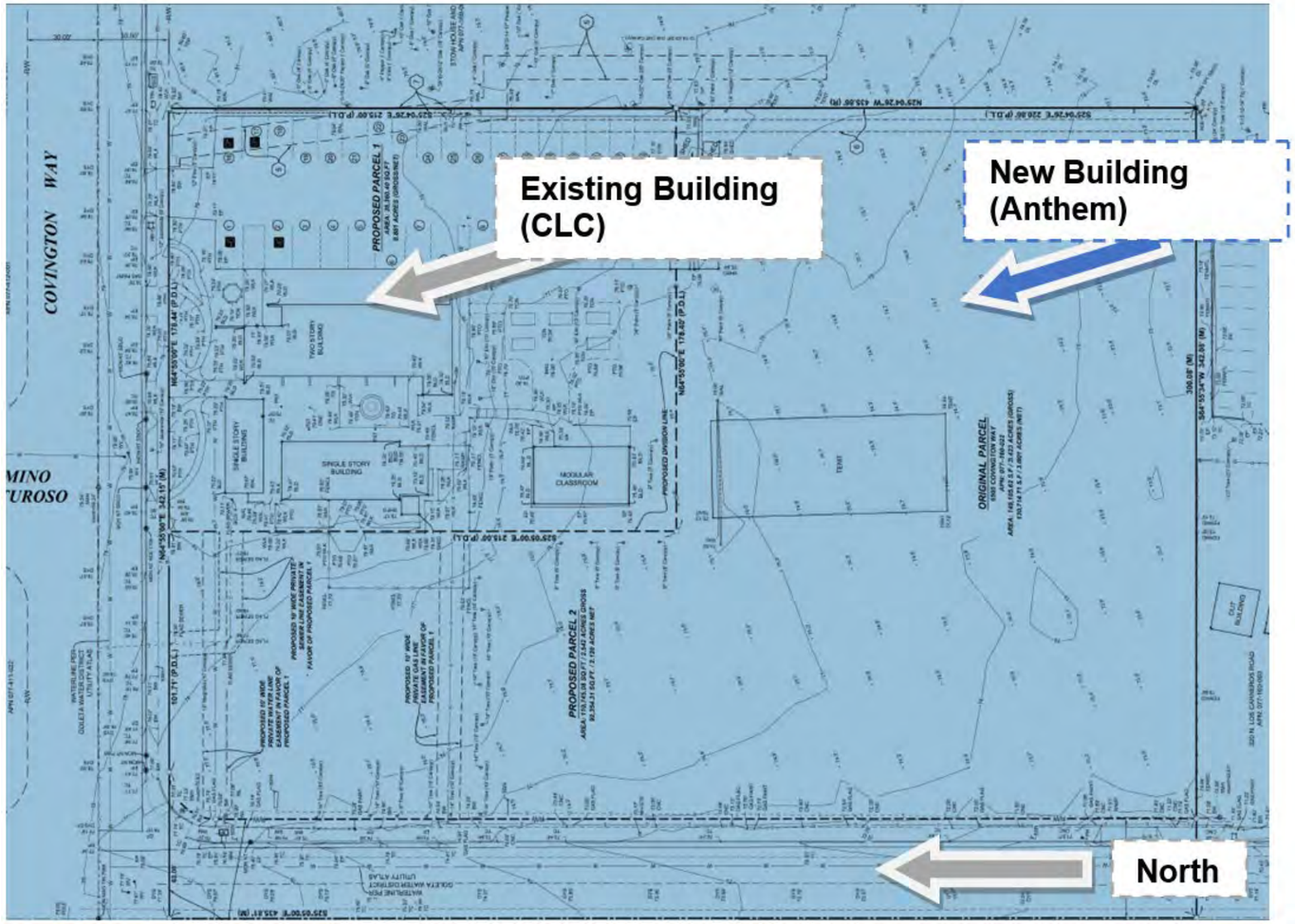


General Plan and Zoning



Parcel Map 32,072

- Creation of two lots from the 3.423-acre lot
- Lot 1 (0.881 acres) will retain existing Christ Lutheran Church facilities
- Lot 2 (2.542 acres) will be location of new Anthem community assembly campus.
- Both parcels will exceed the minimum RS-8 lot size requirement of 8,000 sq. ft. (0.183 acre)



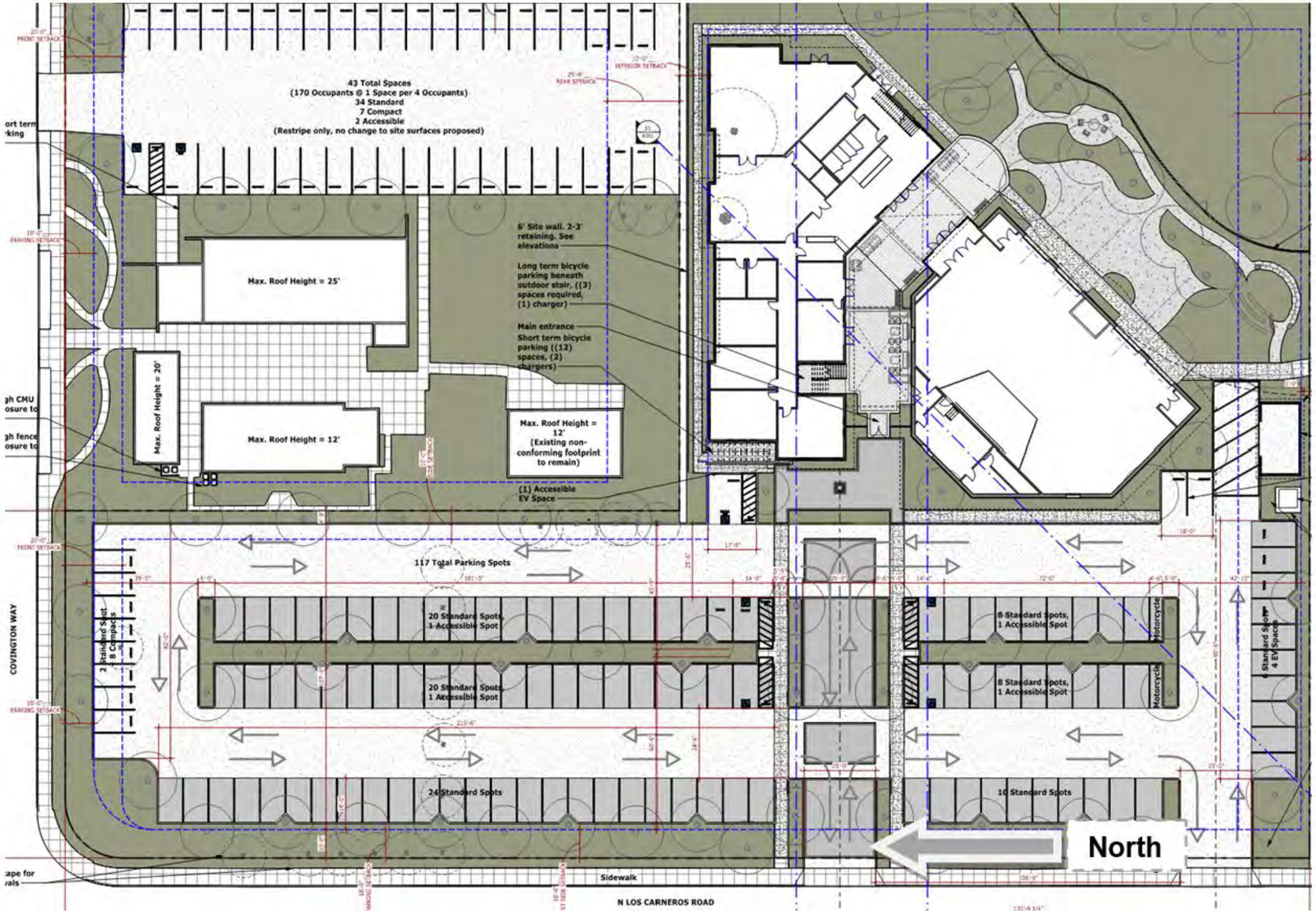
Anthem Chapel

- Construct a new community assembly use of approx. 20,000 sq. ft.
  - 500-seat sanctuary
  - 110-child pre-school/day care
  - 36 employees
  - Parking, landscaping, fencing, and lighting to support the use

Changes at CLC campus

- Parcel reduces in size
- No changes to the existing buildings
- Addition of 7 trees in the parking lot
- Requested modifications based on current Code requirements in relationship to pre-existing campus development of over 60 years

CITY OF GOLETA


43 Total Spaces
(170 Occupants @ 1 Space per 4 Occupants)
34 Standard
7 Compact
2 Accessible
(Restripe only, no change to site surfaces proposed)
Max. Roof Height = 25'
Max. Roof Height = 20'
Max. Roof Height = 12'
6' Site wall. 2-3' retaining. See elevations
Long term bicycle parking beneath outdoor stair, ((3) spaces required, (1) charger)
Main entrance
Short term bicycle parking ((12) spaces, (2) chargers)
Max. Roof Height = 12' (Existing non-conforming footprint to remain)
(1) Accessible EV Space
117 Total Parking Spots
20 Standard Spots, 1 Accessible Spot
20 Standard Spots, 1 Accessible Spot
8 Standard Spots, 1 Accessible Spot
8 Standard Spots, 1 Accessible Spot
Motorcycle
Motorcycle
2 Standard Spots 8 Compacts
6 Standard Spots 4 EV Spaces
24 Standard Spots
10 Standard Spots
North
Sidewalk
N LOS CARNEROS ROAD
COVINGTON WAY

Requested Adjustments - CLC

Standard Category	Zoning Code Requirement	Proposed Footprint / Adjustment
Heat Island Shading Effect	Combination of 50% shading	Reduction to 22% coverage (historical configuration)
Electric Bicycle Parking	Charging capabilities required	Relief from providing the charging element for one space
Rear Setback Encroachment	Standard structural setback	Existing modular classroom to continue extending 5’ into setback
Loading Space & Parking	1 separate space; 43 total spots	Relief from separate loading; reduction from 43 to 41 spaces
Landscape Trees	1 tree per 4 parking spaces (11 req.)	Total of 10 trees proposed (adding 7 new trees to existing lot)

CITY OF GOLETA

Requested Adjustments - Anthem

Building & Structure Height

Request to exceed the RS zone limit from 25 feet to 27 feet 8 inches for the education building's sloped roof structure and rooftop equipment screening.

Architectural Projection (Cross)

Request to exceed the maximum projection limit for a standalone cross from 30 feet to 33 feet 10 inches, matching the style and presence of the existing CLC cross.

ESHA Buffer Reduction

Request to reduce the Monarch Butterfly ESHA buffer from 100 feet to 50 feet to accommodate outdoor preschool, daycare play areas, and social gathering zones.

Elevator Infrastructure Height

The integrated building elevator shaft reaches a total height of 33 feet, which remains fully consistent with necessary infrastructure allowances under Table 17.24.080.

CITY OF GOLETA

Requested Adjustments - Anthem Contd.

Buffer Protection & Habitat Plan

The 3.4-acre project site does not contain special-status species or ESHA inside its boundaries, but sits adjacent to the Stow House monarch overwintering grove (Site 72).

- **Biological Consensus:** Storrer Environmental analysis, peer-reviewed by Althouse and Meade, concludes a 50-foot buffer is sufficient and non-injurious.
- **No Structural Encroachment:** Structural features observe a full 100' setback; buffer area utilizes permeable pavers and native vegetation.
- **Habitat Enhancements:** Implementation of a Monarch Butterfly Habitat Protection Plan (MBHPP) including 9,700 SF of native restoration and 10 new trees inside the buffer.

CITY OF GOLETA

Christ Lutheran Church
Parking Lot from Covington Drive

Anthem Chapel Design

Transportation, Parking & Noise Elements

Vehicle Miles Traveled (VMT)

Church component generates 13.73 VMT per employee, below the City threshold of 14.26. Preschool/daycare is screened out as a locally serving use. Intersections maintain LOS C or better.

Shared Parking Strategy

Weekday demand (preschool/daycare/offices) requires 28 spaces. Weekend sanctuary demand requires 101 spaces. The 117 spaces provided satisfy both demands seamlessly.

Acoustic Management

Services will be held entirely indoors across three 1-hour sessions on Sundays. Layout design and building massing naturally baffle sound away from northern residential zones, staying under CNEL 65 dBA.

Airport Safety & Grading

Located within Safety Zone 6 (ALUCP). Designated as a compatible "Indoor Large Assembly Use" without intensity limitations. Grading balances 4,200 CY of cut and 560 CY of fill.

CITY OF GOLETA

Environmental Review

- Project found to be exempt under Section 15132 of CEQA Guidelines (Class 32) as criteria is met namely:
  - In-fill development
  - Consistent with applicable GP designation and applicable policies
  - Consistent with zoning and regulations
  - Occurs within city limits on a site of no more than five areas (site is 3.4 acres) surrounded by urban uses
  - Site has no habitat value
  - Will not result in significant effects relating to traffic, noise, air quality or water quality
  - Adequately served by all required utilities and public services.
- None of State CEQA Guidelines Section 15300.2's exceptions to exemptions apply to the project.

CITY OF GOLETA

Findings

- Site is adequate in size, shape, and topography to allow the subdivision and the planned development.
- All utilities exist to the serve the development and the agencies have capacity.
- The buffer reduction request has been documented to not be detrimental, and conclusions have been peer-reviewed.

Findings (continued)

- Will not impact scenic views to the mountains given distance Anthem Chapel buildings are setback over 100’.
- Parking is sufficient based on the size of the sanctuary, multiple services on Sundays, and the timing of other activities on the campus.
- Hours of operations and types of activities are standard for community assembly and day care/preschool uses.

CITY OF GOLETA

Findings (continued)

- Social gathering area on the site oriented away from the residential neighborhood.
- Provides day care/pre-school uses
- No special events are authorized with this application; any proposed will need to obtain a Special Event Permit.

Recommendations

- Adopt Planning Commission Resolution No. 26-___, entitled “A resolution of the Planning Commission of the City of Goleta, California, adopting a Notice of Exemption and approving Parcel Map 32,072 to create 2 lots located at 6595 Covington way; APN 077-160-022; Case No. 24-0002-SUB” and;

- Adopt Planning Commission Resolution No. 26-___, entitled “A resolution of the Planning Commission of the City of Goleta, California, adopting a Notice of Exemption and approving a Conditional Use Permit Amendment, Development Plan Amendment with adjustments, Conditional Use Permit, and Development Plan with adjustments for development located at 6595 Covington way; APN 077-160-022; Case Nos. 24-0004-CUP(AM), 24-0010-DP(AM), 24-0005-CUP, 24-0009-DP, AND 24-0030-DRB”

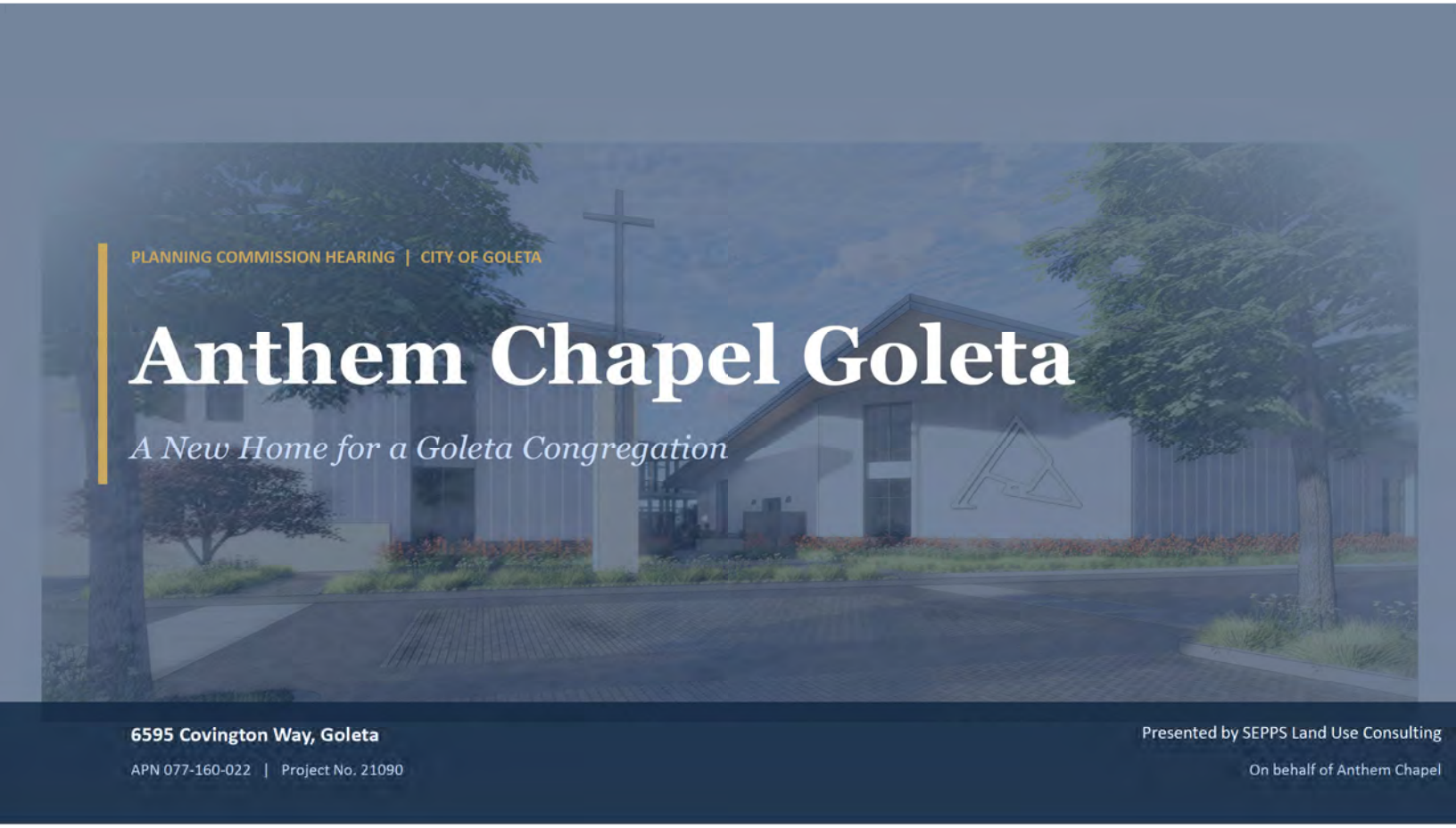
CITY OF GOLETA

Questions

CITY OF GOLETA

Attachment 4

Applicant Presentation



PLANNING COMMISSION HEARING | CITY OF GOLETA

Anthem Chapel Goleta

A New Home for a Goleta Congregation

6595 Covington Way, Goleta

APN 077-160-022 | Project No. 21090

Presented by SEPPS Land Use Consulting

On behalf of Anthem Chapel

SECTION 1 — WHO WE ARE

About Anthem Chapel

A Goleta congregation seeking a permanent home

- Our goals for the Goleta site:
  - Establish a permanent, purpose-built home on an ideal site for the Goleta parish.
  - Offer a community child-care and pre-school program that serves Goleta families.
  - Be a good neighbor — to Christ Lutheran, to Stow Park, and to the residents along Covington Way
- Anthem Chapel Goleta is composed primarily of Goleta parishioners — our families live, work, and go to school here.
- Active community partnerships and beneficial events including service projects, family programs, and youth outreach for the surrounding neighborhood.

SECTION 2 — WHERE WE ARE TODAY

Existing Operations

Current Service

Single Sunday service held at Goleta Valley Junior High — borrowed space, set up and torn down each week.

During COVID

Through the early years after the COVID outbreak, the Church hosted services under a tent on the property.

On Covington Today

Tents and a dirt lot served us temporarily. But it's not a long-term solution for the congregation or the neighborhood.

What this means

Anthem operates within borrowed space. A permanent home on Covington allows us to consolidate Sunday services and offer the community programs that families have been asking for.

SECTION 3 — OUR TEAM

Project Team

SEPPS Land Use Consulting

Steve Welton

Land use & entitlements

DMHA Architecture

Michael Holliday and Cutler Price

Architecture and site design

Arcadia Design

Kalie Grubb and Sasha Shebalin

Landscape architecture & ESHA restoration

Storrer Environmental

Jessica Peak

Biology / Monarch ESHA analysis

Associated Transportation Engineers

Scott Schell

Traffic, parking & VMT analysis

Flowers & Associates

Vern Williams and Kelley Scott

Grading, drainage, stormwater and utilities

All consultants are present this evening and available for technical questions during deliberations.

SECTION 4 — SITE & HISTORY

Existing Site

A site already entitled — and never fully built

•Originally permitted in 1965 under Santa Barbara County CUP 65-CP-52

•Phase I — sanctuary, day school, office/nursery and parking — was built and remains today.

•Phase II was approved but never constructed. It included a new sanctuary, classrooms, an expanded parking lot, and a new driveway off Los Carneros — very similar to what Anthem is now proposing.

•Anthem Chapel has, for years, allowed the Goleta Valley Historical Society (Stow House) to park on this property for their events — a continuing good-neighbor relationship.

•The site sits adjacent to Stow Park, the Goleta Train Depot, the Historical Society, and Fire Station 14 — **a public-assembly context, not a typical residential interior**.

ENTITLEMENT HISTORY

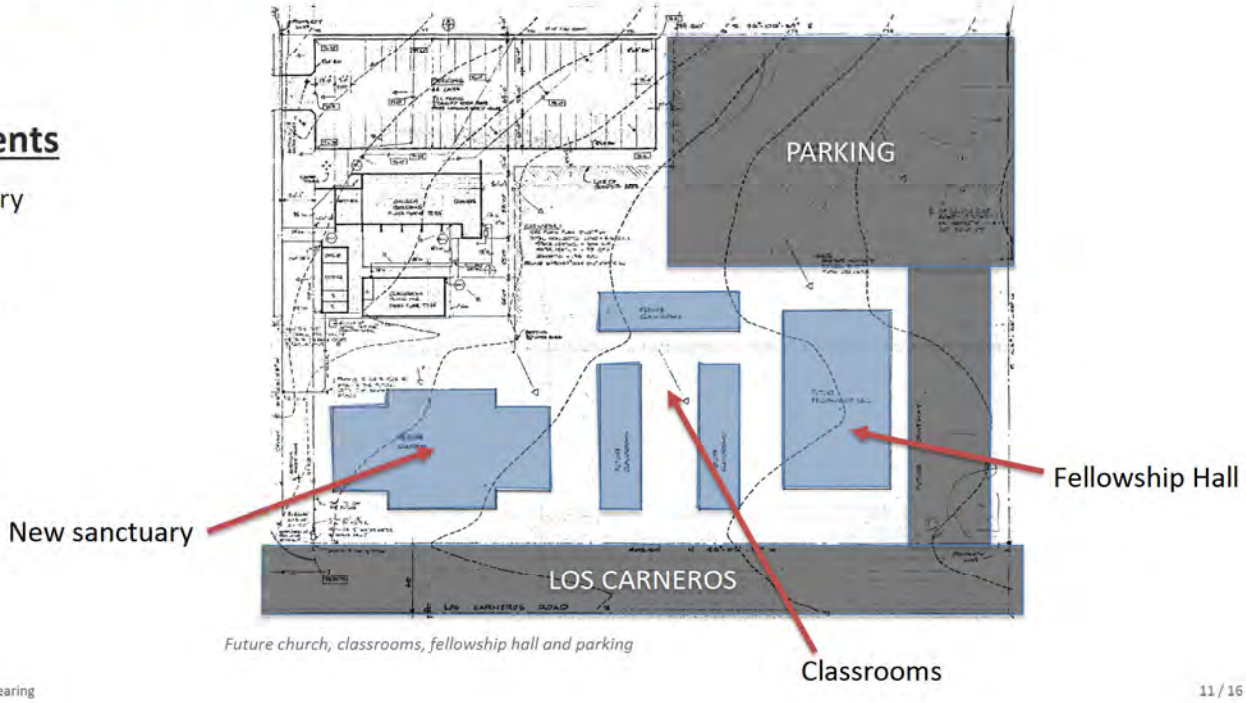
Sixty years on this site

1965	CUP 65-CP-52 approved (Phase I & Phase II).
1966	Phase I constructed.
2000	SCD to permit a modular classroom.
2026	Anthem Chapel proposes a project similar the Phase II

1965 CUP Site Plan

Future components

- New Church Sanctuary
- Fellowship Hall
- Three (3) classrooms
- Parking Lot



Future church, classrooms, fellowship hall and parking

1965 Permit · Phase I & Phase II

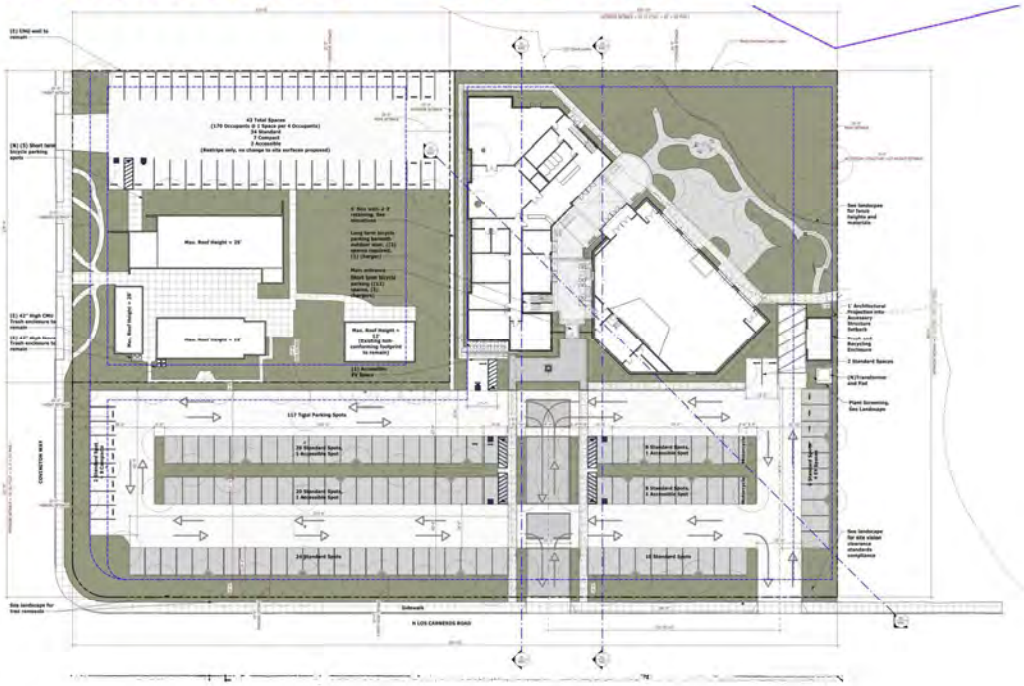
Santa Barbara County CUP 65-CP-52 — May 19, 1965 — Christ Lutheran Church

PHASE I	PHASE II	ANTHEM PROPOSAL — 2026
Built (1965+)	***Approved 1965 — NEVER BUILT***	***What we are requesting***
•Church/sanctuary building	•New sanctuary	•New SF sanctuary
•Sunday school building	•Three additional classrooms	•New education building (incl. classrooms)
•Office / nursery building	•Increase to 110 parking spaces	•117 more parking spaces
•44 parking spaces	•Landscaping for Phase II area	•ESHA buffer restoration & landscaping
•Landscaping around Phase I area	•New access driveway off Los Carneros Road	•New access driveway off Los Carneros Road

What Anthem proposes is, in scope and form, the realization of Phase II that has been entitled on this site for sixty years.

SECTION 5 — WHAT WE ARE PROPOSING

Proposed Architecture – Site Plan



Proposed Architecture – 3d renderings

Proposed Architecture – 3d renderings

Proposed Architecture – 3d renderings

SECTION 5 — WHAT WE ARE PROPOSING

Key Project Components

CHURCH SERVICES	DAY CARE	PRE-SCHOOL
1 weekday evening service **Up to 3 Sunday services**	**Up to 55 children** **Monday–Friday**	**Up to 55 children** **Partial-day program**
Multiple services commonplace for churches	Full-day program ~8 AM–5 PM serving Anthem families and the surrounding neighborhood.	Half-day program ~9 AM–1 PM, complementary to the day care.

Important scheduling note

Church services do not overlap with day care, pre-school, weddings or memorials. Peak parking demand is the Sunday service — and is the basis of our parking analysis.

SECTION 6 — RESPONSIVENESS

How the Project Has Evolved

Each round of feedback made the project better

•Initially sited the buildings as far from residences as feasible — over 300' from the nearest home on Covington Way and partially screened by CLC.

•After City staff, neighborhood and DRB feedback we made substantive changes:

- Eliminated all large outdoor events from the project description.
- Eliminated all exterior amplified noise.
- Reduced massing by ~10%.
- Reduced height of building
- Revised the design style to imbue a more residential scale and character
- Split the program into two separate buildings.

DRB OUTCOME

Recommendation for approval

Including recommendation for the height adjustment.

SECTION 6 — RESPONSIVENESS

How the Project Has Evolved

DRB COMMENTS – KEY EXCERPTS

- "...lowering the maximum building heights and altering the roof slopes brought the seating area down to a very appropriate residential scale that fits nicely into the surrounding neighborhood context. The landscaping plan, the material selections, and the overall layout of the parking facilities are all excellent." – Jim Van Order
- "They have taken very complicated community feedback and turned it into an asset for the congregation, saving them immense time and ensuring a smooth path forward. New education building (incl. classrooms)" – Dennis Whelan

SECTION 7 — PARKING & TRAFFIC

Parking, Traffic & Emergency Access

PROVIDED PARKING

117

spaces provided (Required: 110)

- Up to three Sunday services — essentially providing 3× the available parking.
- Parking monitors during services keep arrivals and departures orderly.
- Traffic analysis: Projected Levels of Service (LOS) and VMT — both consistent with City standards.
- Two driveways on Los Carneros designed with ATE for safe ingress/egress, queuing and circulation.
- Emergency egress / evacuation:
    - Access to Cathedral Oaks and Calle Real/101
    - Multiple meetings with County Fire — no outstanding concerns.

All report components — parking, traffic, and circulation — have been peer-reviewed by City Public Works.

SECTION 8 — ESHA / MONARCH

ESHA Buffer & Monarch Habitat

What the ESHA is — and what we are proposing

- ESHA here is based on Monarch roosting — not sensitive plants.
- Analysis by Storrer Environmental, City peer-reviewed by Althouse & Meade.
- Buffer reduction from 100' to 50' — expressly allowed under City Code 17.30.180.C.2 for situations exactly like this.
- Existing buffer area is bare ground, gravel, and parking — we are restoring it.
- 0.22 acres of native pollinator plantings; 14 native trees (12 sycamores, 2 oaks); split-rail fence at 50'.
- Passive recreation — not structures — outside the 50' buffer.
- No exterior amplified noise. Construction outside roosting season.

CITY CODE PROVISION

MC 17.30.180.C.2

The required buffer may be reduced to 50 feet only in circumstances where the trees contribute to the habitat but are not considered likely to function as an aggregation site

We concur that the request for a reduced buffer of 50 ft is appropriate for the proposed Project and is consistent with the intent of Policy CE 4.5 for the reasons provided.

Existing Condition

Bare gravel and dirt - Source: Sheet A914

SECTION 8 — ESHA / MONARCH

Proposed Buffer · Restored

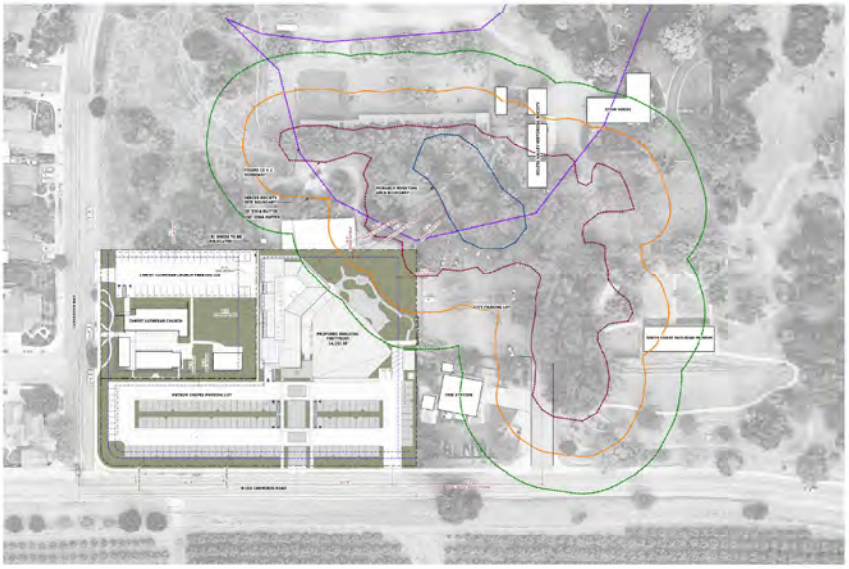
0.22 acres native restoration · 14 native trees (12 sycamore, 2 oak) · monarch-foraging palette · split-rail fence at 50'. Source: Sheet A914

SECTION 8 — ESHA / MONARCH

Proposed Buffer · Before/After

0.22 acres native restoration · 14 native trees (12 sycamore, 2 oak) · monarch-foraging palette · split-rail fence at 50'. Source: Sheet A914

Context · Site 72 & Adjacent City Development



Site 72 — Monarch Roosting

Located on adjacent City-owned Stow Park property. Has not supported roosting butterflies for many years.

100' Buffer

Already encroached by Stow House, the Historical Society, the Train Depot, Fire Station 14, and the City parking lot.

50' Reduced Buffer

Proposed under MC 17.30.180.C.2. Project structures are sited well outside this line. Restoration plantings inside.

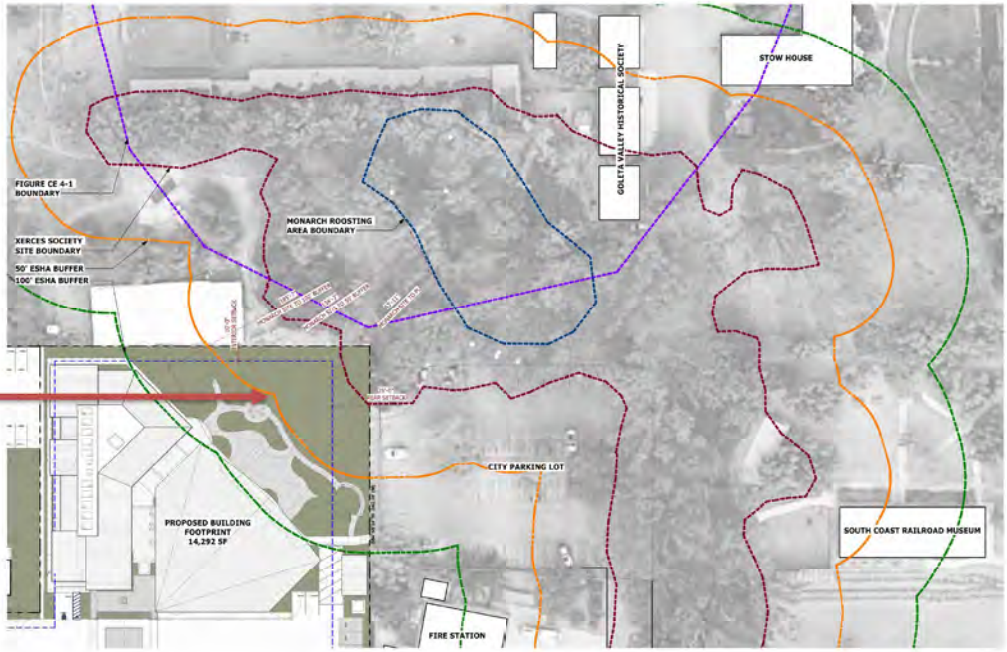
Anthem Project Property

Sanctuary and education building sited at the southwest corner — over 300' from the nearest residence.

Source: Sheet AS101 — Context Site Plan

Context · Site 72 & Adjacent City Development

136' from resource
(normal buffer 100')



Source: Sheet AS101 — Context Site Plan

SECTION 9 — NOISE

Noise

OUR COMMITMENT

No exterior amplified noise.

- Acoustic study assumed three Sunday services — a conservative model.
- Modeled both with sanctuary doors open AND closed.
- Project is compliant with City noise policy in either condition.
- Peer-reviewed by the City's acoustic consultant
- Sanctuary itself acts as a sound barrier between the use and homes to the north.
- For context: Stow Park already hosts concerts and amplified events on the adjacent property.

Peer-reviewed by City consultant — compliant with noise policy in all modeled conditions.

SECTION 10 — PROJECT BENEFITS

Project Benefits

Permanent Home

A permanent home on an ideal location with historic church uses for Anthem Chapel and the Goleta parishioners who already live in this community.

Community Day Care

A community child-care and pre-school program that fills a well documented Goleta need.

ESHA Restoration

0.22 acres of native restoration where today there is only gravel and dirt — a real improvement to Monarch habitat.

Stormwater Improvement

Improved on-site stormwater detention and treatment, replacing uncontrolled runoff.

CEQA Outcome

Qualifies for a CEQA exemption — biology, traffic, and noise reports all peer-reviewed favorably.

Good Neighbor

Continued shared parking with Stow House and train station. Complementary architecture and landscaping for the area.

OUR REQUEST

Approval of the Anthem Chapel Goleta project as proposed.

A project that has been shaped by community feedback, supported by favorable peer-reviewed studies, recommended by the DRB, and consistent with sixty years of entitlement on this site.

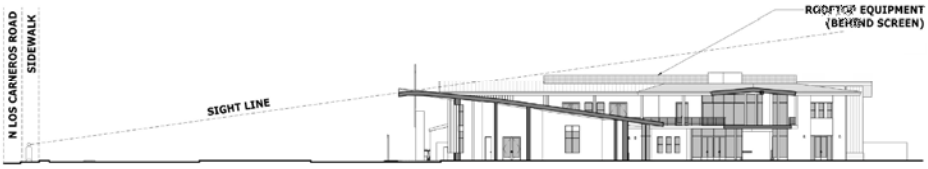
Thank you — we welcome your questions.

Steve Welton | SEPPS Land Use Consulting | steve@sepps.com

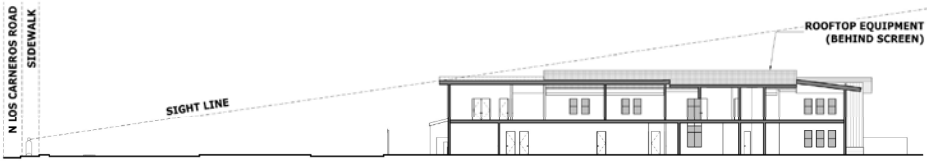
Supplemental Images

Site Sections

SIGHT LINE C 03



SIGHT LINE B 02



SIGHT LINE A 01

Supplemental Images

Street View from Covington

Supplemental Images

Neighborhood Compatibility Studies

The Stow House, 304 N Los Carneros Rd, Goleta, CA 93117 03

Islamic Society of SB, 202 N Los Carneros Rd, Goleta, CA 93117 02

Goleta Depot, 300 N Los Carneros Rd, Goleta, CA 93117 01

Supplemental Images

Landscape Layout Plan

Supplemental Images

Landscape Planting Plan