



TO: Goleta Design Review Board

SUBMITTED BY: Travis Lee, Associate Planner

SUBJECT: 7780 Hollister Ave (APN 079-210-056) Goleta Self Storage

Case Nos. 24-0002-DP/24-0001-CUP/24-0011-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Conceptual review and provide comments to the applicant.

PROJECT DESCRIPTION:

This is a request for *Conceptual* review for a self-storage facility. An unused existing 494-space parking facility will be demolished to accommodate the new development.

Structural development will consist of a total of 166,740 SF, including 164,380 SF of self-storage building space spread across six buildings (three 2-story and three 1-story) housing 1,322 storage units and a two-story 2,360 SF manager's office/caretaker unit. The manager's office/caretaker unit space includes an Office/Lobby area (980 SF), 1-bed/ 1-bath Caretaker Apartment Unit (1,180 SF), and a 1-Car Garage (200 SF).

A total of 15 parking spaces will be provided with the project, including one (1) garage space for the manager/ caretaker. Four (4) bicycle parking spaces will also be provided. The storage units/area will be securely fenced/gated and would be accessible to customers daily 6am - 9pm. Proposed on-site landscaping (77,522 SF) would be drought-tolerant. Frontage improvements include a ROW dedication (approx. 4,120 SF) of the northwestern terminus of the Viajero cul-de-sac, the construction of new sidewalks, and

Meeting Date: October 14, 2025

the installation of off-site landscaping (15,840 SF) in the areas between the property line and Las Armas Road, Hollister Ave, and Viajero Dr.

A wetland is located on the northern boundary of the parcel and would not be impacted by the project. All project development would occur outside the required 50' wetland buffer, which will be protected by 5' tall fencing.

The applicant proposes to quitclaim an existing private road and private road easement (Campesino Drive) on the northern side of the property to itself to increase the developable area.

Grading is anticipated to consist of 15,708 cy of cut and 9,325 cy of fill and 6,383 cy of export. Of the existing 159 trees, all will be removed except for 27 trees. The trees to be preserved include three oaks, twenty- three eucalyptus, and one Brazilian Pepper tree while 92 new trees are proposed to be planted. Primary access will be taken from Viajero Drive. One secondary driveway is located at Las Armas Road. The property is a 5.39-acre parcel zoned General Commercial (CG) and shown as Assessor's Parcel Number 079-210-056, located at 7780 Hollister Avenue.

A comprehensive zoning analysis has not been completed at this time as the applicant has only submitted for Conceptual Review for the DRB to provide design related comments on the proposed concept.

The project was filed by Freddy Carrillo of TW Land Planning & Development LLC on behalf of the property owner, Goleta Self Storage LLC.

DISCUSSION:

This project was previously reviewed by the Design Review Board on April 8, 2025 and received mixed comments. There were concerns regarding the height; size, bulk, and scale; and landscape screening. The applicant has removed all third story elements from the proposal and reduced structural development from 202,920 sf to 166,740 sf (reduction of 36,180 sf). The applicant also broke up the rooflines, reduced the use of corrugated steel, added more trees to the plant palette, and enhanced the landscaping to soften the building frontages.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

As this item is for conceptual review only, no CEQA action is needed currently. A CEQA document will be prepared for the project and will be circulated for public review as part of the formal hearing process before the DRB and the Planning Commission.

NEXT STEPS

Next steps include: (1) Preparation of CEQA analysis (2) Preliminary DRB recommendation (3) Planning Commission review and action on the land use entitlement and design review component; (4) 10-day appeal period following the Planning

Commission action; (5) Final DRB review (6) Zoning Clearance/ Condition Compliance, (7) Building Plan Check and Permits, and (8) construction.

ATTACHMENTS:

Attachment A – Conceptual Plans

ATTACHMENT A

PROJECT PLANS

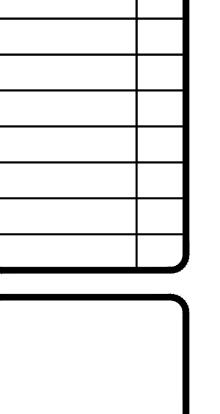


VIEW FROM VIA JERO DR. @ ENTRY LOOKING SOUTH

VIEW FROM HOLLISTER AVE @ LAS ARMAS LOOKING NORTH

GOLETA SELF STORAGE

PROPOSED SELF STORAGE 7780 HOLLISTER AVE, GOLETA, CA DEVELOPER: GOLETA SELF STORAGE, LLC





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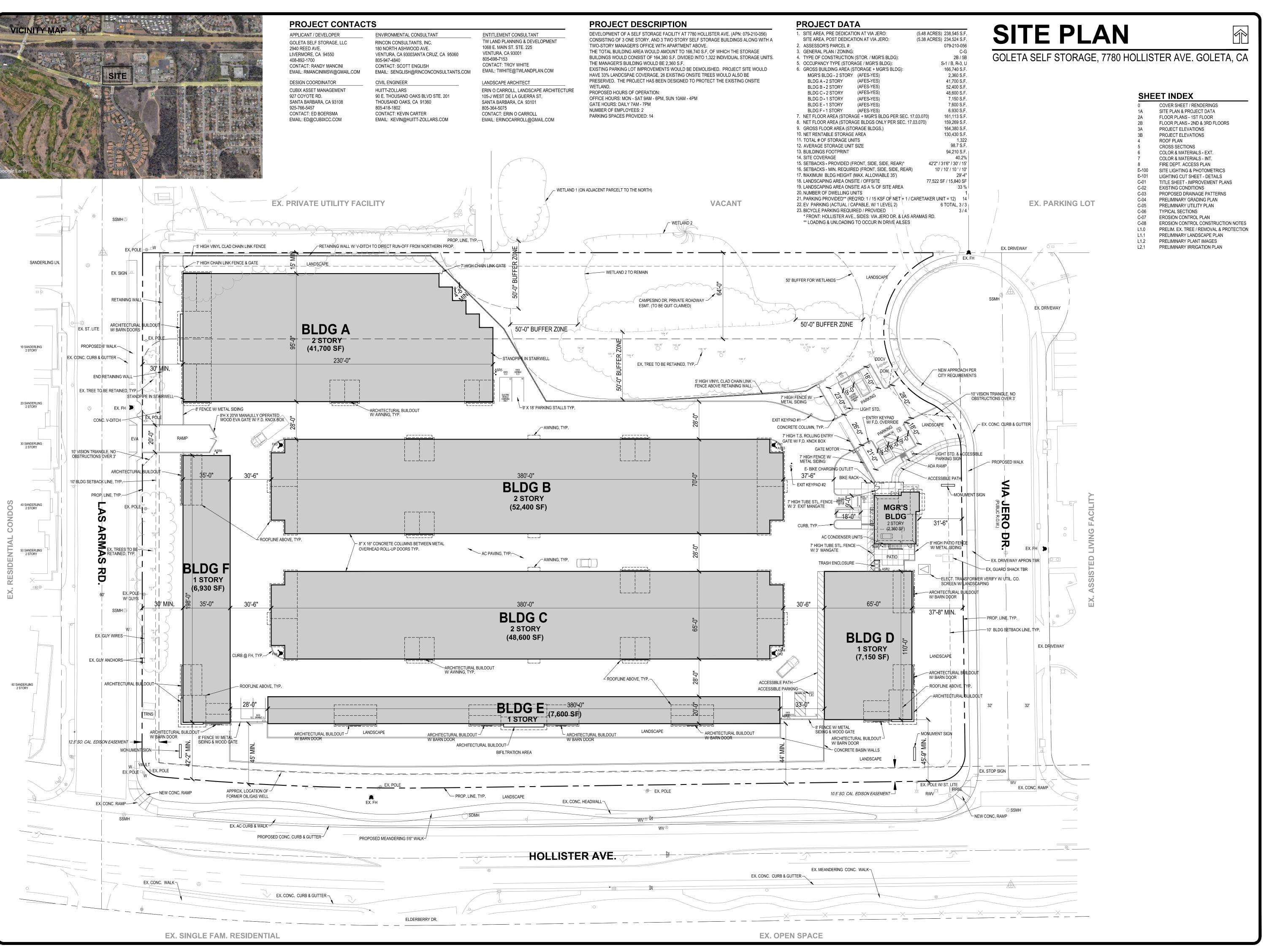




MANAGER'S BUILDING @ ENTRANCE FROM VIA JERO DR.



VIEW FROM HOLLISTER AVE @ VIA JERO DR. LOOKING NORTH



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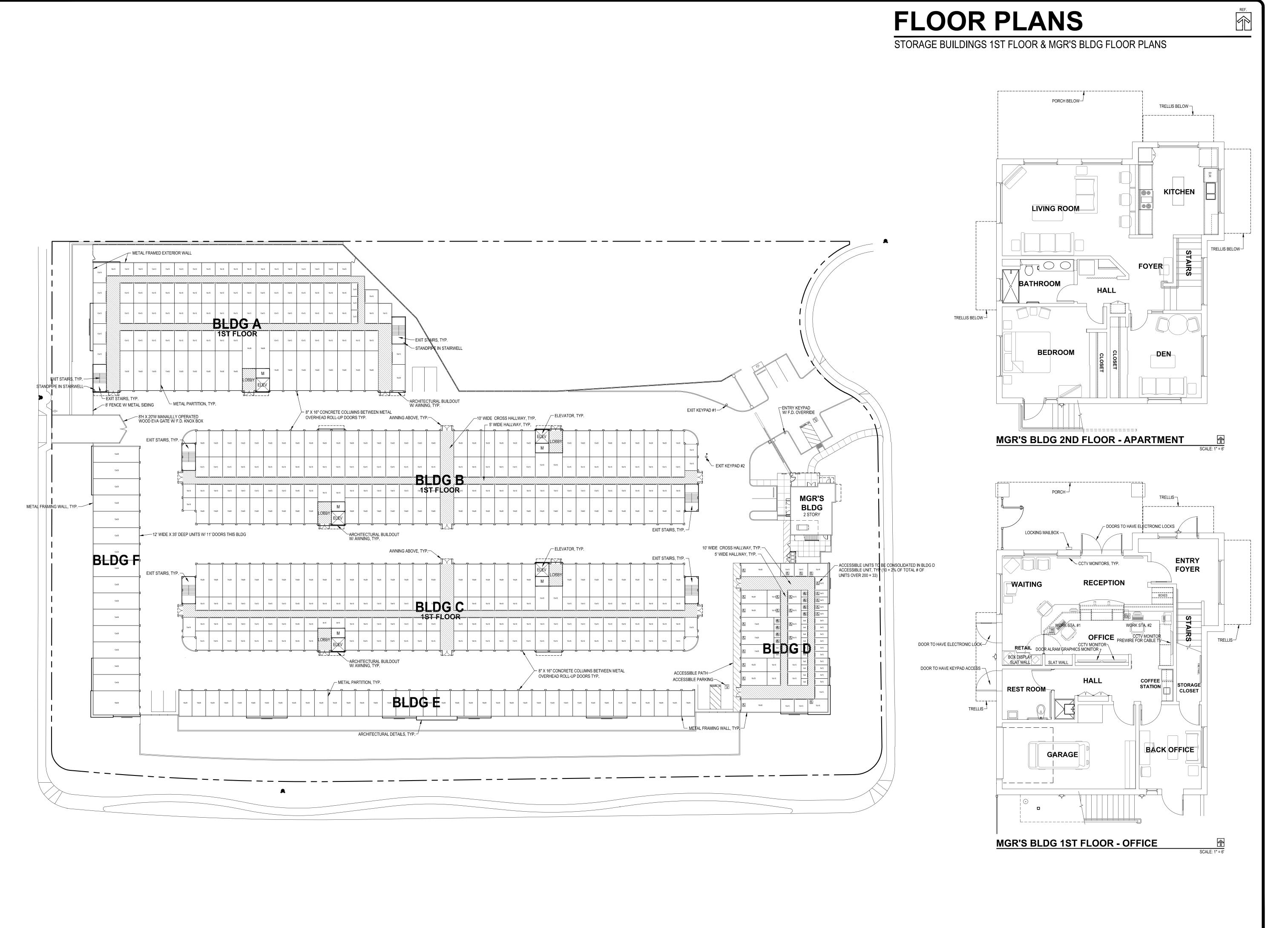
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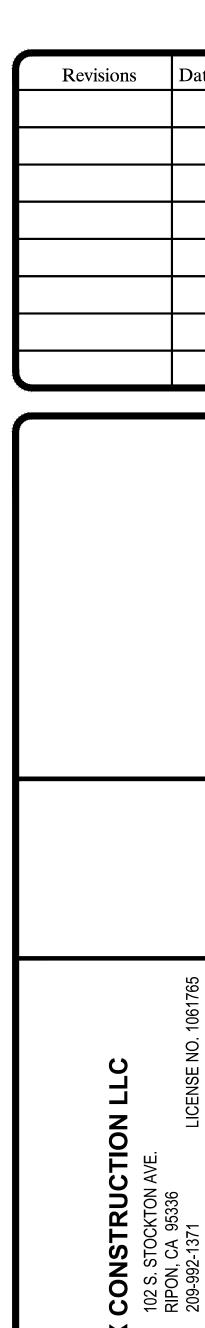
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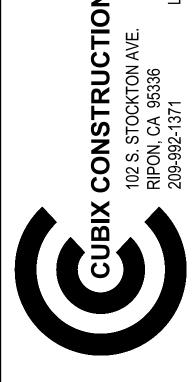
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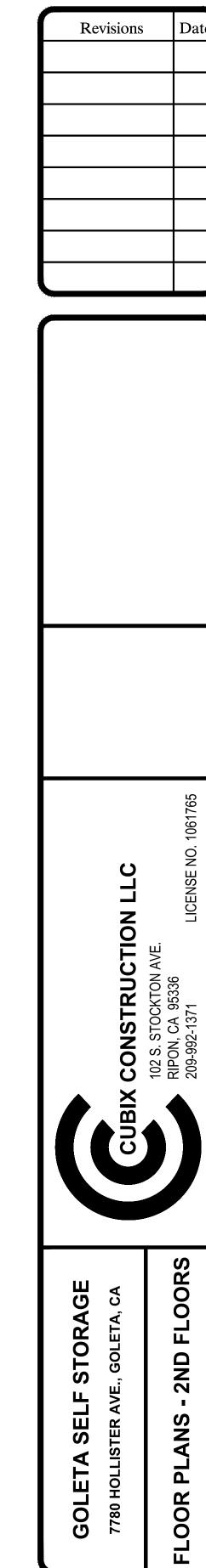




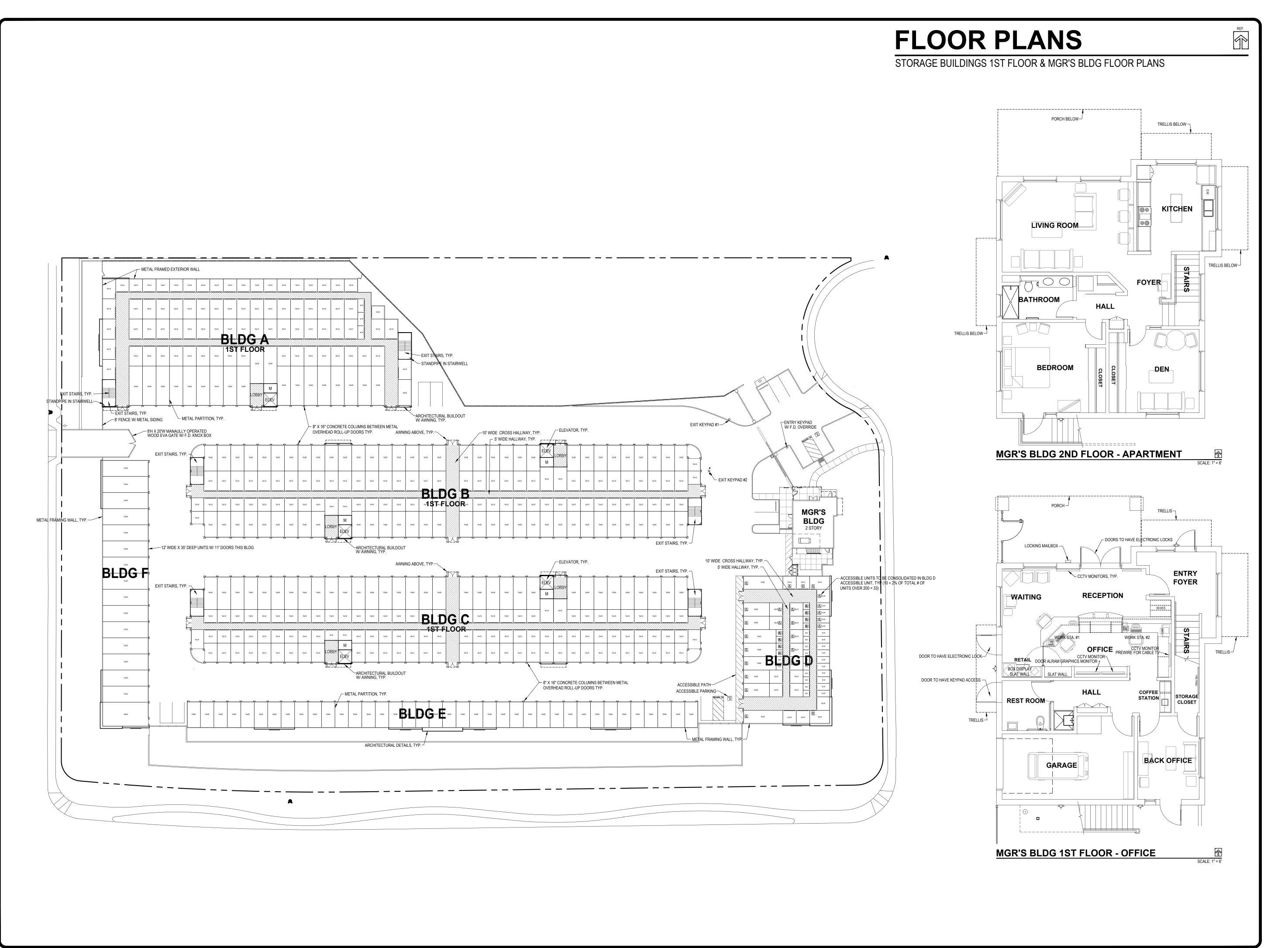


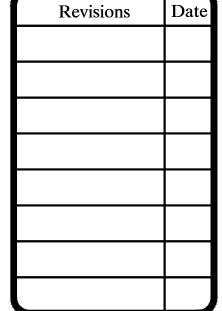
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FLOOR PLANS STORAGE BUILDINGS 2ND FLOORS _ 10' WIDE CROSS HALLWAY, TYP. _ 5' WIDE HALLWAY, TYP. EXIT STAIRS, TYP. STANDPIPE IN STAIRWELL EXIT STAIRS, TYP. — METAL O.H. ROLL-UP DOORS AT STANDPIPE IN STAIRWELL— METAL PARTITION, TYP. WINDOW & VENTILATION, TYP. EACH UNIT, TYP. **BLDG A - 2ND FLOOR PLAN** — 10' WIDE CROSS HALLWAY, TYP. WINDOW & VENTILATION, TYP. METAL PARTITION, TYP. _ 5' WIDE HALLWAY, TYP. EXIT STAIRS, TYP. — └─ METAL O.H. ROLL-UP DOORS AT EACH UNIT, TYP. ─ WINDOW & VENTILATION, TYP. └─ WINDOW & VENTILATION, TYP. BLDG B - 2ND FLOOR PLAN _ 10' WIDE CROSS HALLWAY, TYP. WINDOW & VENTILATION, TYP. — ─ METAL FRAMED EXTERIOR WALLS, TYP ∼ WINDOW & VENTILATION, TYP. METAL PARTITION, TYP. ELEVATOR, TYP. _ 5' WIDE HALLWAY, TYP. EXIT STAIRS, TYP. – METAL O.H. ROLL-UP DOORS AT ARCHITECTURAL BUILDOUT W/ AWNING, TYP. EACH UNIT, TYP. ─ WINDOW & VENTILATION, TYP. └─ WINDOW & VENTILATION, TYP. BLDG C - 2ND FLOOR PLAN



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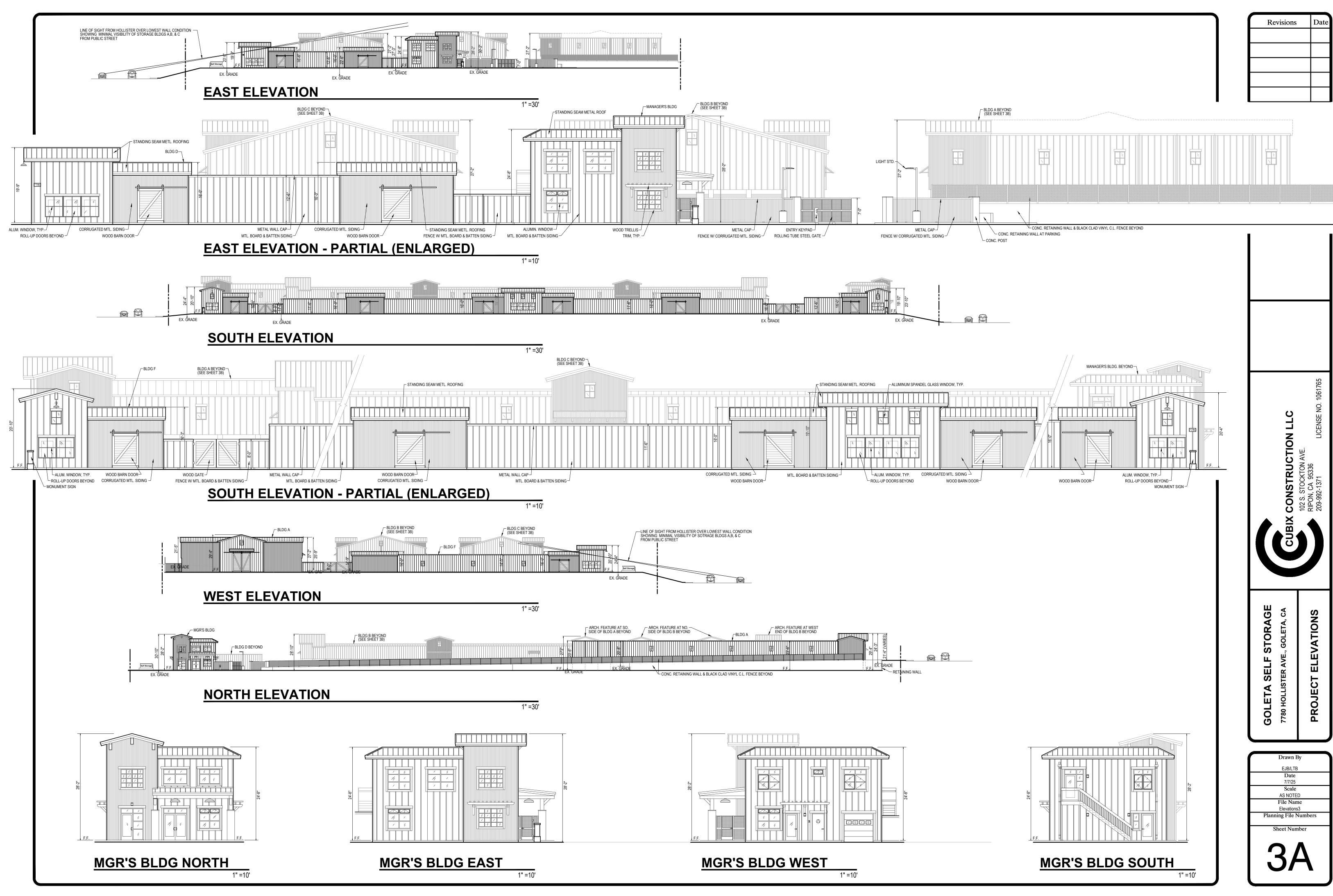


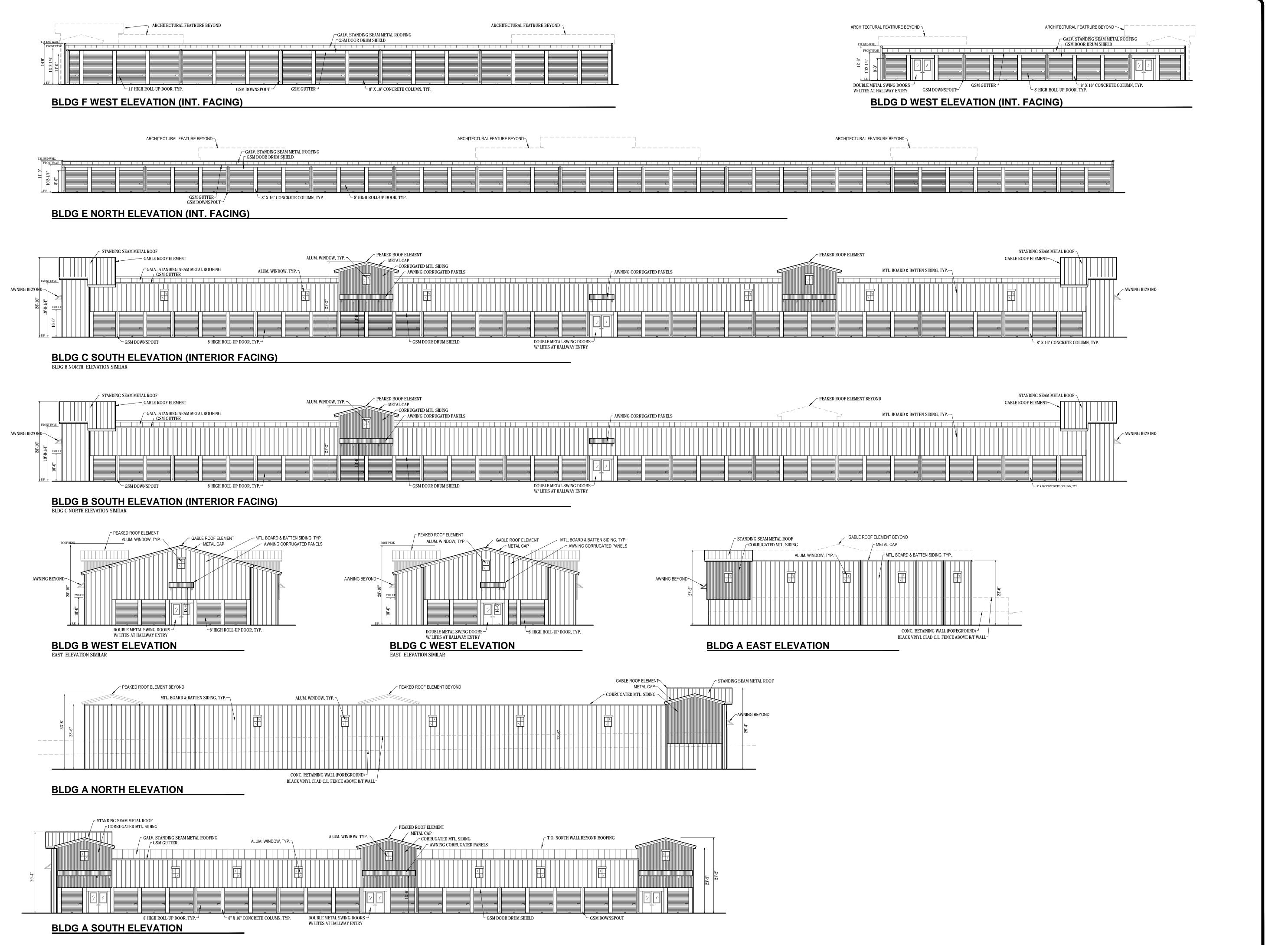
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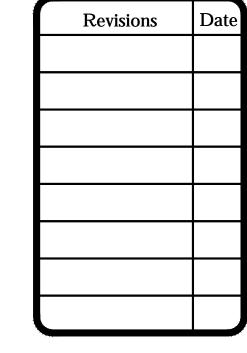
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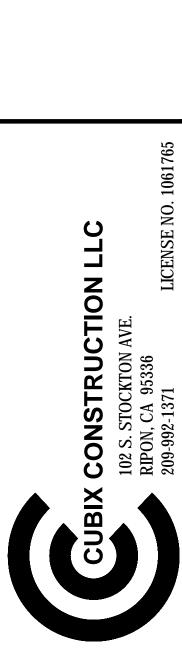
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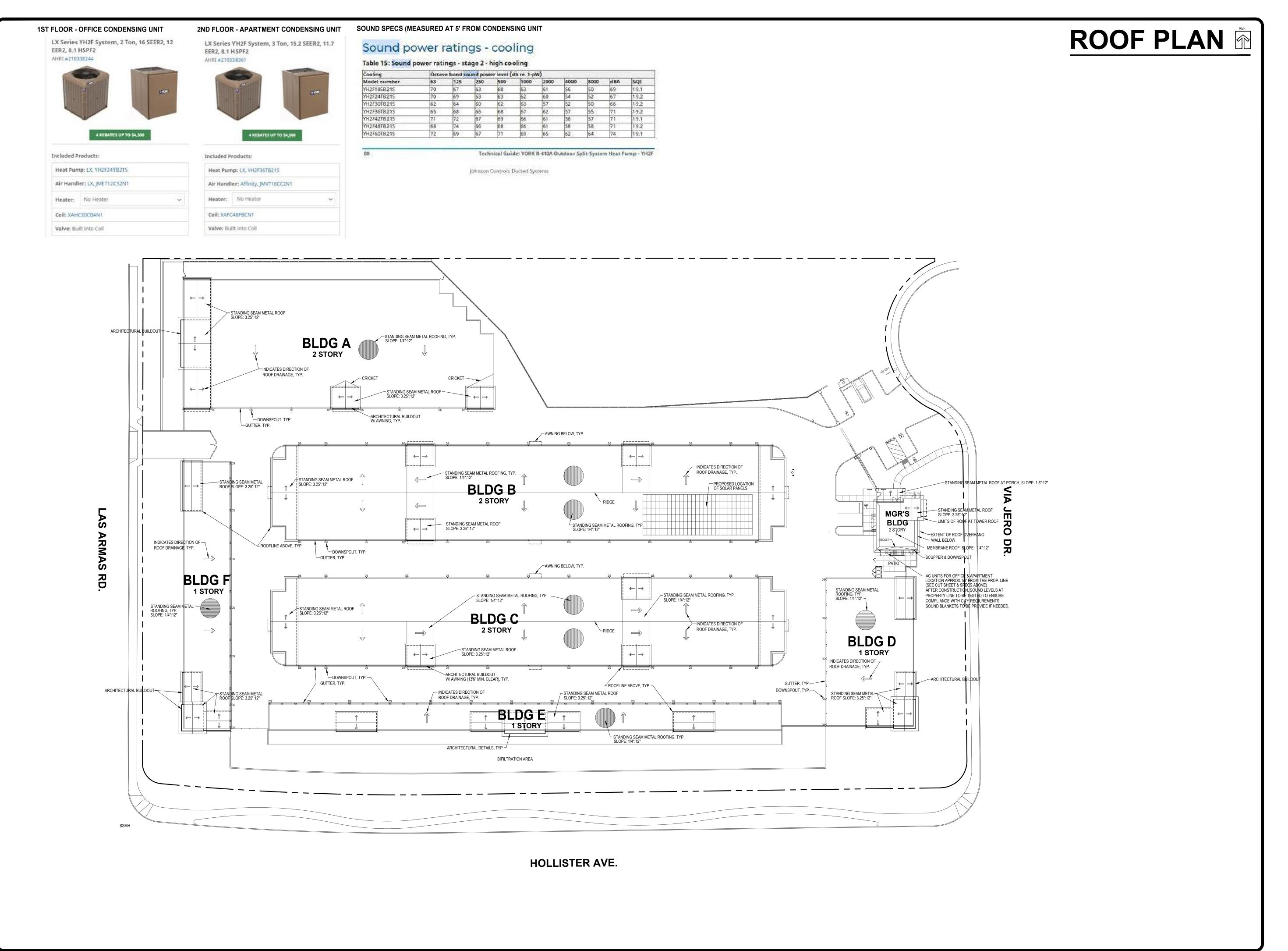


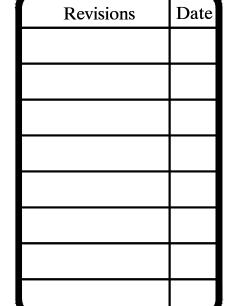


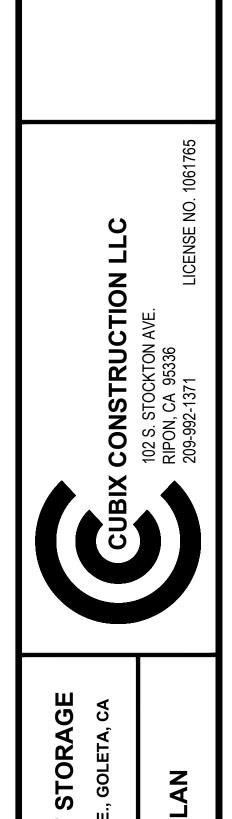


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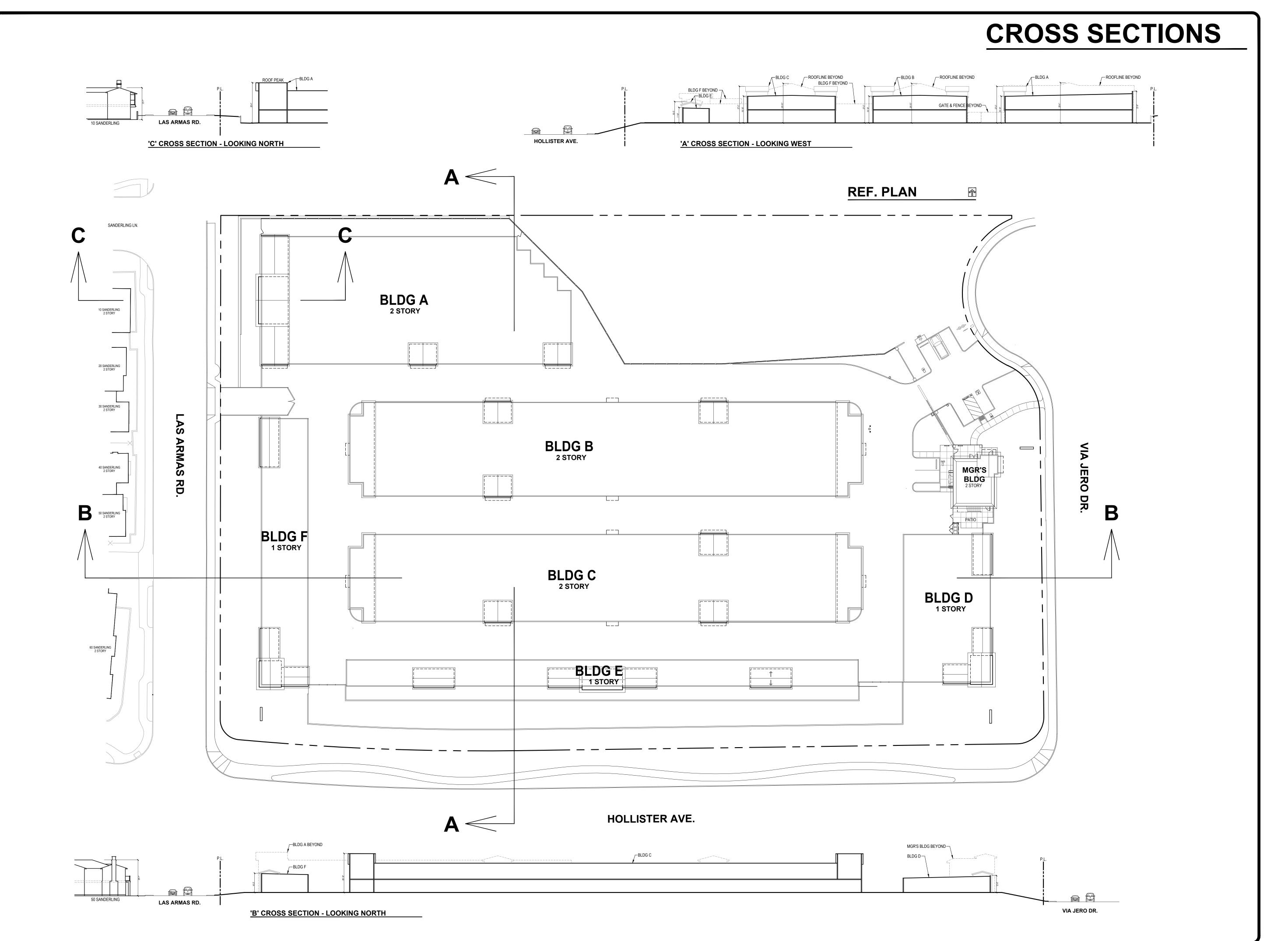


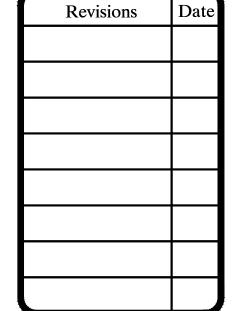




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GOLETA 7780 HOLLIST



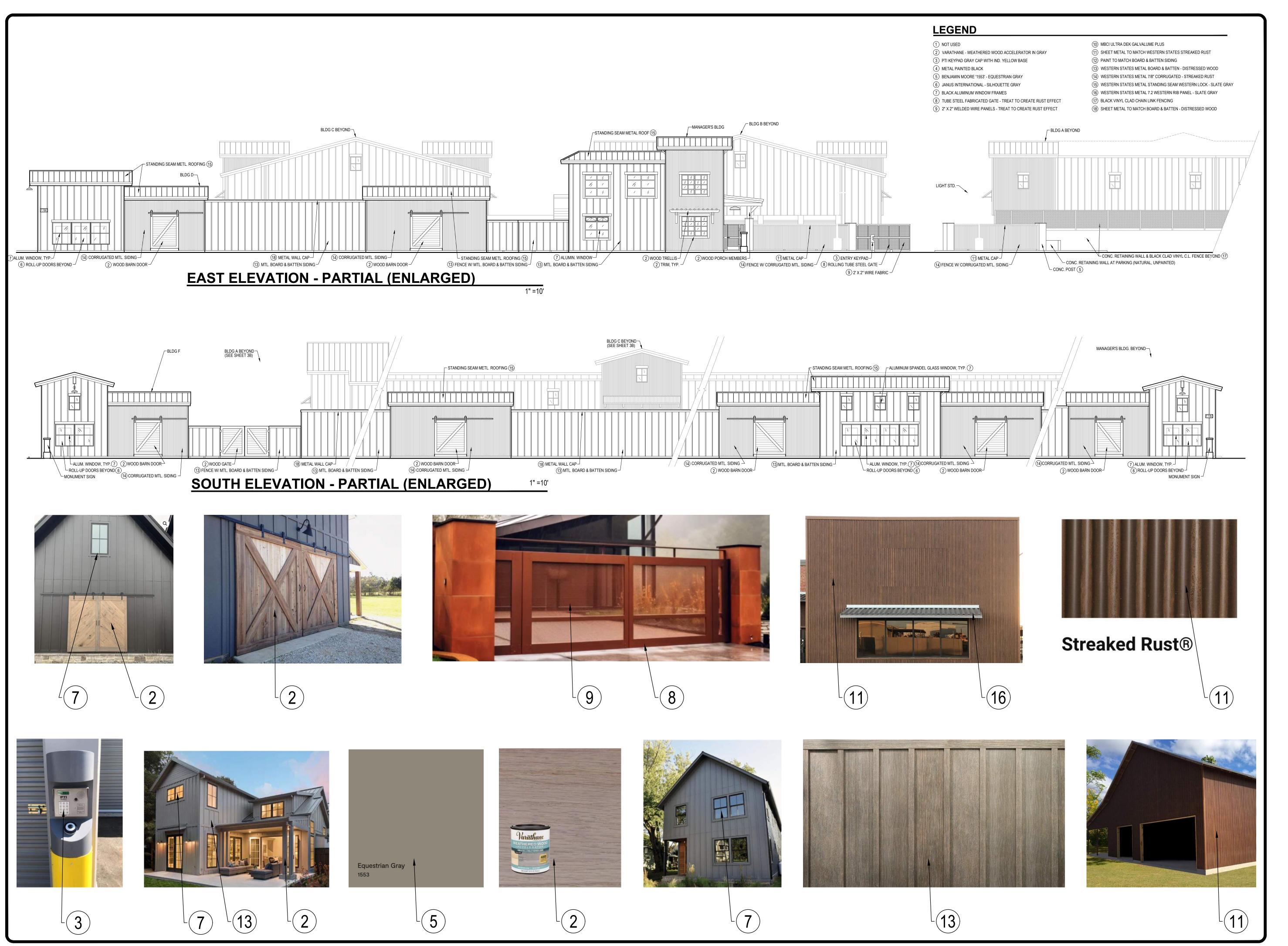




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CROSS SECTIONS



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RIPON, CA 95336

209-992-1371

LICENSE NO. 1061765

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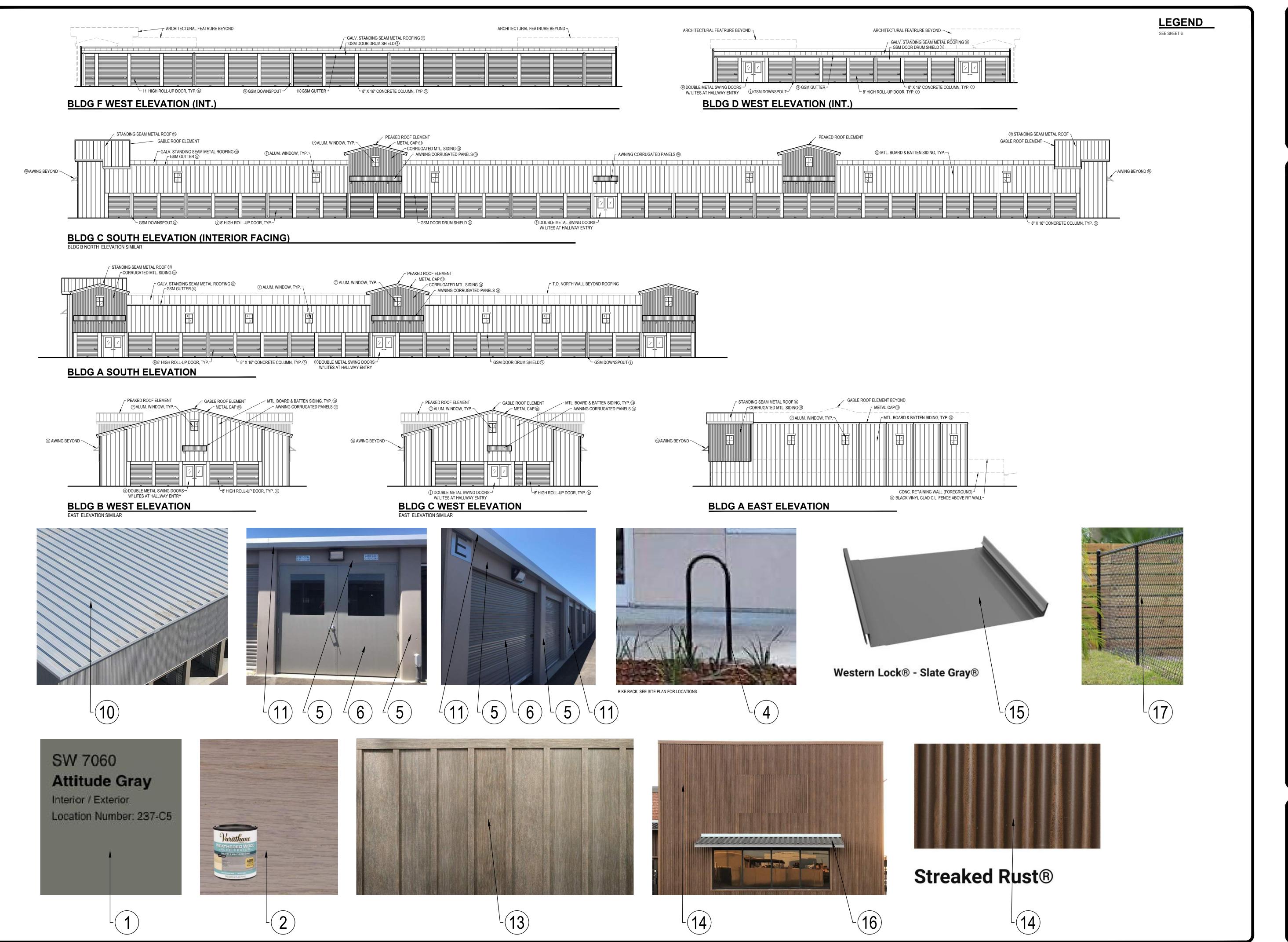
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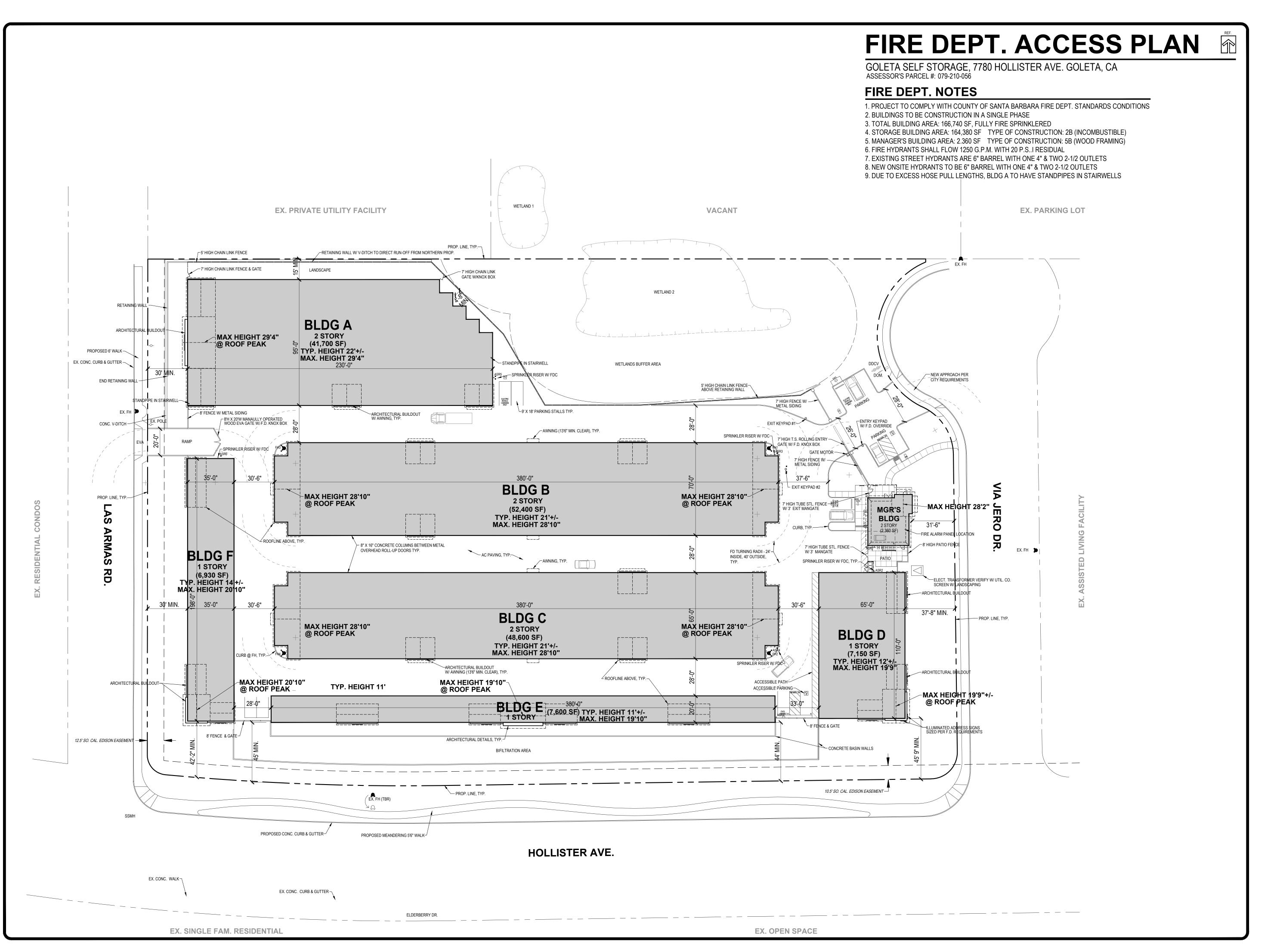
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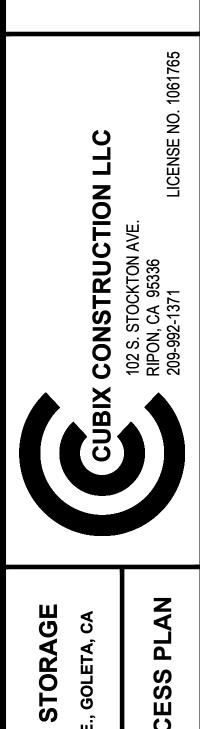


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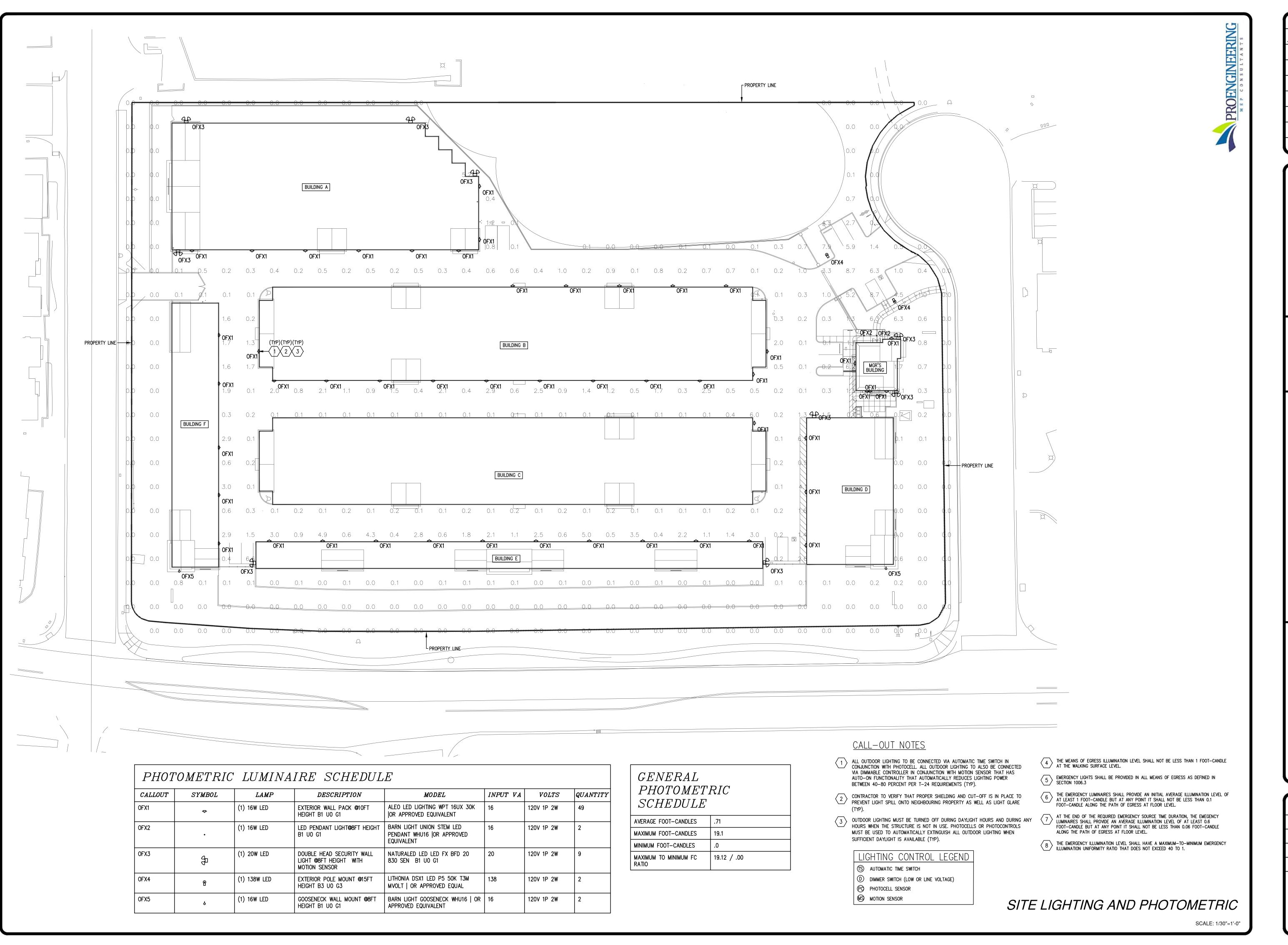
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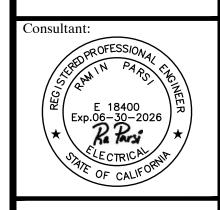
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GOLETA SELF STORAGE
7780 HOLLISTER AVE., GOLETA, CA

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SITE LIGH

PHOTOME

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environment. The D-Series distills the benefits of the latest in LED technology into a high

Introduction The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its

performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Orderi	ng Information		EXAMPLE: DSX1 LED P	7 40K T3M M	volt spa nltair2 pirhn ddbxi
DSX1 LED					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Porward optics	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type II short T3M Type II medium T3M Type II medium T4M Type IV medium T4M Type IV medium T4M Type IV medium T5W Type V wide ³ BLC Backlight control ⁴ LCCO Left corner cutoff ⁴ RCCO Right corner cutoff ⁴	MVOLT 5 XVOLT (277V-480V) 678 120 9 208 9 240 9 277 9 347 9 480 9	Shipped included SPA Square pole mounting RPA Round pole mounting ¹⁰ WBA Wall bracket ³ SPUMBA Square pole universal mounting adaptor ¹¹ RPUMBA Round pole universal mounting adaptor ⁹ Shipped separately KMAB DDBXD U Mast arm mounting bracket adaptor foreign finish ¹²

Control options			Other	options		
Shipped installed NLTAIR2	PIRH PIR1FC3V PIRH1FC3V FAO	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc. ^{20,21} High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc. ^{20,21} High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc. ^{20,21} Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc. ^{20,21} Field adjustable output. ^{20,21}	HS SF DF L90 R90 HA	ped installed House-side shield ²³ Single fuse (120, 277, 347V) ⁹ Double fuse (208, 240, 480V) ⁹ Left rotated optics ² Right rotated optics ² 50°C ambient operations ¹ ped separately Bird spikes ²⁴ External glare shield	DDBXD DBLXD DNAXD DWHXD DDBTXD DBLBXD DNATXD DWHGXD	Dark bronze Black Natural alumin White Textured dark t Textured black Textured natur aluminum Textured white

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com © 2011-2020 Acuity Brands Lighting, Inc. All rights reserved. COMMERCIAL OUTDOOR



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Performance Data	
Lumen Ambient Temperature	(LAT) Multipliers
Use these factors to determine relative lumen output for from 0-40°C (32-104°F).	average ambient temperatures

0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

3000	.00	77°F	25°C
30 C 86 F 0.).99	86°F	30°C
35°C 95°F 0.).98	95°F	35°C
40°C 104°F 0.).97	104°F	40°C

Data reference 25°C amb projected To calculate LI	es the extrapo ient, based o per IESNA TN .F, use the lur	D Lumen olated performa on 10,000 hours W-21-11). nen maintenanc ow. For other lun	nce p of LEI	rojections for testing (testing that corr	or the plat ested per l esponds to	ESNA LM-80 the desired	0-08 and d number	
	Operating Hours Lumen Maintenance Factor							
	0			1.00				
	25,000)		0.96				
	50,000)				0.92		
100,000 0.85								
,								
		Motion Sen	sor	Default S	ettings			
Option	Option Dimmed High Level Pt		nototcell peration	Dwell Time	Ramp-up Time	Ramp-do Time		

*PIR1FC3V or PIR1FC3V Output 10V (100%) Output Enabled @ 1FC 5 min 3 sec 5 min

lectrical	Load						Curre	nt (Á)		
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
Forward Optics (Non-Rotated)	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
Rotated Optics	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
(Requires L90 or R90)	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

	Controls Options		
Description	Functionality	Primary control device	Notes
Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.
	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads. Drivers wired independently for 50/50 luminaire operation Twist-lock photocell recepticle Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Prescription Functionality	Primary control device

LITHONIA LIGHTING. Rev. 11/16/20 Page 4 of 8 COMMERCIAL OUTDOOR

UNION INTEGRATED LED SERIES SPS-0454 REV B BARN LIGHT ELECTRIC CO. MOUNTING STYLE HIGH LUMEN CANOPY FLUSH MOUNT (F) STEM MOUNT PENDANT (S) FOR PENDANT & FLUSH MOUNT ----6.2"-----**-** 6.2" → -----6"------OFX2 Required if LED 27, 38, 43 Light Source selected in Section J CHAIN HUNG PENDANT (CN) ÷ 6.2″ → Canopy shown required if LED 11 & 16 Light Source selected in Section J Canopy shown required if LED 11 & 16 Light Source GOOSENECK (G) OFX5 G22 GOOSENECK ARM Canopy shown required if LED 11 & 16 Light Source CORD HUNG PENDANT (C) ÷——6.2″——÷

WHU14

WHU16

Address: 320 Knox McRae Drive Titusville, FL 32780 Phone: (800) 407-8784 Email: sales@barnlight.com Website: www.barnlight.com

BARN LIGHT ELECTRIC CO.

UNION INTEGRATED LED SERIES SPS-0454 REV B

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.*

	Wattage	Wattage 11		16		27		38		43	
	Optics	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW
WHU10	FLAT	842	74	1238	77	-	-	-	-	-	-
WHOTO	DOMED	817	72	1201	75	-			1.5	-	
WHU12	FLAT	845	74	1243	77	1990	74	2985	79	3980	92
WHOIZ	DOMED	821	72	1208	75	1915	71	2873	76	3831	89
WHU14	FLAT	840	74	1235	77	1983	73	2975	78	3967	92
WH014 -	DOMED	813	71	1196	75	1903	70	2855	75	3807	88
ANTILITY OF	FLAT	839	74	1234	77	1977	73	2965	78	3953	92
WHU16	DOMED	812	71	1194	74	1891	70	2836	75	3781	88

*Acrylic Diffuser option reduces Lumens delivered and LPW	
SPECIFICATIONS	
CERTIFICATIONS, LISTINGS & WARRANTY	CONSTRUCTION & FINISH (CONTINUED)
MADE IN THE USA Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL	BRASS Hand-Spun from High Purity C2600-O60 Brass
CSA LISTED FOR WET LOCATIONS Includes All Gooseneck, Stem and Flush Mounting Styles Acrylic Diffuser is CSA Listed for Damp Locations for Gooseneck and Stem Mounting Styles	STEM 1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40 6063 Aluminum Mounting Stem. Custom Lengths Available upo Request.
CSA LISTED FOR DAMP LOCATIONS Includes All Chain and Select Cord Hung Mounting Styles Acrylic Diffuser is CSA Listed for Damp Locations	GOOSENECK 1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40 6063 Aluminum Gooseneck
LIMITED WARRANTY For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions	CORD Cord-Hung Pendants Include 7' of Standard Cord or 5' of Cloth Cord, +/- For Socket Orientation
OPERATING TEMPERATURE -30°C to 40°C	CHAIN 4-Gauge Chain Complete with Quick Link for On-Site Adjustmen to Chain's Length
CONSTRUCTION & FINISH POWDER COAT SHADE	LED LIGHT SOURCE LED TYPE: CREE LMH2 MODULE
Hand-Spun from High Purity 3003-O Temper Aluminum	LED THE, ONCE EMITZ MODULE

Hand-Spun from High Purity 3003-O Temper Aluminum GALVANIZE SHADE Hand Spun from High Quality Galvanized Steel PORCELAIN SHADE Hand-Spun from 20 Gauge Porcelain Steel

POWDER COAT FINISHES Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured PORCELAIN FINISHES Applied by Hand and Fired in a High Temperature Oven

2 STEP MACADAMS ELLIPSE EFFICACY: UP TO 92 LPW High Efficacy Available upon Request, Consult Factory for Additional Information

L90(6K) > 36,300 HOURS

90+ CRI

Address: 320 Knox McRae Drive Titusville, FL 32780 Phone: (800) 407-8784 Email: sales@barnlight.com Website: www.barnlight.com

Hand-Spun from High Purity C11000-O60 ETP Copper

INITIAL LUMENS DELIVERED: UP TO 4000 LUMENS

AVAILABLE CCT: 2700K, 3000K, 3500K, 4000K Custom Temperatures Available upon Request

SCHEDULE: DATE: PREPARE BY: NOTES:

naturaLED® Security Wall Lights double head bullet with motion sensor. Our security floodlights come in 20-watt to replace your existing incandescent up to 180-watt, saving up to 70% of energy. Super energy efficient and lasts up to 50,000+ hours average life. naturaLED® security lights are ideal solution for security lights, both residential, commercial

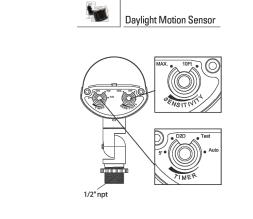
APPLICATIONS Security, Accent, Residential, Outdoor, Wall Lighting

and many other outdoor applications.

FEATURES Energy Star Qualified Wet Location UL Listed • ColorTemp: 3000K, 5000K

Voltage: 120V Beam Angle: 70° CRI: 80 Operating temperature: - 4°F - 104°F Up to 85% energy savings Instant on

 Lightweight No Mercury or lead Colors: Black, White 5 Year Warranty



ACCESSORIES

Rated Life 50,000 Hol

Narranty 5 Years

SAMPLE NUMB	ER LED -	FXBFD20/830/BK-	SEN			
STYLE	SERIES	FAMILY	WATTAGE	CRI/COLOR TEMP	COLOR	ACCESSORY
LED	FX	BFD	20	830	BK	SEN
LED Lighting	Fixture	Bullet Floodlight	20 Watt	CRI 80 3000K	Black (WH) White	Motion Sensor

ERTIFIED ROHS FC T9 BO

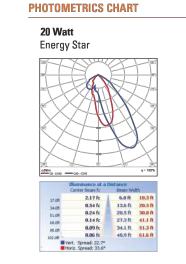
© 2023 naturaLED® All rights reserved www.naturaLED.com Toll-Free: 855.758.7009 SECURITY BULLET FLOODLIGHT **WALL & SECURITY LUMINAIRES**

Watts (W)	Ordering Code	Description	CCT (K)	Lumens (Lm)	Voltage	Color/ Sensor	Wet Location	Energy Star
20	7082	LED-FXBFD20/830/BK	3000K	1,400	120V	Black	•	•
20	7083	LED-FXBFD20/850/BK	5000K	1,400	120V	Black	•	•
20	7672	LED-FXBFD20/830/WH	3000K	1,400	120V	White	•	•
20	7673	LED-FXBFD20/850/WH	5000K	1,400	120V	White	•	•
20	7030	LED-FXBFD20/830/BK-SEN	3000K	1,400	120V	Black/ Sensor	•	•
20	7031	LED-FXBFD20/850/BK-SEN	5000K	1,400	120V	Black/ Sensor	•	•
20	7066	LED-FXBFD20/830/WH-SEN	3000K	1,400	120V	White/ Sensor	•	•
20	7067	LED-FXBFD20/850/WH-SEN	5000K	1,400	120V	White/ Sensor	•	•
20	7032	LED-FXSFD20/830/WH-SEN	3000K	1,400	120V	White/ Sensor	•	•
20	7033	LED-FXSFD20/850/WH-SEN	5000K	1,400	120V	White/ Sensor	•	•

ACCESSORIES	(Ordered Separately)	DIMENSIONS	
Daylight Mo	tion Sensor	20W (with Sensor) 2.43-lbs	
	P10118 SEN-ES-180NX3-2VR/BK (Security floodlight motion sensor)	10" (255mm) (u.g.)	6.42" (163mm)

PACKAGE

Case Oty 5 pcs



ORDERING

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Canopy shown required if LED 11 & 16 Light Source



WPT UX Series

16W / 32W / 48W / 64W / 80W

WPT-80UX/CT

8.50"

The Aleo WPT UX™ Series combines energy-efficiency, high performance, and rugged construction with a slim profile. Designed look to deliver enhanced performance to outdoor wall-mounted lighting applications. Rugged die-cast housing provides advanced thermal management for long life and weather-proof compartment to withstand challenging, outdoor environments.

Outdoor wall-mount applications. Building facade. Retail, commercial, Industrial exteriors, school **Specification** Features

IP65 Wet Location Rated.

Optical System

III comes standard.

DLC QPL Premium

more information.

7-year Limited Warranty. See warranty documentation for

Certification

Warranty

APPLICATIONS



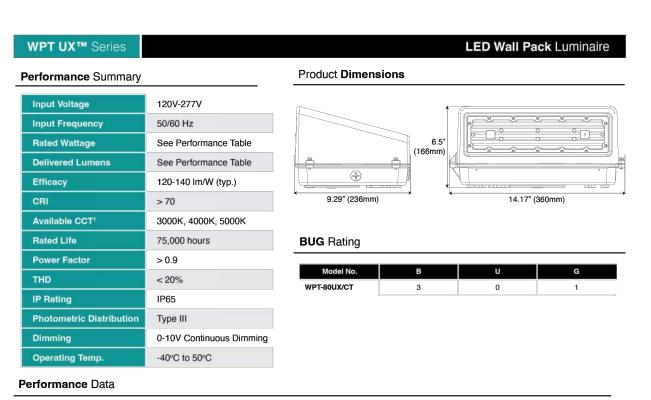
Luminaire utilizes high-efficacy LED packages maintained at cool temperatures for long life, high Weather-proof, gasketed compartment protects electronics efficacy. Reliable driver features universal voltage (120-277V) for convenient installation. 0-10V continuous

High performance LED platforms delivers high efficiency Designed to be wall-mounted. Luminaire to be mounted DIMMING and long life. Precision-formed forward throw optics directly over standard 4" junction box (supplied by designed for superior light distribution and uniformity. Type others) or surface mount and wiring connection through convenient 1/2" threaded conduit entry hub on wall pack UL Listed. All components have safety certification.

Comes Standard with built-in dusk-to-dawn photocell. Field-Adjustable CCT / Wattage Increased versatility and reduced inventory burden. Wattage and Color Temp. can be adjusted in the field by selecting (4) different wattages and (3) different CCTs via switch inside the housing.

Example: WPT-80UX/CT Field Adjustable Wattage Field Adjustable 3000K 120V-277V LED Wall Dark Bronze 16W/32W/48W/ RAL#8019 Emergency Backup OSDL/IR Multi-Level Occ. EM700 700 lm Sensor w/ wireless

Specifications and Dimensions subject to change without notice. 1 of 2 Form WPTUX-SS / Rev. 07 Aleo Lighting, Inc. | www.aleolighting.com | Ph: 877-358-8825 © 2024 Aleo Lighting, Inc. | All rights reserved.



			3000K		4000K		5000K	
Catalog No.	Rated Wattage (W)	Tested Wattage (W)	Delivered Lumens (lm)	Efficacy (Im/W)	Delivered Lumens (Im)	Efficacy (Im/W)	Delivered Lumens (lm)	Efficacy (Im/W)
	16	16	2160	135	2432	152	2352	147
	32	32	4320	135	4864	152	4704	147
WPT-80UX/CT	48	48	6192	129	6960	145	6912	144
	64	63	7749	123	8757	139	8694	138
	80	81	10125	125	11907	147	10530	130

Outdoor Full-Cutoff Wall-Mounted Area Luminaires

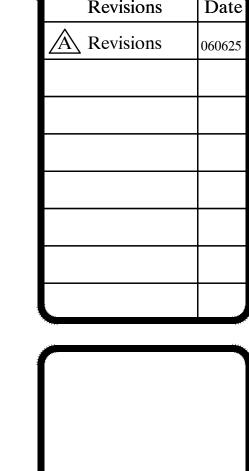


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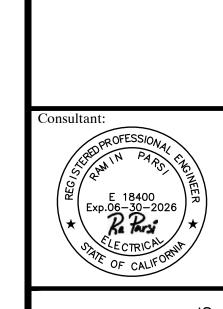


CUT SHEET

SCALE: NONE



PROENGINEERING



STORAGE ELF S GOLET,

Drawn By Date 06/17/2025 NONE File Name Planning File Numbers Sheet Number

E101

3. EXISTING IMPROVEMENTS WITHIN THE WORK AREAS SHALL REMAIN AND SHALL BE PROTECTED UNLESS OTHERWISE NOTED. DAMAGED IMPROVEMENTS SHALL BE REPLACED IN KIND TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.

4. SYMBOL \triangle INDICATES THE LOCATION OF THE HORIZONTAL & VERTICAL CONTROL POINTS. LISTED BELOW TO BE FURNISHED BY THE AGENCY FOR CONSTRUCTION USE.

GENERAL CONSTRUCTION NOTES:

- 1. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SECURITY TO PROTECT THE PROJECT SITE, CONTRACTOR PROPERTY, EQUIPMENT, AND WORK.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING STREETS OF CONSTRUCTION DIRT AND DEBRIS AT CLOSE OF
- 4. THE CONDITION OF THE ROAD AND/OR RIGHT-OF-WAY, UPON COMPLETION OF THE JOB SHALL BE AS GOOD AS OR BETTER THAN PRIOR TO STARTING WORK.
- 5. PRIOR TO CONSTRUCTION, THE CONTRACTOR, ALONG WITH CONCURRENCE FROM THE CITY, SHALL DETERMINE HIS/HER LAY-DOWN AND/OR STAGING AREA LOCATIONS.
- 6. THE CONTRACTOR SHALL NOTIFY ALL PROPERTY OWNERS A MINIMUM OF 24 HOURS PRIOR TO BLOCKING DRIVEWAYS OR ENTERING UTILITY EASEMENTS.
- 7. TRAFFIC INGRESS AND EGRESS FOR DRIVEWAYS AND PEDESTRIAN ACCESS FACILITIES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- 8. PAVED SURFACES, PAVEMENT MARKERS AND MARKINGS SHALL BE PROTECTED FROM DAMAGE BY TRACKED EQUIPMENT.
- 9. SURVEY MARKERS AND IRON RODS DISTURBED DURING CONSTRUCTION ARE TO BE REPLACED BY A REGISTERED PUBLIC LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- 10. CONSTRUCTION STAKING WILL BE PROVIDED BY THE CONTRACTOR.
- 11. THE CONTRACTOR SHALL MAINTAIN UPDATED RED-LINED RECORD DRAWINGS ON SITE FOR INSPECTION BY THE
- 12. THE REMOVAL OF ANY ABANDONED UTILITIES REQUIRED TO COMPLETE THE WORK SHALL BE INCIDENTAL AND NO SEPARATE PAYMENT SHALL BE MADE.
- 13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOCKPILE NECESSARY MATERIAL ON-SITE OR AT A SECURED OFF-SITE LOCATION AT NO ADDITIONAL EXPENSE TO CITY OF GOLETA. ANY SUITABLE EXCAVATED MATERIAL ON THE PROJECT WHICH IS AVAILABLE AT THE TIME OF NEED, SHALL BE USED BEFORE BORROW IS BROUGHT ON-SITE.

PAVING NOTES

- 1. ALL SUBGRADE SHALL BE STABILIZED AND COMPACTED TO 95%..
- 2. GUIDELINES SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES SHALL BE OBSERVED.
- 3. CITY OF GOLETA ENGINEERING DEPARTMENT TO BE NOTIFIED TWENTY FOUR HOURS IN ADVANCE OF SUBGRADE. PROPOSED STABILIZATION, AND ASPHALT PAVING.
- 4. CONCRETE MIX DESIGNS TO BE SUBMITTED AND APPROVED PRIOR TO ANY PLACEMENT OF CONCRETE.

WATER NOTES

- 1. ALL WATER VALVES SHALL OPEN CLOCKWISE, ALL WATER VALVES SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C-500 AND SHALL BE OF THE RESILIENT SEAT TYPE.
- 2. ALL WATERLINES SHALL BE ENCASED IN CLEAN SAND TO AT LEAST 12" (INCHES) ABOVE THE PIPE. THE COST OF BANK SAND TO BE INCLUDED IN UNIT PRICE OF WATERLINE.
- 3. UTILITY CONTRACTOR SHOULD TURN FLUSHING VALVES AND ALL FINAL ADJUSTMENTS AFTER COMPLETION OF PAVING. NO SEPARATE PAY.
- 4. SANITARY PRECAUTIONS MUST BE TAKEN DURING WATERLINE CONSTRUCTION. AS CALLED FOR BY AWWA STANDARDS. PRECAUTIONS INCLUDE KEEPING PIPE CLEAN AND CAPPING OR OTHERWISE EFFECTIVELY COVERING OPEN PIPE ENDS TO ELIMINATE INSECTS, ANIMALS OR OTHER SOURCES OF CONTAMINATION FROM UNFINISHED PIPE LINES AT TIMES WHEN CONSTRUCTION IS NOT IN PROGRESS.
- 5. ALL NEWLY INSTALLED PIPES, COATINGS AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL INSTITUTE STANDARDS\NATIONAL SANITATION FOUNDATION (ANSI) STANDARDS AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI.
- 6. ALL WATER MAINS UNDER STREET PAVEMENT, IF NOT STEEL SECTION, SHALL BE P.V.C. PIPE, SIZE 4" (INCHES) THRU 12" (INCHES) AND BE AWWA C-900 CLASS 150 DR-18. (5' B\C TO 5' B\C).
- 7. D.I.P. FOR WATER LINE SECTION SHALL BE IN ACCORDANCE WITH THE CITY OF GOLETA SPECIFICATIONS. INTERNAL COATINGS SHALL BE IN ACCORDANCE WITH AWWA C-210-2ND.
- 8. ALL P.V.C. WATER LINES SHALL BE MARKED WITH DETECTABLE TAPE FOR WATER PER CITY OF GOLETA SPECIFICATIONS.

UTILITY COMPANY NOTES

WARNING: OVERHEAD ELECTRICAL LINES

OVERHEAD LINES MAY EXIST ON THE PROPERTY. THE LOCATION OF OVERHEAD LINES HAS NOT BEEN SHOWN ON THESE DRAWINGS AS THE LINES ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. CALIFORNIA CODES LIMITS ACTIVITIES THAT OCCUR IN CLOSE PROXIMITY TO HIGH VOLTAGE LINES

- ANY ACTIVITY WHERE PERSON OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE
- OPERATING A CRANE, DERRICK, POWER SHOVEL, DRILLING RIG, PILE DRIVER, HOISTING EQUIPMENT, OR SIMILAR APPARATUS WITHIN 10 FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES.
- PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY.



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

JTILITY NOTE

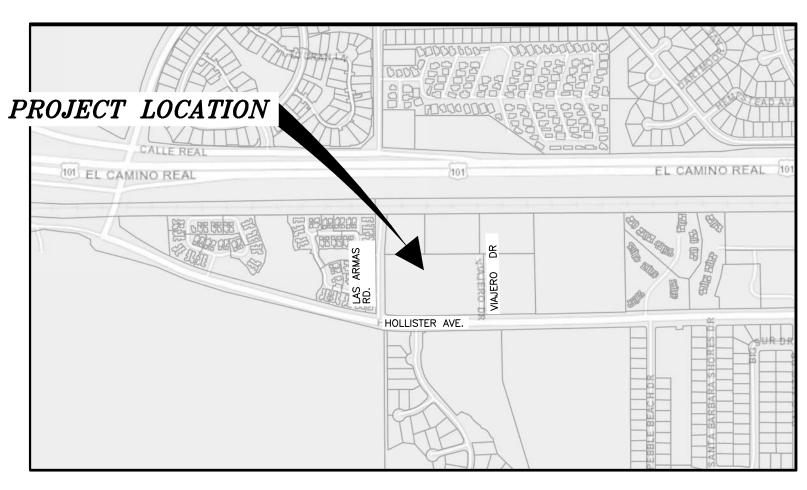
IMPORTANT NOTICE

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIGALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE: 811 TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK

IMPROVEMENT PLANS FOR **GOLETA SELF STORAGE**

7780 HOLLISTER AVE GOLETA, CA **APN: 079-210-056**



PREPARED FOR:

RANDY MANCINI, OWNER

2940 REED AVENUE

(408) 892-1700

LIVERMORE, CA 94550

SCALE: NONE

GRADING NOTES

- 1. HEAVY EQUIPMENT NOISE SHALL NOT BEGIN UNTIL AFTER 7:00 A.M AND SHALL END BY 7:00 P.M. SAMEDAY. NO WORK BEYOND 6:30 PM UNLESS APPROVED BY THE CITY.
- 2. ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL INVESTIGATION, TITLED 'NEW STATION AT CANYON BOOSTER PUMP', DATED NOVEMBER 2022 (REVISED 8/7/2023) WERE INCORPORATED INTO THE PLANS AND THE REPORT IS CONSIDERED PART OF THESE PLANS BY REFERENCE.
- 3. ALL DISTURBED SURFACES SUBJECT TO EROSION SHALL BE PROTECTED IN ACCORDANCE WITH THE SANTA BARBARA COUNTYWIDE MUNICIPAL STORMWATER NPDES PERMIT. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED
- 4. ALL UNSUITABLE MATERIAL, I.E. LUMBER, LOGS, BRUSH, COMPRESSIBLE SOILS, OR ANY ORGANIC MATERIALS OR RUBBISH, SHALL BE REMOVED AS REQUIRED BY THE GEOTECHNICAL INVESTIGATION.
- 5. ALL AREAS TO RECEIVE FILL SHALL BE INSPECTED AND APPROVED BY THE CITY AFTER REMOVAL OF UNSUITABLE MATERIAL AND EXCAVATION OF KEYWAYS AND BENCHES, AND PRIOR TO PLACEMENT OF SUBSURFACE DRAINAGE SYSTEMS OR FILL.
- 6. ALL MATERIALS DEEMED UNSUITABLE FOR PLACEMENT IN COMPACTED FILL SHALL BE REMOVED FROM THE SITE. MATERIALS SUCH AS CONSTRUCTION INERT DEBRIS, OR IMPORTED MATERIALS SHALL BE APPROVED BY THE CITY PRIOR TO USE IN COMPACTED FILL.WHERE EXCAVATED MATERIAL IS LARGER THAN TWELVE INCHES IN LARGEST DIMENSION, IT MUST BE BROKEN INTO SMALLER PARTICLE SIZES, BEFORE BEING USED AS FILL.
- 7. THE GEOTECHNICAL ENGINEERING SHALL PROVIDE RECOMMENDATIONS AND APPROVE CORRECTIVE WORK TO ENSURE SLOPE STABILITY WHERE UNSTABLE MATERIAL IS EXPOSED.

TOPOGRAPHIC SURVEY

CIVIL ENGINEERING DESIGN BASED ON TOPOGRAPHIC FIELD SSURVEY COMPLETED 3/24/2020 BY HUITT-ZOLLARS, INC. FOR GOLETA SELF STORAGE LCC

DATUM INFORMATION

THE COORDINATES OF THE FIELD SURVEY REFERENCED HEREON ARE BASED ON CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 5, NAD83 DATUM, 2017.50 EPOCH.

BASIS OF BEARINGS

THE BEARING SHOWN HERON ARE BASED ON RECORD DATA AND AN ASSUMED

BENCHMARK INFORMATION

ELEVATIONS WERE DERIVED BY GPS STATIC OBSERVATIONS HOLDING NAVD ELLIPSOID HEIGHT AT CORS "SOPAC" AND MODELING THE ELEVATIONS USING NGS GEOID12B.

EARTHWORK QUANTITIES

E1 | 12/21/2023 | ENTITLEMENT SUBMITTAL PACKAGE #1

EXISTING PAVEMENT REMOVAL - 2,398 CY

GRADING CUT - 15,708 CY GRADING FILL – 9,325 CY NET CUT (OFFHAUL) – 6,383 CY

DATE DESCRIPTION

ISSUE DRAWING LOG:

EXISTING PARCEL PROPOSED LOT ---- EXISTING EASEMENT — – — CENTERLINE

BOUNDARY/RW

— — — — LIMITS OF RESTRICTED USE AREA ——— 1165 — FINISH GRADE ______ 1168 _____ EXISTING GRADE

EXISTING GAS LINE EXISTING WATER LINE ----- (OH) ----- EXISTING WATER LINE EXISTING STORM DRAIN LINE

PROPOSED SEWER LINE

PROPOSED WATER LINE PROPOSED STORM DRAIN LINE

XX.XX FL

PROPOSED GRADIENT PROPOSED ELEVATIONS PARENTHESES INDICATE

APPROXIMATE LOCATION OF EXPLORATORY BORING

EXISTING ELEVATIONS

SANTA BARBARA COUNTY SANTA BARBARA PROJECT LOCATION PACIFIC OCEAN

SCALE: NONE

ABBREVIATIONS

UNLESS OTHERWISE MODIFIED BELOW, ABBREVIATIONS SHALL BE PER THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC), THE STAND PLANS FOR PUBLIC WORKS CONTSTRUCTION (SPPWC), THE STATE STANDARD PLANS, AND/OR THE STATE STANDARD SPECIFICATIONS.

AND/ ON	THE STATE STANDARD SI ECH TOATIONS	٠.			
AB AC AS AV BC BCR BEG BW C7G CATV CB CBFC CLR COMM CONC CRN DET DI DWG (E) ECR EJ ELLEV ELEC	AGGREGATE BASE ASPHALT CONCRETE AGGREGATE SUBBASE AIR VAC DEVICE BEGINNING OF CURVE BEGIN CURB RETURN BEGINNING BACK OF WALK CURB AND GUTTER CABLE TELEVISION CATCH BASIN CURB FACE CURB FACE CURB FACE CENTER LINE CLEAR COMMUNICATIONS CONCRETE CROWN DETAIL DRAINAGE INLET DRAWING EXISTING END OF CURVE END OF CURB RETURN EXPANSION JOINT ELEVATION ELECTRICAL	GV INV IRR LD LF MAX MIN MOD NTS OB PCC PL PRCB RCP RCP RCP SDMH SSIG SMH SSIG STA	GAS VALVE INVERT IRRIGATION LOCAL DEPRESSION LINEAR FEET LID RETENTION SYSTEM MAXIMUM MANHOLE MINIMUM MODIFY, MODIFIED CONDITION NOT TO SCALE ON CURVE PULL BOX POINT OF COMPOUND CURVE PORTLAND CEMENT CONC. PROPERTY LINE POWER POLE POINT OF REVERSE CURVE REINFORCED CONCRETE BOX REINFORCED CONCRETE PIPE RIGHT OF WAY SLOPE STORM DRAIN STORM DRAIN MANHOLE TRAFFIC SIGNAL HARDWARE SEWER MAN HOLE SANITARY SEWER STATION	VERT VC W WM WV	VERTICAL VERTICLE CURVE WATER LINE WATER METER WATER VALVE
ELEC	ELECTRICAL	STA	STATION		
EP EV EVOT	EDGE OF PAVEMENT	STD	STANDARD		
EX, EXST FG	EXISTING CONDITION OR ITEM FINISHED GROUND	SW, S/W TC	SIDEWALK TOP OF CURB		
FH	FIRE HYDRANT	TRNS	TRANSITION		
FL	FLOW LINE	TSPB	TRAFFIC SIGNAL PULL BOX		
FS	FINISHED SURFACE	TYP	TYPICAL		
G	GAS LINE	UNK	UNKNOWN		
GB	GRADE BRAKE	UP	UTILITY POLE		

SHEE	T LIST TABLE
Sheet Number	Sheet Title
C-01 (1 OF 6)	TITLE SHEET
C-02 (2 OF 6)	EXISTING CONDITIONS
C-03 (3 OF 6)	PROPOSED DRAINAGE PATTERNS
C-04 (4 OF 6)	PRELIMINARY GRADING PLAN
C-05 (5 OF 6)	PRELIMINARY UTILITY PLAN
C-06 (6 OF 6)	TYPICAL SECTIONS
C-07 (7 OF 7)	EROSION CONTROL PLAN
C-08 (8 OF 8)	EROSION CONTROL PLAN - GNERAL NOTES

HUITT

HZ ZOLLARS GOLETA SELF STORAGE LLC

90 E. Thousand Oaks Boulevard, Suite 201 Thousand Oaks, California 91360-5757 805.418.1802 www.huitt-zollars.com

GOLETA SELF STORAGE

7780 HOLLISTER AVENUE **GOLETA CALIFORNIA**

TITLE SHEET

A. DUENEZ DRAWN BY: K. CARTER REVIEWED BY: APPROVED BY: K. CARTER C-01

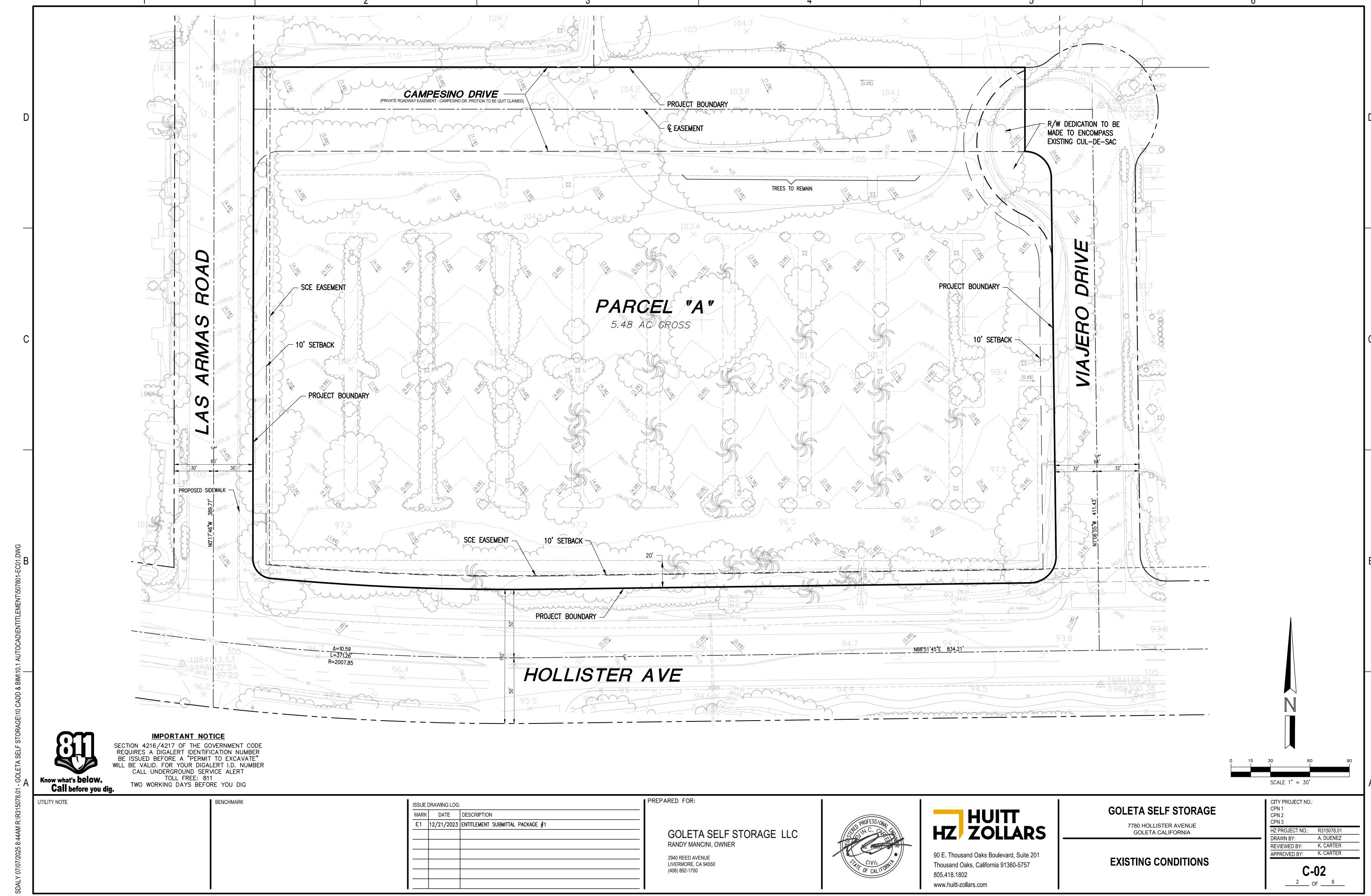
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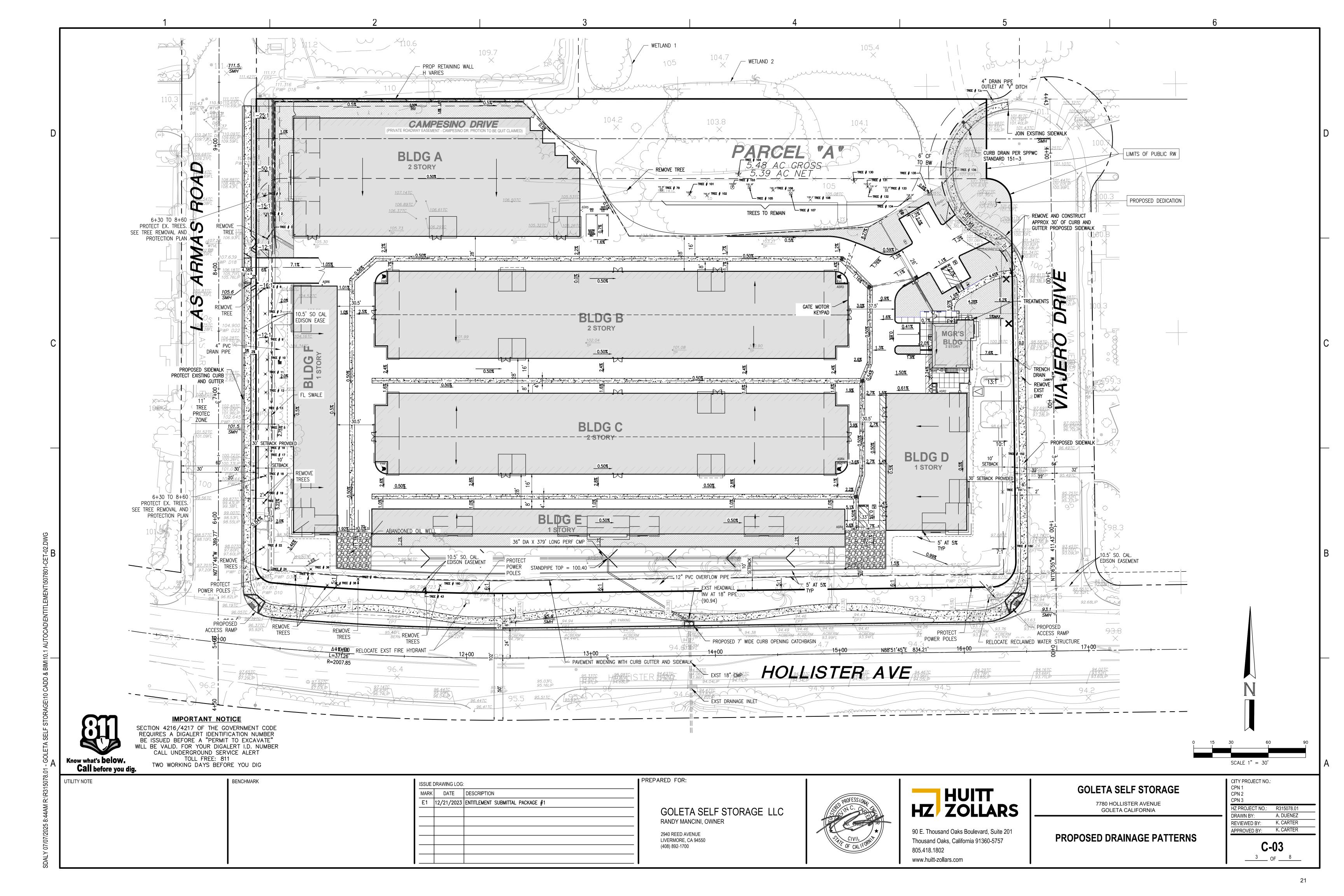
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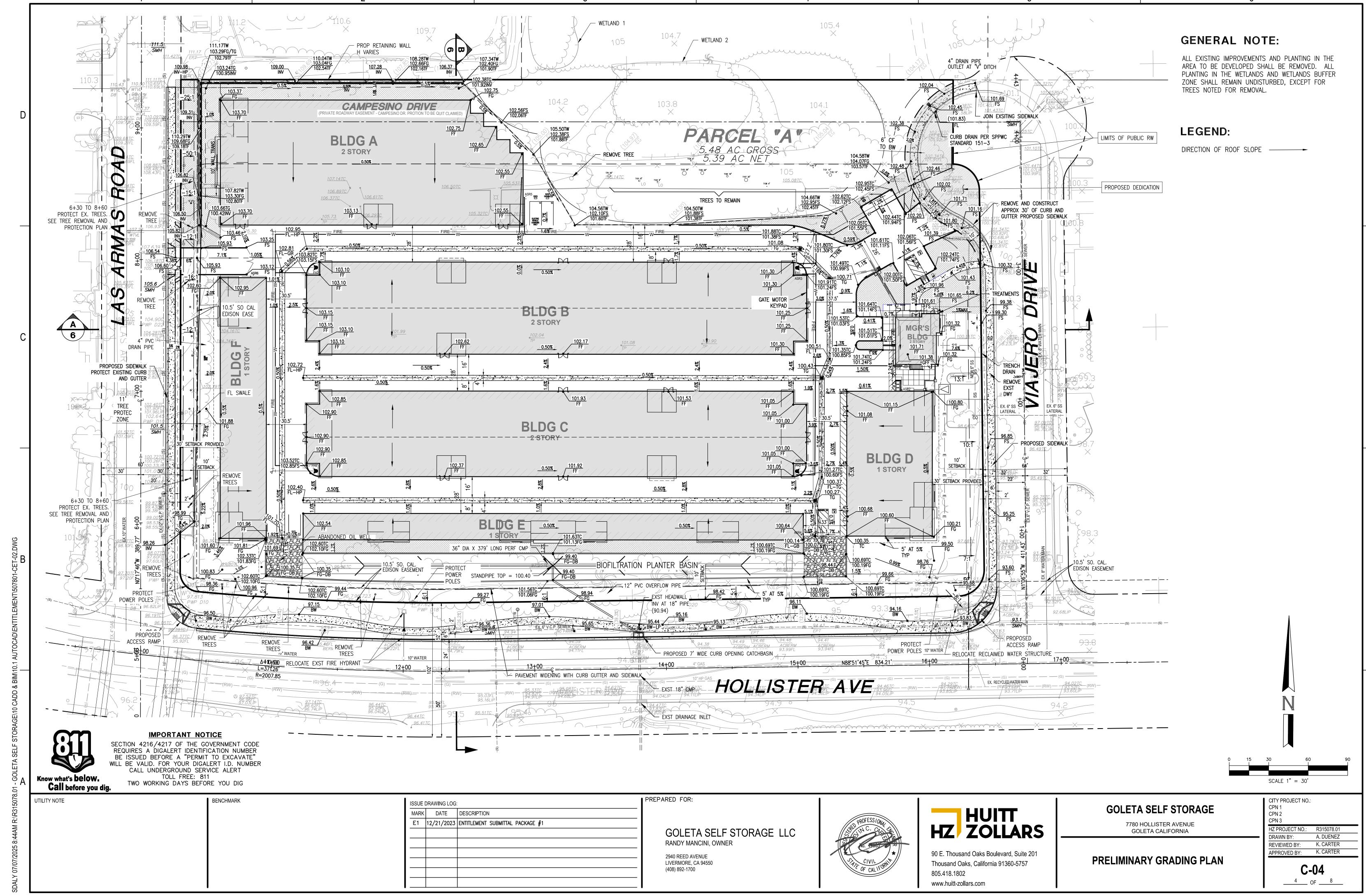
CITY PROJECT NO .:

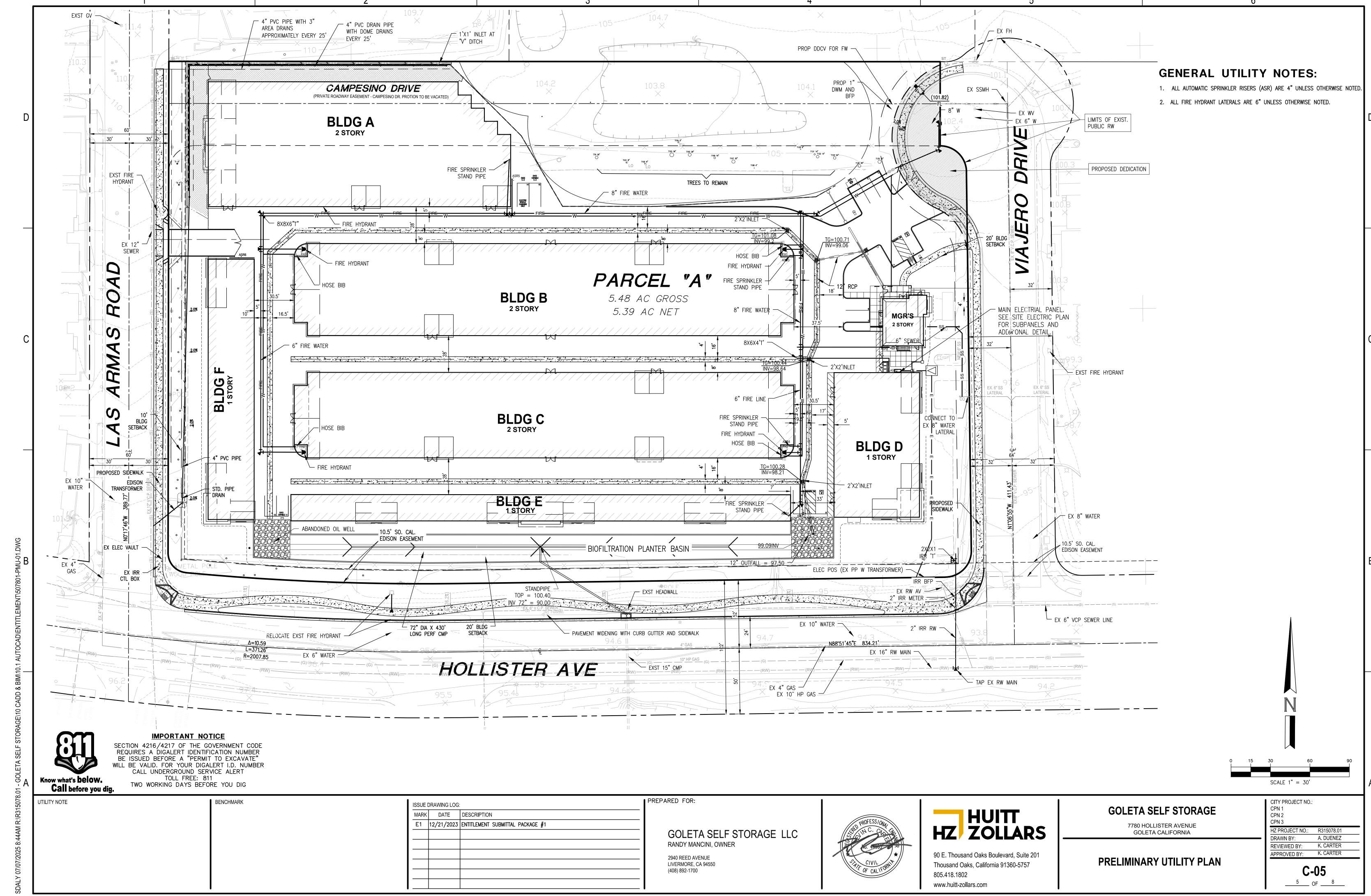
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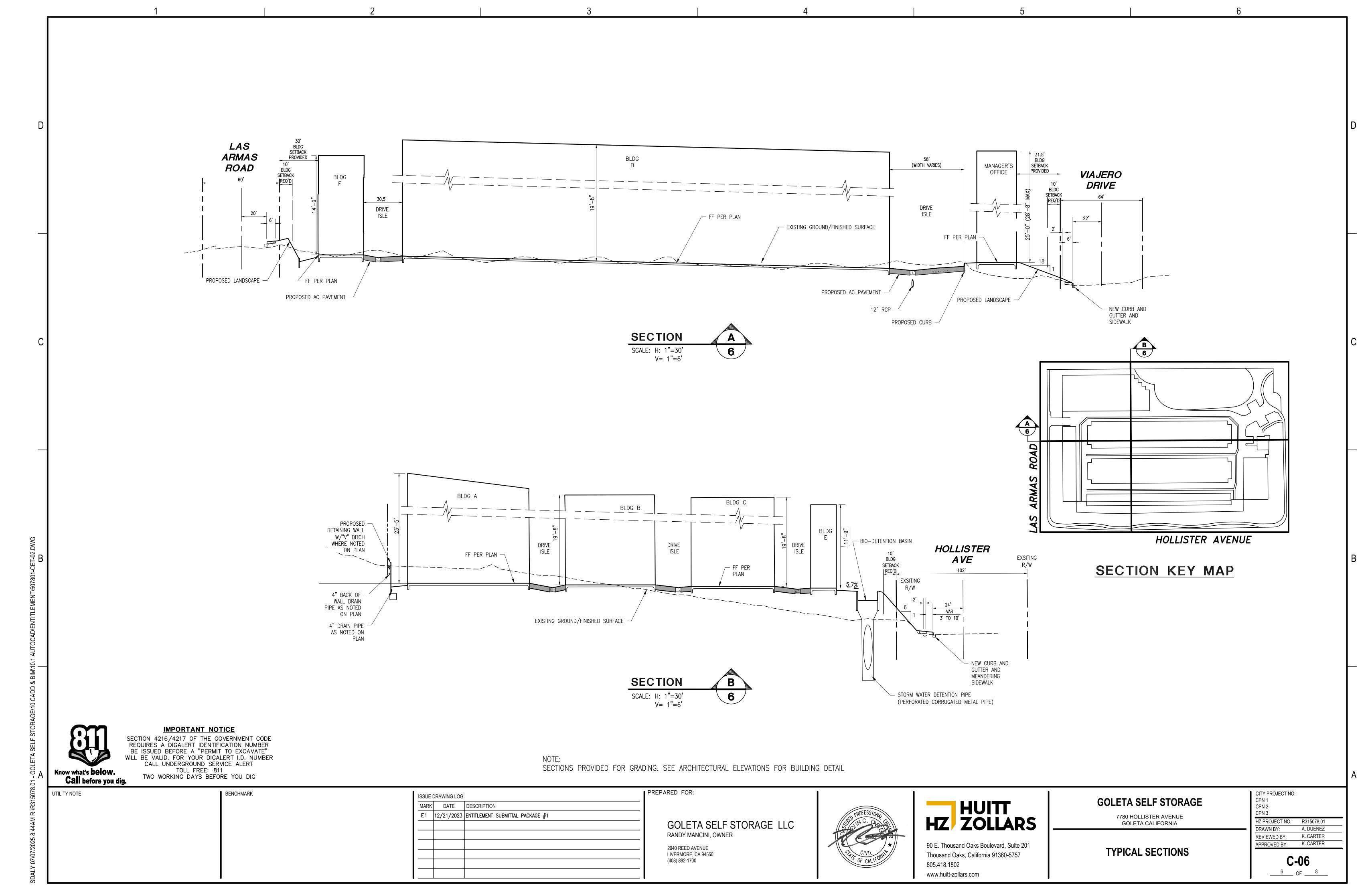
CPN 2 CPN 3

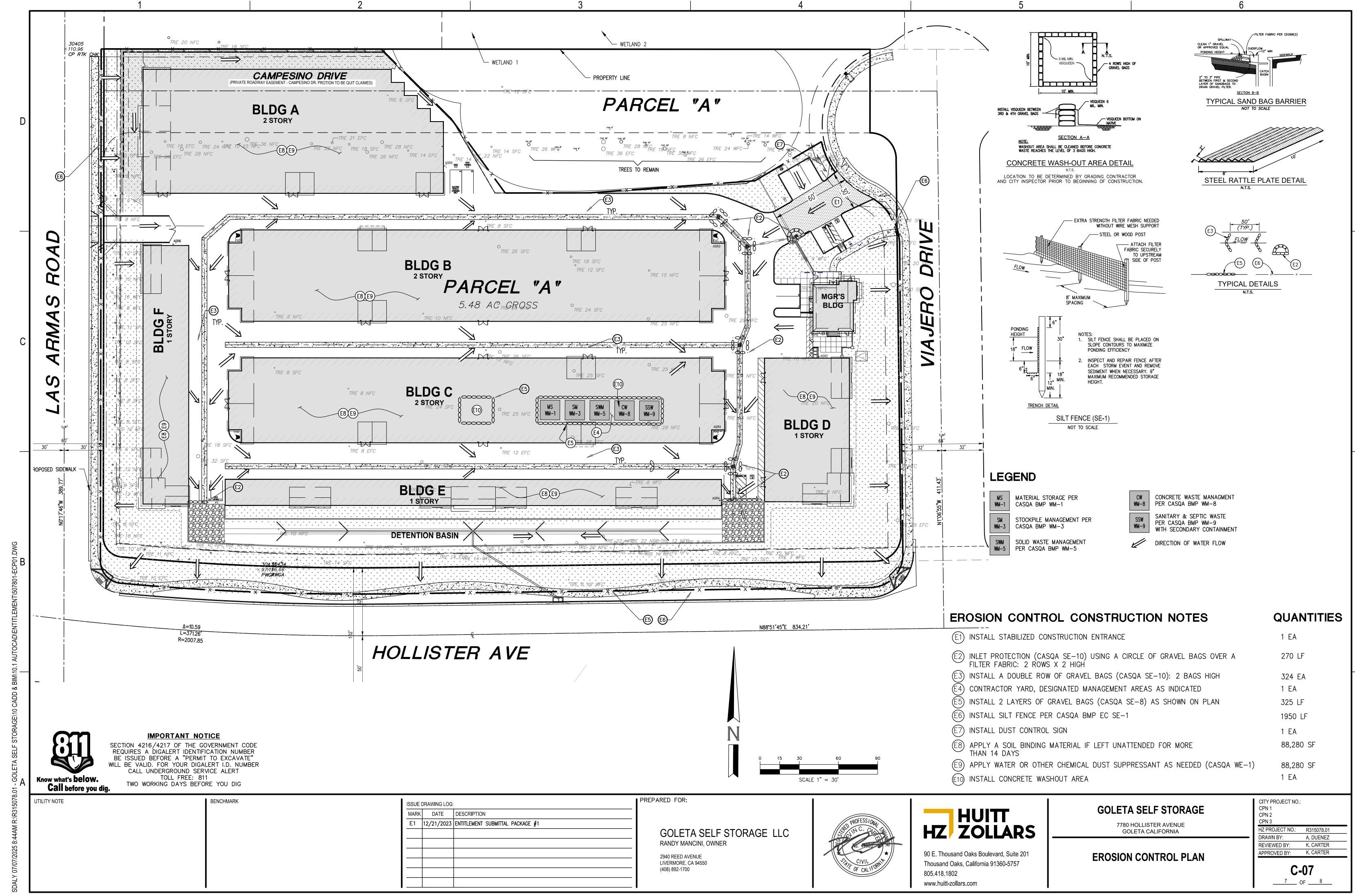












EROSION CONTROL CONSTRUCTION GENERAL NOTES

1. EROSION CONTROL IS REQUIRED FOR GRADING OPERATIONS ON A YEAR ROUND BASIS. APPROVED PLANS ARE REQUIRED FOR ALL WORK REQUIRING A GRADING PERMIT.

2. IN CASE OF EMERGENCY, CALL ______ OF _____ AT _____ (RESPONSIBLE PERSON) (24-HOUR PHONE NO)

3. THE ENGINEER OF RECORD WILL SUPERVISE EROSION CONTROL WORK AND ENSURE THAT WORK IS IN ACCORDANCE WITH APPROVED PLANS.

4. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ERROR AND OMISSION DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.

5. THE PUBLIC WORKS DIRECTOR RESERVES THE RIGHT TO MAKE CHANGES OR MODIFICATIONS TO THIS PLAN AS DEEMED NECESSARY.

6. STANDBY CREW FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) OR TO REPAIR ANY DAMAGED BMPS WHEN RAIN IS IMMINENT.

7. AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT AND/OR MINIMIZE THE TRANSPORT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON THE CONSTRUCTION SITE AT ALL TIMES. IN ADDITION, BMPS SHALL BE INSPECTED PRIOR TO PREDICTED STORM EVENTS AND FOLLOWING STORM EVENTS. BMPS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY INSPECTOR

8. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEEDS 40 PERCENT, AS FORECASTED BY THE NATIONAL WEATHER SERVICE

9. AFTER A RAIN EVENT EXCEEDING ONE-QUARTER INCH IN ANY 12 HOUR PERIOD. OR UPON DIRECTION OF THE PUBLIC WORKS DIRECTOR, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS, SILT FENCES, AND DESILTING BASINS; AND THE BASINS SHALL BE PUMPED DRY AND RESTORED TO ORIGINAL DESIGN CONDITION. ANY EROSION CONTROL MEASURES DAMAGED DURING A RAIN EVENT SHALL ALSO BE IMMEDIATELY REPAIRED.

10. DESILTING BASINS ARE TO BE CONSTRUCTED AS GRADING OF INDIVIDUAL GRADING AREAS ARE COMPLETE PER ROUGH GRADING PLANS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.

12. AREAS SHALL BE MAINTAINED IN SUCH A STATE THAT FIRE ACCESS SHALL BE MAINTAINED AT ALL TIMES (INCLUDING ACCESS TO NEIGHBORING PROPERTIES).

13. GRADED AREAS AROUND THE SITE PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.

14. TEMPORARY EROSION PROTECTION IS REQUIRED FOR MANUFACTURED SLOPES PRIOR TO PERMANENT PLANTING.

15. ALL DISTURBED SLOPES SHALL BE PLANTED AND PROTECTED WITHIN 45 DAYS OF THE COMPLETION OF EACH STAGE OF GRADING. SUITABLE MEASURES TO PREVENT SLOPE EROSION INCLUDING, BUT NOT LIMITED TO, RAPID GROWTH VEGETATION SUFFICIENT TO STABILIZE THE SOIL, SHALL BE INSTALLED ON ALL DISTURBED AREAS UNTIL SUCH TIME AS THE PERMANENT VEGETATIVE COVER SUFFICIENTLY MATURES TO PROVIDE PERMANENT STABILITY.

16. NO OBSTRUCTION OR DISTURBANCE OF NATURAL DRAINAGE COURSES OR EXISTING STORM DRAIN INLETS SHALL OCCUR DURING GRADING OPERATIONS. UNLESS ADEQUATE TEMPORARY/PERMANENT DRAINAGE FACILITIES HAVE BEEN APPROVED AND INSTALLED TO CARRY SURFACE WATER TO THE NEAREST PRACTICAL STREET, STORM DRAIN OR NATURAL WATER COURSE. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST BE MAINTAINED IN A STATE TO ALLOW FOR CONTINUOUS FUNCTION.

17. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER THAT STORM RUNOFF WILL BE CONTAINED WITHIN THE PROJECT OR CHANNELED INTO THE STORM DRAIN SYSTEM WHICH SERVES THE RUNOFF AREA. STORM RUNOFF FROM ONE AREA SHALL NOT BE ALLOWED TO DIVERT TO ANOTHER RUNOFF AREA.

18. CONFORMANCE WITH THE REQUIREMENTS OF THESE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TO THIS SITE AND ADJACENT PROPERTIES. DURING GRADING OPERATIONS. TEMPORARY DRAINAGE CONTROL SHALL BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES. TEMPORARY DRAINAGE CONTROL SHALL CONSIST OF, BUT NOT BE LIMITED TO, CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT, CONTROL AND ABATE WATER, MUD AND EROSION DAMAGE TO PUBLIC AND PRIVATE PROPERTY AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT.

19. FILL AREAS WHILE BEING BROUGHT UP TO GRADE AND DURING PERIODS OF COMPLETION PRIOR TO FINAL GRADE, SHALL BE PROTECTED BY VARIOUS MEASURES TO ELIMINATE EROSION AND THE SILTATION OF DOWNSTREAM FACILITIES AND ADJACENT AREAS. THESE MEASURES MAY INCLUDE, BUT SHALL NOT BE LIMITED TO: TEMPORARY DOWN DRAINS, EITHER IN THE FORM OF PIPES OR PAVED DITCHES TO DESILT RUNOFF; PROTECTION SUCH AS SAND BAGS AROUND INLETS WHICH HAVE NOT BEEN BROUGHT UP TO GRADE: AND EARTH BERMS AND APPROPRIATE GRADING TO DIRECT DRAINAGE AWAY FROM THE EDGE OF THE TOP OF SLOPES SHALL BE CONSTRUCTED AND MAINTAINED ON THOSE FILL AREAS WHERE EARTHWORK OPERATIONS ARE NOT IN PROGRESS.

20. CLEARING AND GRUBBING SHOULD BE LIMITED TO AREAS THAT WILL RECEIVE IMMEDIATE GRADING. EROSION CONTROL MEASURES WILL BE REQUIRED TO PROTECT AREAS WHICH HAVE BEEN CLEARED AND GRUBBED PRIOR TO GRADING OPERATION, AND WHICH ARE SUBJECT TO RUNOFF DURING A RAIN EVENT. THESE MEASURES MAY INCLUDE BUT SHALL NOT BE LIMITED TO: GRADED DITCHES; BRUSH BARRIERS AND SILT FENCES. CARE SHALL BE EXERCISED TO PRESERVE VEGETATION BEYOND LIMITS OF GRADING.

21. CONSTRUCTION SITES SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING TO THE EXTENT FEASIBLE AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION 22. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.

23. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT WIND OR RUNOFF DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJOINING PROPERTIES.

24. DISCHARGES OTHER THAN STORM WATER (NON-STORM WATER DISCHARGES) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT. THE STATEWIDE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY, OR OTHER APPLICABLE

GENERAL NPDES PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR IQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM STREET CLEANING: SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING: AND RUNOFF FROM EQUIPMENT AND VEHICLE WASHING. DURING CONSTRUCTION. DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ONSITE PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL. STATE AND FEDERAL REQUIREMENTS.

25. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.

26. PAVED STREETS, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED IN A NEAT AND CLEAN CONDITION, FREE OF LOSE SOIL, CONSTRUCTION DEBRIS AND TRASH. STREET SWEEPING OR OTHER EQUALLY EFFECTIVE MEANS SHALL BE USED ON A REGULAR BASIS TO CONTROL SILT THAT HAS BEEN DEPOSITED ON STREETS OR SIDEWALKS. WATERING SHALL NOT BE USED TO CLEAN STREETS.

27. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES MAY REQUIRE A NPDES PERMIT FROM THE SANTA ANA REGIONAL BOARD.

28. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.

Know what's **below.**

JTILITY NOTE

Call before you dig.

IMPORTANT NOTICE

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIGALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE: 811 TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK

ISSUE DRAWING LOG: DATE DESCRIPTION E1 | 12/21/2023 | ENTITLEMENT SUBMITTAL PACKAGE #1

PREPARED FOR:

GOLETA SELF STORAGE LLC RANDY MANCINI, OWNER

2940 REED AVENUE LIVERMORE, CA 94550 (408) 892-1700





90 E. Thousand Oaks Boulevard, Suite 201 Thousand Oaks, California 91360-5757 805.418.1802

www.huitt-zollars.com

GOLETA SELF STORAGE

7780 HOLLISTER AVENUE **GOLETA CALIFORNIA**

EROSION CONTROL PLAN - GNERAL NOTES

CITY PROJECT NO .: CPN 1 CPN 2 CPN 3 HZ PROJECT NO.: R315078.01

A. DUENEZ DRAWN BY: K. CARTER REVIEWED BY: NPPROVED BY: K. CARTER

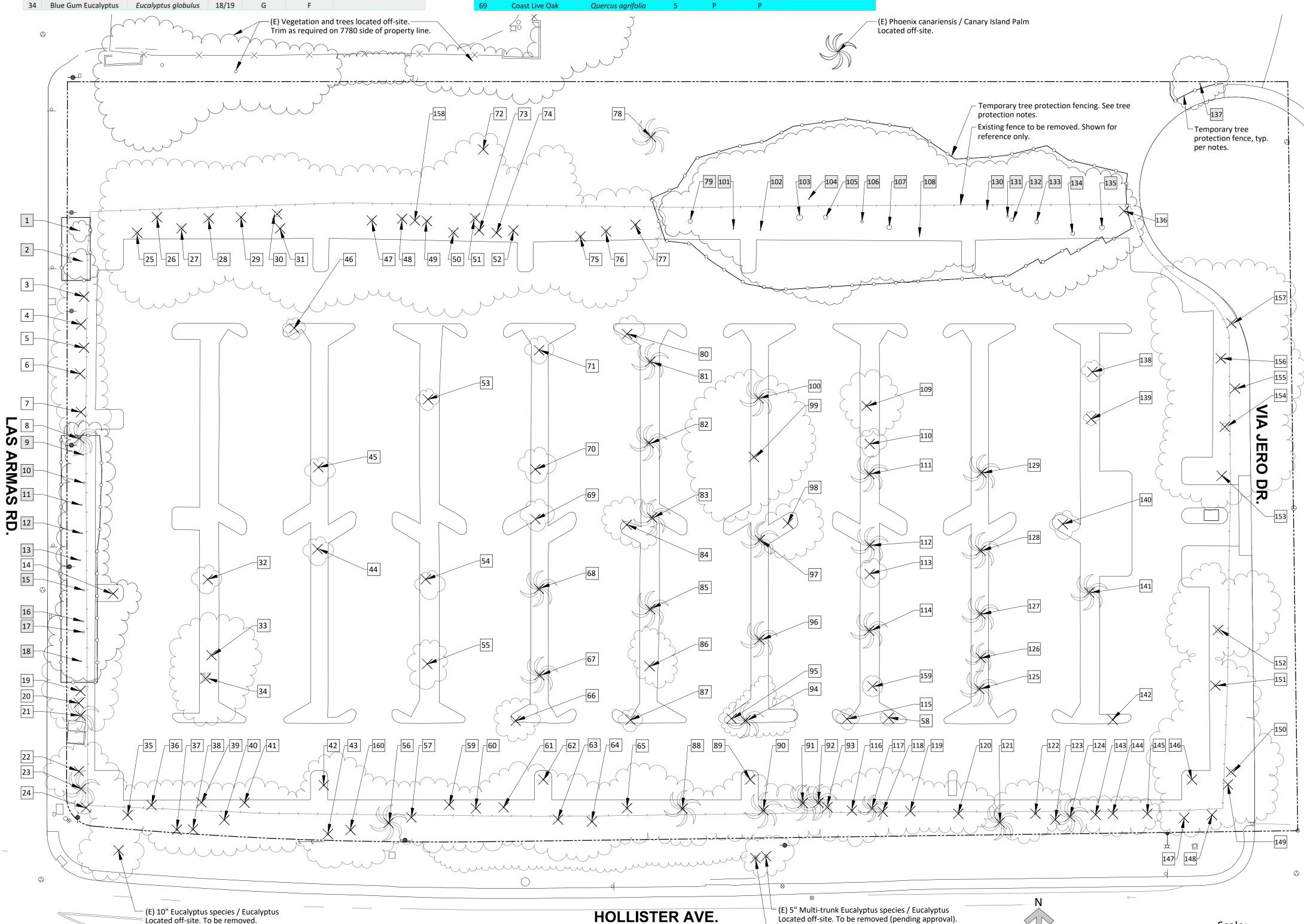
> C-08 ____8 OF ___8

xis	ting Trees:					
#	Common Name	Botanical Name	DBH"	Health	Structure	Comment
1	Lemon Scented Gum	Corymbia citriodora	5	G	F	
2	Lemon Scented Gum	Corymbia citriodora	4	G	F	
3	Lemon Scented Gum	Corymbia citriodora	5	G	Р	Topped
4	Lemon Scented Gum	Corymbia citriodora	7	G	Р	Topped
5	Lemon Scented Gum	Corymbia citriodora	5	G	Р	Topped
6	Lemon Scented Gum	Corymbia citriodora	10	G	Р	Topped
7	Lemon Scented Gum	Corymbia citriodora	10	G	P	Topped
8	Mexican Fan Palm	Washingtonia robusta	15	G		Full skirt
9	Lemon Scented Gum	Corymbia citriodora	9	G	Р	Topped
10	Lemon Scented Gum	Corymbia citriodora	12	G	P	Topped
11	Lemon Scented Gum	Corymbia citriodora	9	G	P	Topped
12	Lemon Scented Gum	Corymbia citriodora	8	G	Р	Topped
13	Lemon Scented Gum	Corymbia citriodora	9	G	P	Topped
14	Coast Live Oak	Quercus agrifolia	8	G	F	
15	Lemon Scented Gum	Corymbia citriodora	10	G	Р	Topped
16	Lemon Scented Gum	Corymbia citriodora	10	G	P	Topped
17	Lemon Scented Gum	Corymbia citriodora	12	G	Р	Topped
18	Lemon Scented Gum	Corymbia citriodora	6	G	Р	Topped
19	Lemon Scented Gum	Corymbia citriodora	12	G	P	Topped
20	Lemon Scented Gum	Corymbia citriodora	8	G	Р	Topped
21	Mexican Fan Palm	Washingtonia robusta	12	G		Full skirt
22	Lemon Scented Gum	Corymbia citriodora	10	G	P	Topped
23	Mexican Fan Palm	Washingtonia robusta	14	G		Full skirt
24	Lemon Scented Gum	Corymbia citriodora	12	G	Р	Topped
25	Sugar Gum Eucalyptus	Eucalyptus cladocalyx	24	G	E	Major overhanging limbs
26	Sugar Gum Eucalyptus	Eucalyptus cladocalyx	18	G	F	Major overhanging limbs
27	Sugar Gum Eucalyptus	Eucalyptus cladocalyx	23	G	E	Major overhanging limbs
28	Sugar Gum Eucalyptus	Eucalyptus cladocalyx	24	G	F	Major overhanging limbs
29	Sugar Gum Eucalyptus	Eucalyptus cladocalyx	(6)Mul ti 4-6	G	F	Major overhanging limbs
30	Sugar Gum Eucalyptus	Eucalyptus cladocalyx	31	G	F	Major overhanging limbs
31	Sugar Gum Eucalyptus	Eucalyptus cladocalyx	10	G	F	Major overhanging limbs
32	Coast Live Oak	Quercus agrifolia	5	G	F	
33	Blue Gum Eucalyptus	Eucalyptus globulus	18	G	E	
34	Blue Gum Eucalyptus	Eucalyptus globulus	18/19	G	F	

Located off-site. To be removed.

#	Common Name	Botanical Name	DBH"	Health	Structure	Comment
35	Coast Live Oak	Quercus agrifolia	11	G	F	
36	Lemon Scented Gum	Corymbia citriodora	12	G	Р	
37	Coast Live Oak	Quercus agrifolia	13	G	F	
38	Arroyo Willow	Salix lasiolepis	16	F	Р	
39	Lemon Scented Gum	Corymbia citriodora	10	G	Р	
40	Arroyo Willow	Salix lasiolepis	7	F	Р	
11	Lemon Scented Gum	Corymbia citriodora	7	G	Р	
12	Coast Live Oak	Quercus agrifolia	10	G	F	
13	Lemon Scented Gum	Corymbia citriodora	14	G	G	
14	Coast Live Oak	Quercus agrifolia	9/7	G	F	
15	Coast Live Oak	Quercus agrifolia	8	F	F	
16	Coast Live Oak	Quercus agrifolia	5	F	Р	
17	Sugar Gum Eucalyptus	Eucalyptus cladocalyx	22	G	F	Major overhanging limbs
18	Sugar Gum Eucalyptus	Eucalyptus cladocalyx	18	G	F	Major overhanging limbs
19	Sugar Gum Eucalyptus	Eucalyptus cladocalyx	16	G	F	Major overhanging limbs
50	Sugar Gum Eucalyptus	Eucalyptus cladocalyx	22	G	F	Major overhanging limbs
51	Sugar Gum Eucalyptus	Eucalyptus cladocalyx	24	G	F	Major overhanging limbs
52	Sugar Gum Eucalyptus	Eucalyptus cladocalyx	15	G	F	Major overhanging limbs
53	Coast Live Oak	Quercus agrifolia	4	G	F	
54	Coast Live Oak	Quercus agrifolia	5/7	G	F	
55	Coast Live Oak	Quercus agrifolia	8	G	F	
56	Mexican Fan Palm	Washingtonia robusta	14	G		Full skirt
57	Olive	Olea europaea	9	Р	Р	
58	Coast Live Oak	Quercus agrifolia	4/3	G	F	
59	Lemon Scented Gum	Corymbia citriodora	22	G	Р	Topped
50	Lemon Scented Gum	Corymbia citriodora	15	G	Р	Topped
51	Lemon Scented Gum	Corymbia citriodora	20	G	Р	Topped
52	Coast Live Oak	Quercus agrifolia	7	G	F	
3	Coast Live Oak	Quercus agrifolia	18	Р	Р	
54	Coast Live Oak	Quercus agrifolia	13	Р	Р	
55	Lemon Scented Gum	Corymbia citriodora	13	G	Р	Topped
66	Coast Live Oak	Quercus agrifolia	9	G	F	
67	Mexican Fan Palm	Washingtonia robusta	18	G		Full skirt
68	Mexican Fan Palm	Washingtonia robusta	20	G		Full skirt
co	Coast Live Oak	Ougraus agrifulia	E	D	Ď	

#	Common Name	Botanical Name	DBH"	Health	Structure	Comment
70	Coast Live Oak	Quercus agrifolia	10	G	F	
71	Coast Live Oak	Quercus agrifolia	5	Р	F	
72	Sugar Gum Eucalyptus	Eucalyptus cladocalyx	6	G	F	Small tree
73	Sugar Gum Eucalyptus	Eucalyptus cladocalyx	(5) Multi 8	G	F	Major overhanging limbs
74	Sugar Gum Eucalyptus	Eucalyptus cladocalyx	(3) Multi 6	G	F	Major overhanging limbs
75	Sugar Gum Eucalyptus	Eucalyptus cladocalyx	12	G	E	Major overhanging limbs
76	Sugar Gum Eucalyptus	Eucalyptus cladocalyx	21	G	F	Major overhanging limbs
77	Sugar Gum Eucalyptus	Eucalyptus cladocalyx	13	G	F	Major overhanging limbs
78	Mexican Fan Palm	Washingtonia robusta	12	G		Full skirt
79	Sugar Gum Eucalyptus	Eucalyptus cladocalyx	26"	G	F	Major overhanging limbs
80	Coast Live Oak	Quercus agrifolia	7	G	F	
81	Mexican Fan Palm	Washingtonia robusta	20	G		Full skirt
82	Mexican Fan Palm	Washingtonia robusta	20	G		Full skirt
83	Mexican Fan Palm	Washingtonia robusta	18	G		Full skirt
84	Coast Live Oak	Quercus agrifolia	11	G	F	
85	Mexican Fan Palm	Washingtonia robusta	16	G		Full skirt
86	Coast Live Oak	Quercus agrifolia	12	G	F	
87	Coast Live Oak	Quercus agrifolia	5	G	F	
88	Mexican Fan Palm	Washingtonia robusta	20	G		Full skirt
89	Coast Live Oak	Quercus agrifolia	8	G	F	
90	Mexican Fan Palm	Washingtonia robusta	22	G		Full skirt
91	Mexican Fan Palm	Washingtonia robusta	24	G		Full skirt
92	Mexican Fan Palm	Washingtonia robusta	22	G		Full skirt
93	Mexican Fan Palm	Washingtonia robusta	22	G		Full skirt
94	Canary Island Date Palm	Phoenix canariensis	24	G		
95	Coast Live Oak	Quercus agrifolia	12	G	Р	
96	Mexican Fan Palm	Washingtonia robusta	24	G		Full skirt
97	Mexican Fan Palm	Washingtonia robusta	17	G		Full skirt
98	Coast Live Oak	Quercus agrifolia	11	G	F	
99	Sugar Gum Eucalyptus	Eucalyptus cladocalyx	24	G	F	Major overhanging limbs
100	Mexican Fan Palm	Washingtonia robusta	12	G		Full skirt



Located off-site. To be removed (pending approval).

(E) 8" Multi-trunk Yucca gigantea / Spineless Yucca Located off-site. To be removed (pending approval).



Note: all existing trees located on-site shall be removed except for trees # 1, 2, 9, 10, 11, 12, 13, 15, 16, 17, 18, 79, 101, 102, 103, 104, 105, 106, 107, 108, 130, 131, 132, 133, 134, 135, and 137 which shall be protected in place. Existing trees to be removed which are located off-site in the public right of way require City of Goleta approval.

Tree Protection and Removal Notes:

approximately three inches back from new construction.

151 Sugar Gum Eucalyptus

Coast Live Oak

153 Sugar Gum Eucalyptus Eucalyptus cladocalyx 154 Sugar Gum Eucalyptus Eucalyptus cladocalyx

156 Sugar Gum Eucalyptus Eucalyptus cladocalyx

158 Sugar Gum Eucalyptus Eucalyptus cladocalyx

Eucalyptus cladocalyx

Quercus agrifolia

No grading or disturbance to the ground is allowed within the driplines (aka canopies) of existing trees to be protected in place.

Where walls, paving, curbs or other hardscape are to be constructed within six feet of the trunk of any existing tree to be protected, a root control barrier (Deep Root or equal, 24" deep) shall be placed between the tree and the wall or curb. Barrier shall extend from ground surface to bottom of new structure.

The Contractor shall ensure that all existing trees to be protected which are located adjacent to construction areas shall be fenced with a temporary six foot high chain link fence (see plan for fence location). Fence support posts shall be installed at a maximum spacing of eight feet. All construction related activities shall be prohibited within these fenced areas. The construction contractor shall place durable signs stating "Tree Protection Area Keep Out" (in English and Spanish) at 15 foot intervals on the fence. Fencing and signs shall remain in place throughout all construction activities. No construction materials, debris, soil, rock, or excavated material shall be stored inside the tree protection fencing. Parking, vehicles, or construction equipment shall not be permitted within the tree protection fencing.

The Project Arborist shall be present during the course of any pruning cutting, grading, or excavation near existing trees to be protected. Pruning of trees shall be performed only under the direction of the Project Arborist.

Existing trees to be protected shall be watered on a monthly basis prior to and during construction and the root protection zone covered with a two-inch layer of chipped bark mulch. Mulch may not be piled against any trees.

Roots of existing trees to be protected which are encountered during construction operations shall be cleanly cut. Trenches for all curbs and walls adjacent to trees shall be back filled with porous topsoil from onsite. Roots shall only be cut with sharp, sterile instruments designed for the purpose. Roots shall not be broken, pulled, or chopped. Avoid cutting roots two inches in diameter or greater. If cutting of roots cannot be avoided, roots shall be severed

Dust and dirt shall be washed off all existing trees to be protected within fifty feet of the construction area at four-week intervals, May through October, and at the end of the construction period. Washing shall occur in the morning to allow the tree to dry during the day.

All existing trees to be removed shall have entire rootball removed. Disposal of of all trees removals is the Contractor's expense. All existeing trees to be removed shall be recycled as green waste and/or wood-chipped

Contact project Biologist if any nesting birds, butterflies, or other wildlife are found in canopies of existing trees to be removed.



735 State Street #434

Santa Barbara CA 93101 805.680.3624 www.erinocarroll.com



Major overhanging limbs Major overhanging limbs

Major overhanging limbs Major overhanging limbs

Major overhanging limbs

Major overhanging limbs

Date/Issue 2025.07.03

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Salvia leucophylla / Purple Sage

Epilobum canum / California Fuchsia

Quercus tomentella / Island Oak

0 15 30

landscape architecture, PC Street #434 State Santa Barbara CA 93101 805.680.3624 www.erinocarroll.com

Project Applicant: Randy Mancini 2940 Reed Ave, Livermore, CA, 94550 Email: rmancinimsw@gmail.com Phone: (408) 892-1700



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Date/Issue

depth of 3". Keep mulch away from plant stems. Submit mulch samples to Landscape Architect for approval

prior to purchase and delivery.



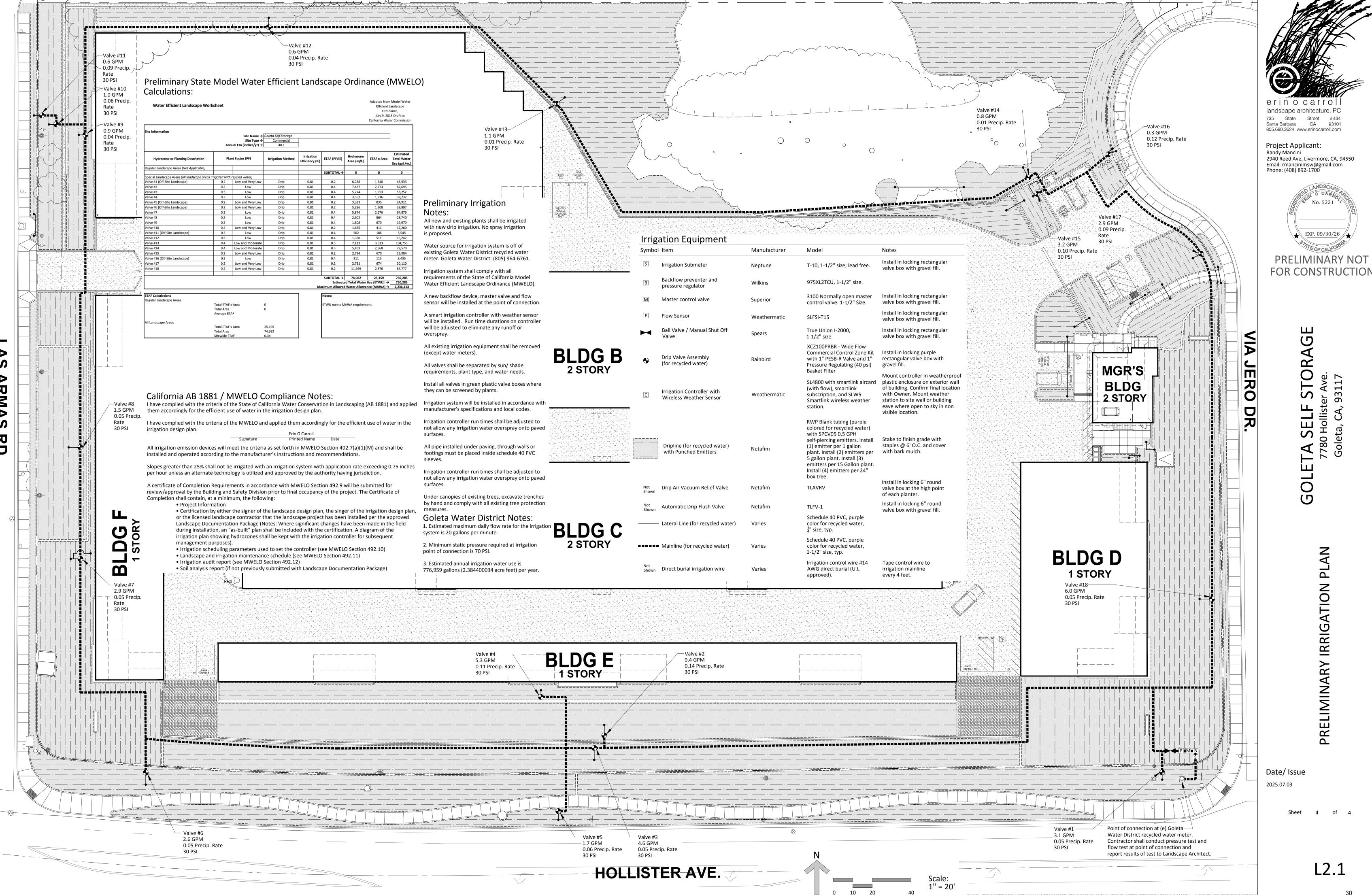


landscape architecture, PC 735 State Street #434 Santa Barbara CA 93101 805.680.3624 www.erinocarroll.com

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2940 Reed Ave, Livermore, CA, 94550
Email: rmancinimsw@gmail.com
Phone: (408) 892-1700



Date/Issue 2025.07.03



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