ATTACHMENT C

PROJECT PLANS

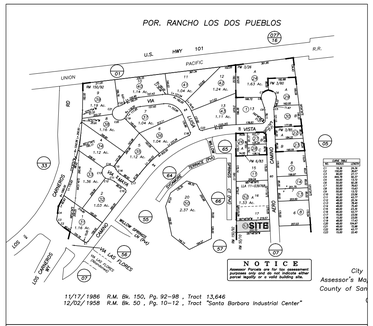
APPLICABLE CODES

THE FOLLOWING CODES AND ORDINANCES ARE AND SHALL BE PART OF THESE DRAWINGS;

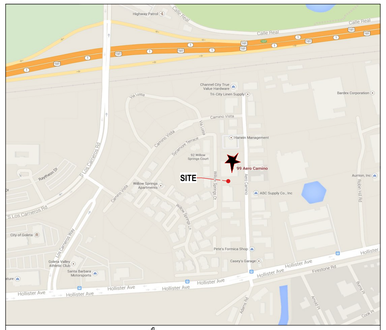
CALIFORNIA BUILDING CODE [CBC]	2025
CALIFORNIA MECHANICAL CODE [CMC]	2025
CALIFORNIA PLUMBING CODE [CPC]	2025
CALIFORNIA ELECTRICAL CODE [CEC]	2025
CALIFORNIA GREEN BUILDING STANDARDS CODE [CGBSC]	2025
CALIFORNIA ENERGY CODE	2025
CITY OF GOLETA ORDINANCE	[CURRENT]

BEST MANAGEMENT PRACTICES

1. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. THIS INCLUDES SAND FOR STUCCO, DRYWALL DEMOLITION DEBRIS, DRYWALL "MUD" PACKAGING, ETC.
2. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
3. NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE SITE.
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS A **SOLID** WASTE.
5. TRASH AND CONSTRUCTION RELATED WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
6. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. OTHER



PARCEL MAP



VICINITY MAP

PARKING & BICYCLE CALCULATIONS

VEHICLE PARKING	USE - PERSONAL STORAGE
REQUIRED	5, PLUS 1 LOADING SPACE
TOTAL PROPOSED	9 (7 STANDARD, 1 ADA, 1 LOADING)

BICYCLE PARKING	
REQUIRED	3 MIN
TOTAL PROPOSED	3

SQUARE FOOTAGE TABULATIONS

PROPOSED BUILDING AREA SQ. FT.

PROPOSED STORAGE	5,092 SQ. FT. GROSS / 4,970 NET
PROPOSED OFFICE	230 SQ. FT. GROSS / 210 NET
PROPOSED RESTROOM	78 SQ. FT. GROSS / 66 NET
TOTAL PROPOSED BUILDING AREA	5,400 SQ. FT. GROSS / 5,246 NET

PROPOSED SITE COVERAGE SQ. FT. / ACRES

TOTAL PROJECT SITE AREA:	17,666 S.F. / 0.39 ACRES
TOTAL NEW IMPERVIOUS SURFACE AREA:	13,126 S.F. / 0.30 ACRES
TOTAL REPLACED IMPERVIOUS AREA:	0 S.F. / 0 ACRES
TOTAL PRE-PROJECT IMPERVIOUS AREA:	0 S.F. / 0 ACRES
TOTAL POST-PROJECT IMPERVIOUS AREA:	13,126 S.F. / 0.30 ACRES
WATERSHED MANAGEMENT ZONE:	ZONE 1
TIER:	TIER 2

STATISTICS - BUILDING & ZONING CODE NOTES

•PROPERTY OWNER:	MICHELLE BANDINU
•OWNER ADDRESS:	PO BOX 4050 SANTA BARBARA, CA 93140
•OWNER PHONE:	805-895-8887
•PROJECT ADDRESS:	109 AERO CAMINO GOLETA, CA 93117
•PROJECT JURSDICTION:	CITY OF GOLETA
•A.P.N.:	073-060-053
•ZONE:	IG - GENERAL INDUSTRIAL
•SITE AREA	17,666 SQ. FT. / 0.39 ACRE
•OCCUPANCY GROUP:	S-1, MODERATE-HAZARD STORAGE
•BUILDING TYPE:	III-A
•SETBACK REQUIRED:	50' FRONT, 10' REAR, 10' SIDE
•OPEN YARD REQUIRED:	N/A
•MAX. BUILDING HEIGHT:	35' (PROPOSED 22'-0")
•OCCUPANT LOAD:	7 PERSONS
•GRADING:	TO BE DETERMINED
•PARKING ANALYSIS:	SEE CALCULATIONS THIS SHEET

PROJECT DESCRIPTION

• PROPOSED NEW 5,400 SQ. FT. (GROSS FLOOR AREA) STORAGE BUILDING WITH OFFICE AND BATHROOM.

• PROPOSED NEW PARKING AREA OF 7,728 SQ. FT.

SHEET INDEX

ARCHITECTURAL

A-0.0 GENERAL NOTES / PROJECT DATA / SITE PLAN
A-0.1 GREEN BUILDING NOTES
A-0.2 GREEN BUILDING NOTES
A-0.3 GREEN BUILDING NOTES
A-0.4 GREEN BUILDING NOTES
A-1.0 SITE PLAN
A-2.0 FLOOR PLAN
A-3.0 ROOF PLAN
A-4.0 EXTERIOR ELEVATIONS

CIVIL

C-1 TITLE SHEET
C-1A EXISTING DRAINAGE
C-2 GRADING PLAN SHEET
C-3 GRADING PLAN SHEET DETAILS
C-4 SANITARY DISTRICT DETAILS
C-5 EROSION CONTOL PLAN SHEET

LANDSCAPE

L-0.1 WELOS COVER SHEET
L-1.0 LANDSCAPE PLAN
L-2.0 PLANTING PLAN
L-3.0 IRRIGATION PLAN

REVISION :

building design | master planning | permit processing

design | **architecture**

Steven Penn Hsu
Architect

805.415.0910
spharchitects@gmail.com

DUNS #833001022
CAGE CODE 5WZN8

LICENSED ARCHITECT
STEVEN PENN HSU
C-32150
7-29-2027
RENEWAL DATE
STATE OF CALIFORNIA

Woodall
Building & Design Inc.
Residential - Commercial - Industrial
lic.# 976150
Benjamin N. Woodall
Designer

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NEW COMMERCIAL BUILDING

PROPOSED TENANT SPACE

109 AERO CAMINO GOLETA, CA. 93117

SHEET TITLE :

COVER, SITE NOTES

Date: 6/9/26

SHEET :

A-0.0

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

ZEV. [BSC-CG, DSA-SS] Any vehicle certified to zero-emission standards.

SECTION 5.105 DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES

5.105.1 Scope. [BSC-CG] Effective July 1, 2024, alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

Exception [BSC-CG, DSA-SS]: Combined addition(s) to existing building(s) of two times the area or more of the existing building(s) is not eligible to meet compliance with Section 5.105.2.

5.105.2 Reuse of existing building. An alteration or addition to an existing building shall maintain at a minimum 45 percent combined of the existing building's primary structural elements (foundations; columns, beams, walls, and floors; and lateral elements) and existing building enclosure (roof framing, wall framing and exterior finishes). Window assemblies, insulation, portions of buildings deemed structurally unsound or hazardous, and hazardous materials that are remediated as part of the project shall not be included in the calculation.

5.105.2.1 Verification of compliance. Documentation shall be provided in the construction documents to demonstrate compliance with Section 5.105.2.

Note: Sample Worksheet WS-3 in Chapter 8 may be used to assist in documenting compliance with this section.

5.105.3 Deconstruction (Reserved).

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/construction/stormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitors, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 20% of the peak daily visitors, with a minimum of one two-bike capacity rack.

Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. Acceptable bicycle parking facility for Section 5.106.4.1.2.1, 5.106.4.1.2.2 and 5.106.4.1.23 shall be conveniently located near the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3.Lockable, permanently anchored bicycle lockers.

Calculations for bicycle parking requirements shall be rounded up to the nearest whole number.

5.106.4.1.2.1
For new buildings with tenant spaces, provide secure bicycle parking for 10 percent of the tenant-occupants, with a minimum of one bicycle parking facility.

5.106.4.1.2.2
For additions or alterations, provide secure bicycle parking for 10 percent of the tenant-occupants being added, with a minimum of one bicycle parking facility.

5.106.4.1.2.3
For new shell buildings in phased projects, provide secure bicycle parking for 10 percent of the anticipated tenant-occupants, with a minimum of one bicycle parking facility.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric vehicle (EV) charging. [N] [BSC-CG] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 EV capable spaces, Section 5.106.5.3.2 Electric vehicle charging stations and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 Electric vehicle charging stations (EVCS)—Power allocation method and associated Table 5.106.5.3.6 and shall be provided in accordance with regulations in the *California Building Code* and the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

5.106.5.3.1 EV capable spaces. [N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:
1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective device space(s) as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1 EV Capable Spaces and EVCS

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	OTHER THAN OFFICE AND RETAIL NUMBER OF REQUIRED ECVS^2,3	OFFICE AND RETAIL NUMBER OF REQUIRED ECVS^2,3
1-9	0	0	0
10-25	4	2	3
26-50	8	4	6
51-75	13	6	8
76-100	17	8	13
101-150	25	12	19
151-200	35	18	26
201 AND OVER	20 percent of actual parking spaces[1]	50 percent of EV capable spaces[1]	75 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. Each EVCS shall reduce the number of required capable spaces by the same number.
3. At least one Level 2 EVSE shall be provided.

5.106.5.3.2 Electric vehicle charging stations (EVCS) EV capable spaces shall be provided with electric vehicle supply equipment (EVSE) to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 shall be provided with Level 2 EVSE or DCFC as permitted in Section 5.106.5.3.2.3. At least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

5.106.5.3.2.1 Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:
1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

5.106.5.3.2.2 EV charger connectors. EV chargers shall be equipped with SAE J1772 with a maximum output 240 Volts AC or SAE J3400 connectors.When using level 2 SAE J3400 SAE connectors, supplied by a 480 V 3-phase service, at least 20 percent of the EV charger connectors shall be SAE J1772 with a maximum output 240 Volts AC.

5.106.5.3.2.3 The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE or EVCS with Level 2 EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.2.4 The installation of two low power Level 2 EV charging receptacles shall be permitted to reduce the minimum number of required EV capable spaces without EVSE in Table 5.106.5.3.1 by one.

5.106.5.3.2.4.1 Raceway capacity requirements. To allow for future upgrades to the electrical conductors serving low power Level 2 charging receptacles, the listed raceway serving such receptacles shall be sized to allow the installation of a dedicated 208/240-volt 40-ampere branch circuit. Where no raceway is used, the conductors shall be sized to accommodate a 208/240-volt 40-ampere receptacle.

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section
5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSC shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.4 Accessible electric vehicle charging station (EVCS). When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

5.106.5.3.5 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

Power allocation method shall include the following:
1. Use any kVA combination of EV capable spaces, low power Level 2, Level 2 or DCFC EVSEs.
2. At least one Level 2 EVSE shall be provided.

5.106.5.3.6 Electric vehicle charging stations (EVCS)—power allocation method. The power allocation method may be used as an alternative to the requirements in Section 5.106.5.3.1, Section 5.106.5.3.2 and associated Table 5.106.5.3.1. Use Table 5.106.5.3.6 to determine the total power in kVA required based on the total number of actual parking spaces.

TABLE 5.106.5.3.6 Power Allocation Method

TOTAL NUMBER OF ACTUAL PARKING SPACES	MINIMUM TOTAL kVA @ 6.6 kVA	OTHER THAN OFFICE AND RETAIL TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE[3,4] LOW POWER LEVEL 2, LEVEL 2[1,2] OR DCFC	OFFICE AND RETAIL TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE[4,5] LOW POWER LEVEL 2, LEVEL 2[1,2] OR DCFC
1-9	0	0	0
10-25	26.4	26.4	26.4
26-50	52.8	52.8	52.8
51-75	85.8	85.8	85.8
76-100	112.2	112.2	112.2
101-150	165	165	165
151-200	231	231	231
201 AND OVER	20 percent of actual parking spaces x 6.6	Total required kVA = P × .20 × 6.6 Where P = Parking spaces in facility	Total required kVA = P × .20 × 6.6 Where P = Parking spaces in facility

1. Level 2 EVSE @ 6.6 kVA minimum.
2. At least one Level 2 EVSE shall be provided.
3. Maximum allowed kVA to be utilized for EV capable spaces is 75 percent.
4. If EV capable spaces are utilized, they shall meet the requirements of Section 5.106.5.3.1 EV capable spaces.
5. For Office and Retail buildings the maximum allowed kVA to be utilized for EV capable is 25 percent.

5.106.5.3.6.1 Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:
1. For 20-ampere receptacles, NEMA 6-20R.
2. For 30-ampere receptacles, NEMA 14-30R.
3. For 50-ampere receptacles, NEMA 14-50R.

5.106.5.3.6.2 EV Charger connectors. EV chargers shall be equipped with SAE J1772 with a maximum output 240 Volts AC or SAE J3400 connectors. When using level 2 SAE J3400 connectors, supplied by a 480 V 3-phase service, at least 20 percent of the EV charger connectors shall be SAE J1772 with a maximum output 240 Volts AC.

5.106.5.3.6.3 Raceway capacity requirements. To allow for future upgrades to the electrical conductors serving low power Level 2 charging receptacles, the listed raceway serving such receptacles shall be sized to allow the installation of a dedicated 208/240-volt 40-ampere branch circuit. Where no raceway is used, the conductors shall be sized to accommodate a 208/240-volt 40-ampere receptacle.

5.106.5.4 Additions or alterations to existing buildings or parking facilities [A]. [BSC-CG] Existing buildings or parking facilities being modified by one of the following shall comply with Section 5.106.5.4.1 or 5.106.5.4.2. When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

1. When the scope of construction work includes an increase in power supply to an electric service panel as part of a parking facility addition or alteration.
2. When a new photovoltaic system is installed covering existing parking spaces.
3. When additions or alterations to existing buildings are triggered pursuant to code Section 301.3 and the scope of work includes an increase in power supply to an electric service panel.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
   d. Where demonstrated as impracticable excluding local utility service or utility infrastructure issues.
2. Remote parking facilities that do not have access to the building service panel.
3. Parking area lighting upgrades where no trenching is part of the scope of work.
4. Emergency repairs, including but not limited to water line break in parking facilities, natural disaster repairs, etc.

5.106.5.4.1 Existing buildings or parking areas without previously installed EV capable infrastructure [A]. When EV capable infrastructure does not exist at an existing parking facility or building, and the parking facility or building undergoes an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 for the total number of actual parking spaces being added or altered.

5.106.5.4.2 Existing buildings or parking areas with previously installed EV capable infrastructure [A]. When EV capable infrastructure is available at an existing parking facility or building, and the parking facility or building is undergoing an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6. Install EVCS at all existing EV capable spaces, utilizing the existing EV capable allocated power and infrastructure for the total number of actual parking spaces being added or altered, prior to adding any new EV capable spaces. If the area being added or altered exceeds the existing EV capable capacity, allocated power and infrastructure, provide additional EV charging as needed to comply with this section.

5.106.5.5 Electric vehicle (EV) charging: medium-duty and heavy-duty. [N] [BSG-CG] Construction shall comply with Section 5.106.5.5.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores, office buildings, and manufacturing facilities with planned off-street loading spaces shall also comply with Section 5.106.5.5.1 for future installation of medium- and heavy-duty EVSE.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.5.1 Electric vehicle charging readiness requirements for warehouses, grocery stores, office buildings, and manufacturing facilities and retail stores with planned off-street loading spaces. [N]

In order to avoid future demolition when adding EV supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformer(s), service panel(s) or subpanel(s) shall be installed at the time of construction in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The transformer, main service equipment and subpanels shall meet the minimum power requirement in Table 5.106.5.5.1 to accommodate the dedicated branch circuits for the future installation of EVSE.

2. The construction documents shall indicate one or more location(s) convenient to the planned off-street loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s), as shown in Table 5.106.5.5.1.

3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium- and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipment for medium- and heavy-duty vehicles.

4. The raceway(s) or busway(s) shall be of sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.5.1.

TABLE 5.106.5.5.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Manufacturing Facilities	10,000 to 50,000	1 or 2	200
	10,000 to 50,000	3 or Greater	400
	Greater than 50,000	1 or Greater	400
Office Buildings	10,000 to 135,000	1 or 2	200
	10,000 to 135,000	3 or Greater	400
	Greater than 135,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

5.106.5.6 Electric vehicle (EV) charging at public schools and community colleges. [DSA-SS] Electric vehicle infrastructure and electric vehicle charging stations shall comply with Section 5.106.5.6 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where compliance with this section has been demonstrated to be not feasible based upon one of the following conditions,and with concurrence by the Division of the State Architect (DSA), compliance with Section 5.106.5.6 shall not be required.
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. The installation of EVCS is impracticable.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with Section 5.106.5.6.

5.106.5.6.1 EV capable spaces. EV capable spaces shall be provided in accordance with Table 5.106.5.6.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less than 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area and shall terminate in close proximity to the proposed location of the EV capable space and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV capable spaces.

2. A service panel or subpanel(s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.

3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.

4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective device space(s) as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

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REVISION :

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NEW COMMERCIAL BUILDING
PROPOSED TENANT SPACE
109 AERO CAMINO GOLETA, CA. 93117

SHEET TITLE :
GREEN BUILDING NOTES

Date: 6/9/26

SHEET :
A-0.1

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2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

TABLE 5.106.5.6.1		
TOTAL NUMBER OF ACTUAL PARKING SPACES	**NUMBER OF REQUIRED EV CAPABLE SPACES**	**NUMBER OF REQUIRED EVCS[2]**
0-9	0	0
10-25	4	1
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of total spaces[1]	25 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. Each EVCS shall reduce the number of required EV capable spaces by the same number.

5.106.5.6.2 Electric vehicle charging stations (EVCS). EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.6.1 and shall comply with Section 5.106.5.6.2. EVCS shall be serviced by Level 2 or Direct Current Fast Charging (DCFC) EVSE, or with EVSE in any combination of Level 2 and DCFC. Accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

5.106.5.6.2.1 Reduced number of EV capable spaces. The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces indicated in Table 5.106.5.6.1 by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.6.2.2 Multiple connectors. EVSE with multiple vehicle connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.6.1 for each EV capable space is accumulatively supplied to the EVSE.

5.106.5.6.2.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS installed in accordance with Section 5.105.5.6.2. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.6.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.6.3 EVCS alternative compliance. In lieu of compliance with Section 5.106.5.6.2, EVCS shall be provided with Level 1, low power Level 2, or Level 2, or any combination of Level 1, low power Level 2 or Level 2 EVSE such that the total power supplied by the combination of EVSE meets the minimum power indicated in Table 5.106.5.6.3, based on the total number of actual parking spaces in each parking facility.

TABLE 5.106.5.6.3	
NUMBER OF PARKING SPACES IN A PARKING FACILITY	**MINIMUM TOTAL POWER (KVA) REQUIRED FOR EVCS**
0-9	0
10-25	7
26-50	14
51-75	20
76-100	27
101-150	40
151-200	60
201 AND OVER	Total required KVA = P × .05 × 6.6 Where P = Parking spaces in facility

5.106.5.6.4 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.4. The installation of infrastructure for EV capable spaces required to be provided without EVSE shall not be required.

5.106.5.6.4.1 Alterations of and additions to parking facilities. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or minimum power indicated in Table 5.106.5.6.3 when the scope of work includes an increase in power supply to an electric panel serving light fixtures illuminating the parking area or when area containing parking spaces is added to a parking facility. The number of required EVCS shall be based on the total number of existing and new parking spaces in the parking facility.

5.106.5.6.4.2 Alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

5.106.5.6.5 Requirement to install EVSE. Level 2 EVSE shall be provided in all existing EV capable spaces to create EVCS when a project is required by California Administrative Code Section 4-309 to be submitted for plan approval to the Division of the State Architect. When EVSE is installed in existing EV capable spaces, accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

Exception: Projects in which improvements in parking areas consist only of accessibility improvements are not required to comply with Section 5.106.5.6.5.

5.106.8 LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS 1,2					
ALLOWABLE RATING	**LIGHTING ZONE LZ0**	**LIGHTING ZONE LZ1**	**LIGHTING ZONE LZ2**	**LIGHTING ZONE LZ3**	**LIGHTING ZONE LZ4**
MAXIMUM ALLOWABLE BACKLIGHT RATING 3					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting 3	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING 3 (G)					
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.
2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.
3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

5.106.8.1 Facing- Backlight
Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.

Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1.See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
   Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. ***California Energy Code [DSA-SS].*** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

SPECIAL LANDSCAPE AREA (SLA). [DSA-SS] An area of the landscape dedicated solely to edible plants, planting areas used for educational purposes, recreational areas, areas irrigated with recycled water, water features using recycled water, and where turf provides a playing surface or gathering space.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.
5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value
When installed, commercial pre-rinse spray valves shall meet the requirements in the California Plumbing Code, Section 420.3.

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter specify the requirements of achieving material conservation, resource efficiency, and greenhouse gas (GHG) emission reduction through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, the installation of products with lower GHG emissions and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

BUY CLEAN CALIFORNIA ACT (BCCA). The Buy Clean California Act (BCCA) (Public Contract Code Sections 3500-3505) targets carbon emissions associated with the production of structural steel (hot-rolled sections, hollow structural sections, and plate), concrete reinforcing steel, flat glass, and mineral wool board insulation. The maximum acceptable global warming potential (GWP) limits are established by the Department of General Services (DGS), in consultation with the California Air Resources Board (CARB).

CRADLE-TO-GRAVE. Activities associated with a product or building's life cycle from the extraction stage through disposal stage, and covering modules A1 through C4 in accordance with ISO Standards 14025 and 21930.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

REFERENCE STUDY PERIOD. The period of use for the building, in years, that will be assumed for life cycle assessment.

TEST. A procedure to determine quantitative performance of a system or equipment

TYPE III ENVIRONMENTAL PRODUCT DECLARATION (EPD). A third-party verified report that summarizes how a product impacts the environment. Type III EPDs can be either product-specific, factory-specific, or industry-wide EPDs. See "Cradle-to-Gate."

FACTORY-SPECIFIC EPD. A product-specific Type III EPD in which the environmental impacts can be attributed to a single manufacturer and manufacturing facility.

INDUSTRY-WIDE EPD (IW-EPD). A Type III EPD in which the environmental impacts are an average of the typical manufacturing impacts for a range of products within the same product category for a group of manufacturers.

PRODUCT-SPECIFIC EPD. A Type III EPD in which the environmental impacts can be attributed to a product design and manufacturer across multiple facilities.

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

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NEW COMMERCIAL BUILDING
PROPOSED TENANT SPACE
109 AERO CAMINO GOLETA, CA. 93117

SHEET TITLE :
GREEN BUILDING NOTES

Date: 6/9/26

SHEET :
A-0.2

DISCLAIMER:*THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 3

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie; ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:
1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.409 LIFE CYCLE ASSESSMENT

5.409.1 SCOPE. [BSC-CG] Effective July 1, 2024, projects consisting of newly constructed building(s) with a combined floor area of 100,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Projects consisting of newly constructed building(s) with a combined floor area of 50,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

5.409.2 Whole building life cycle assessment. Projects shall conduct a cradle-to-grave whole building life cycle assessment performed in accordance with ISO 14040 and ISO 14044, excluding operating energy, and demonstrating a minimum 10-percent reduction in global warming potential (GWP) as compared to a reference baseline building of similar size, function, complexity, type of construction, material specification, and location that meets the requirements of the California Energy Code currently in effect. Software used to conduct the whole building life cycle assessment, including reference baseline building, shall have a data set compliant with ISO 14044, and ISO 21930 or EN 15804, and the software shall conform to ISO 21931 and/or EN 15978. The software tools and data sets shall be the same for evaluation of both the baseline building and the proposed building.

Notes:
1. Software for calculating whole building life cycle assessment is available for free at Athena Sustainable Materials Institute (https://calculatelca.com/software/impact-estimator/) and OneClick LCA-Planetary (www.oneclicklca.com/planetary). Paid versions include, but are not limited to, Sphera GaBi Solutions (gabi.sphera.com), SimaPro (simapro.com), One-Click LCA (www.oneclicklca.com) and Tally for Revit (apps.autodesk.com).

2. ASTM E2921-22 "Standard Practice for Minimum Criteria for Comparing Whole Building Life Cycle Assessments for Use with Building Codes, Standards, and Rating Systems" may be consulted for the assessment.

3. In addition to the required documentation specified in Section 5.409.2.3, Worksheet WS-9 may be required by the enforcing entity to demonstrate compliance with the requirements.

5.409.2.1 Building components. Building enclosure components included in the assessment shall be limited to glazing assemblies, insulation, and exterior finishes. Primary and secondary structural members included in the assessment shall be limited to footings and foundations, and structural columns, beams, walls, roofs, and floors.

5.409.2.2 Reference study period. The reference study period of the proposed building shall be equal to the reference baseline building and shall be 60 years.

5.409.2.3 Verification of compliance. A summary of the GWP analysis produced by the software and Worksheet WS-4 signed by the design professional of record shall be provided in the construction documents as documentation of compliance. A copy of the whole building life cycle assessment which includes the GWP analysis produced by the software, in addition to maintenance and training information, shall be included in the operation and maintenance manual and shall be provided to the owner at the close of construction. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

5.409.3 Product GWP compliance—prescriptive path. Each product that is permanently installed and listed in Table 5.409.3 shall have a Type III environmental product declaration (EPD), either product-specific or factory-specific.

TABLE 5.409.3
PRODUCT GWP LIMITS

BUY CLEAN CALIFORNIA MATERIALS PRODUCT CATEGORY[1]	MAXIMUM ACCEPTABLE GWP VALUE (unfabricated) ($GWP_{allowed}$)	UNIT OF MEASUREMENT
Hot-rolled structural steel sections	1.77	MT CO_2e/MT
Hollow structural sections	3.00	MT CO_2e/MT
Steel plate	2.61	MT CO_2e/MT
Concrete reinforcing steel	1.56	MT CO_2e/MT
Flat glass	2.50	kg CO_2e/MT
Light-density mineral wool board insulation	5.83	kg CO_2e/MT
Heavy-density mineral wool board insulation	14.28	kg CO_2e/MT
Concrete, Ready-Mixed[2], [3]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2499 psi	450	kg CO_2e/m^3
2500−3499 psi	489	kg CO_2e/m^3
3500−4499 psi	566	kg CO_2e/m^3
4500−5499 psi	661	kg CO_2e/m^3
5500−6499 psi	701	kg CO_2e/m^3
6500 psi and greater	799	kg CO_2e/m^3
Concrete, Lightweight Ready-Mixed[2]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2499 psi	875	kg CO_2e/m^3
2500−3499 psi	956	kg CO_2e/m^3
3500−4499 psi	1039	kg CO_2e/m^3

1. The GWP values of the products listed in Table 5.409.3 are based on 175 percent of Buy Clean California Act (BCCA) GWP values, except for concrete products which are not included in the BCCA.
2. For concrete, 175 percent of the National Ready Mixed Concrete Association (NRMCA) 2022 version 3 Pacific Southwest regional benchmark values are used for the GWP allowed, except for High Early Strength.
3. Concrete High Early Strength ready-mixed shall be calculated at 130 percent of the ready-mixed concrete GWP allowed values for each product category.

5.409.3.1 Products shall not exceed the maximum GWP value specified in Table 5.409.3.

Exception: Concrete may be considered one product category to meet compliance with this section. A weighted average of the maximum GWP for all concrete mixes installed in the project shall be less than the weighted average maximum GWP allowed per Table 5.409.3 using Exception Equation 5.409.3.1. Calculations shall be performed with consistent units of measurement for the material quantity and the GWP value.

For the purposes of this exception, industry-wide EPDs are acceptable.

Exception EQUATION 5.409.3.1

$GWP_n < GWP_{allowed}$
where
$GWP_n = \Sigma\ (GWP_n)(v_n)$
and
$GWP_{allowed} = \Sigma\ (GWP_{allowed})(v_n)$
and
$_n$ = each concrete mix installed in the project
GWP_n = the GWP for concrete mix $_n$ per concrete mix EPD, in kg CO2e/m3
$GWP_{allowed}$ = the GWP potential allowed for concrete mix $_n$ per Table 5.409.3
v_n = the volume of concrete mix $_n$ installed in the project, in m3

5.409.3.2 Verification of compliance. Calculations to demonstrate compliance, Type III EPDs for products required to comply, if included in the project, and Worksheet WS-5 signed by the design professional of record shall be provided on the construction documents. Updated EPDs for products used in construction shall be provided to the owner at the close of construction and to the enforcement entity upon request. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of Design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area or room which does not provide heating and/or air conditioning.

Informational Notes:

1. . Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:
1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32^0 Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I–joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

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LICENSED ARCHITECT
STEVEN PENN HSU
C-32150
7-29-2027
RENEWAL DATE
STATE OF CALIFORNIA

Woodall
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NEW COMMERCIAL BUILDING
PROPOSED TENANT SPACE
109 AERO CAMINO GOLETA, CA. 93117

SHEET TITLE :
GREEN BUILDING NOTES

Date: 6/9/26

SHEET :
A-0.3

DISCLAIMER:*THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 4

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS:	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, " Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
[DSA-SS] Classrooms and other similar rooms that are used for group instruction shall be equipped with a carbon dioxide monitor or sensor.

[BSC-CG] Newly constructed projects and qualifying additions and alterations (per scope in Section 301.3) for University of California, California State University and private school classrooms, lecture and post-secondary classrooms shall be equipped with a carbon dioxide monitor or sensor.

[DSA-SS, BSC-CG] The carbon dioxide monitor or sensor shall meet the following requirements:
1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceed 1,100ppm.
4. The monitor or EMCS devices used to measure carbon dioxide levels shall maintain a record of previous data that includes at least the maximum carbon dioxide concentration measured.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

   1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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STEVEN PENN HSU
C-32150
7-29-2027
RENEWAL DATE
STATE OF CALIFORNIA

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Benjamin N. Woodall
Designer

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NEW COMMERCIAL BUILDING
PROPOSED TENANT SPACE
109 AERO CAMINO GOLETA, CA. 93117

SHEET TITLE :

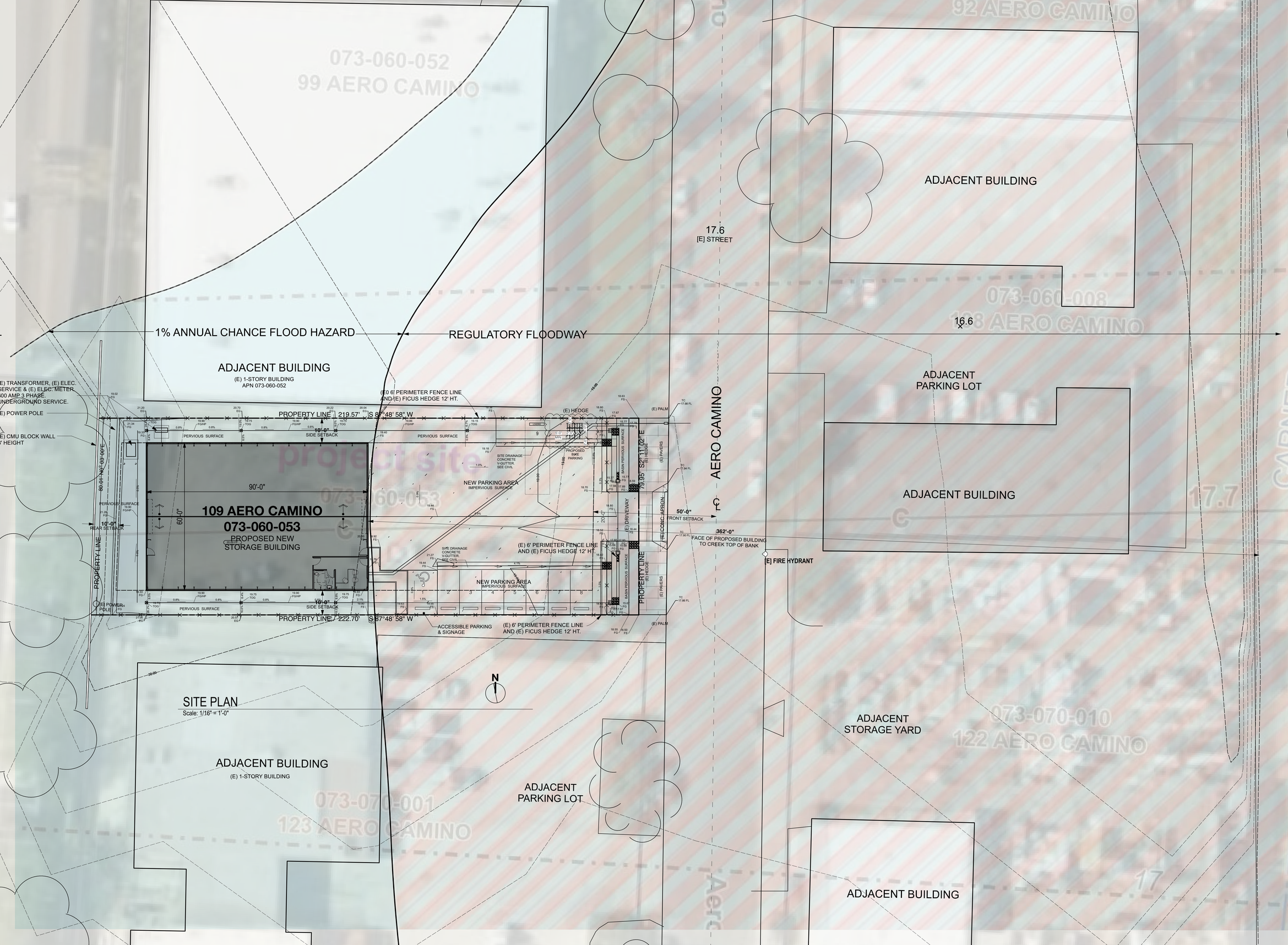
GREEN BUILDING NOTES

Date: 6/9/26

SHEET :

A-0.4

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*



SITE PLAN

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

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NEW COMMERCIAL BUILDING
PROPOSED TENANT SPACE
109 AERO CAMINO GOLETA, CA. 93117

SHEET TITLE :
SITE PLAN

Date: 6/9/26

SHEET :
A-1.0

FLOOR PLAN

Scale: 1/4" = 1'-0"

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NEW COMMERCIAL BUILDING
PROPOSED TENANT SPACE
109 AERO CAMINO GOLETA, CA. 93117

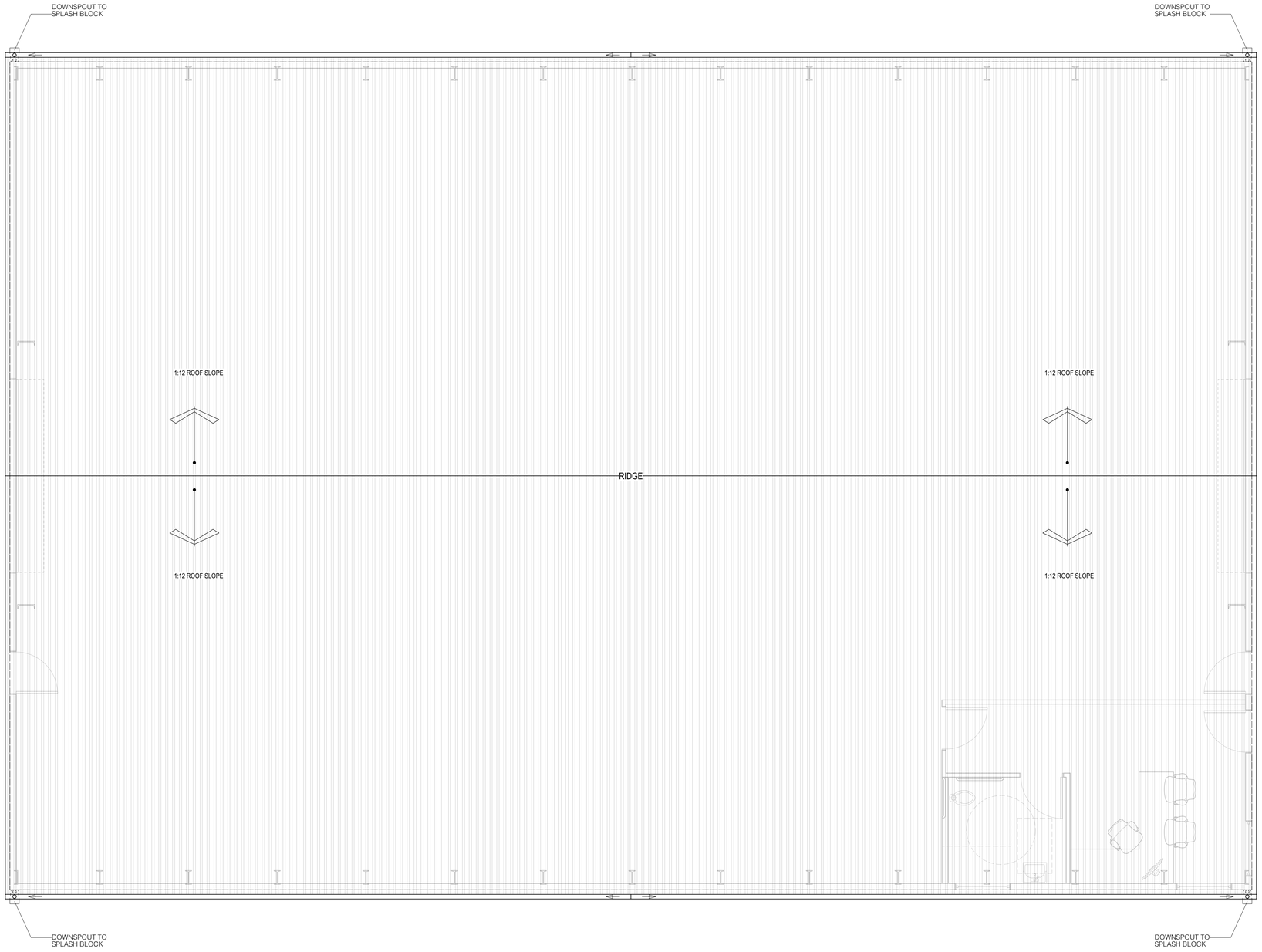
SHEET TITLE :

FLOOR PLAN

Date: 6/9/26

SHEET :

A-2.0



ROOF PLAN

Scale: 1/4" = 1'-0"

N

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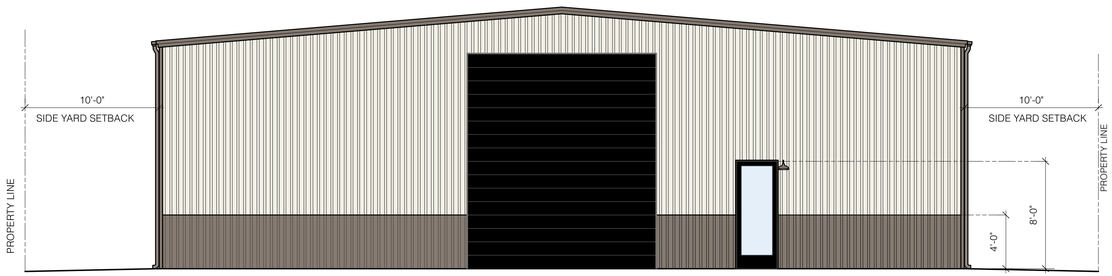
NEW COMMERCIAL BUILDING
PROPOSED TENANT SPACE
109 AERO CAMINO GOLETA, CA. 93117

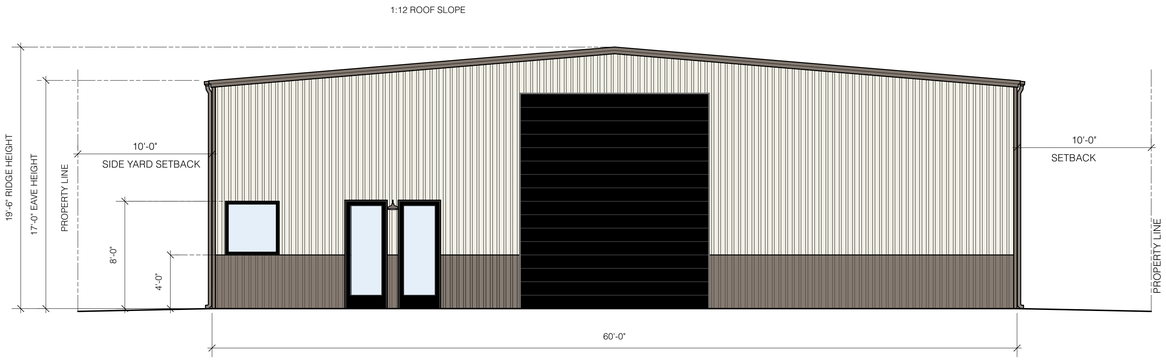
SHEET TITLE :
ROOF PLAN

Date: 6/9/26

SHEET :
A-3.0



WEST ELEVATION
SCALE: 3/16" = 1'-0"



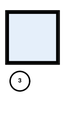
EAST ELEVATION
SCALE: 3/16" = 1'-0"

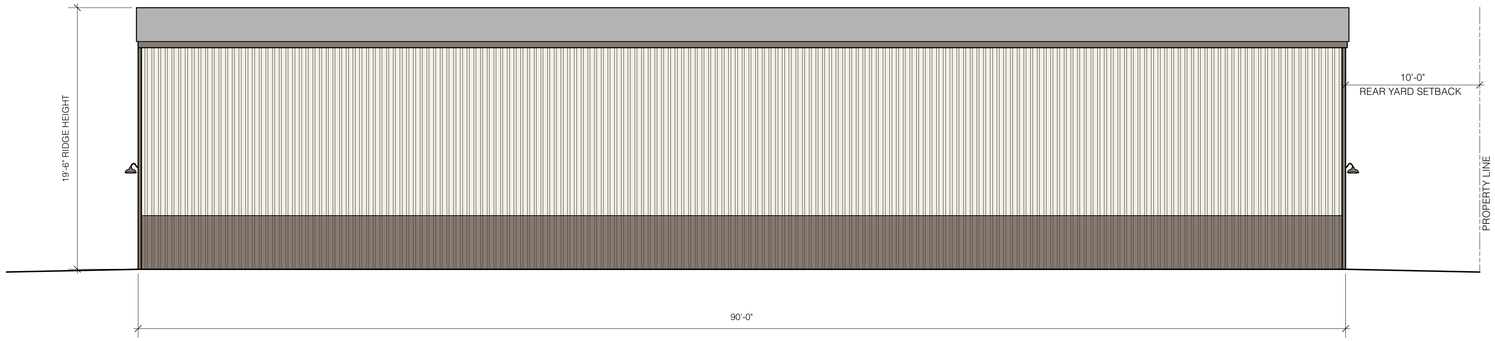
EXTERIOR FINISH AND COLOR SCHEMATIC				
REF #	MATERIAL	MANUF.	TYPE	COLOR
1	ROOF	BORGA	STEEL	ZINCALUME
2	EXTERIOR MAIN BODY	BORGA	STEEL	SIERRA TAN
3	WINDOWS & DOORS	TBD	ALUMINUM	BLACK
4	TRIM, GUTTERS & DOWNSPOUTS	BORGA	STEEL	WEATHERED COPPER
5	EXTERIOR LIGHTING	SATCO	LED	BRONZE

Zincalume (06)
SR = 0.27 TE = 0.29 SRI = .65

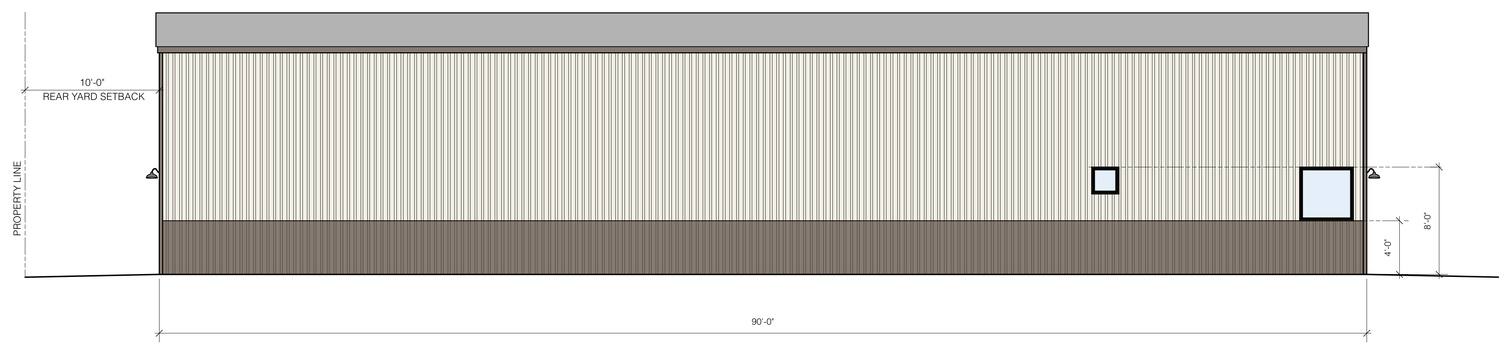
Weathered Copper (06)
SR = 0.28 TE = 0.87 SRI = 27 ES

Sierra Tan (10)
SR = 0.51 TE = 0.84 SRI = 58 ES





NORTH ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

SATCO | NUVO

Model Name

Location | Prepared By

NUVO 65-661
LED GOOSENECK BLACK FINISH

Notes

General	
Status	Active
Finish	Black
Wattage	30W,40W,50W
CCT (Kelvin)	3000K,4000K,5000K
Color Temperature	Warm to Cool White
Width (in.)	14.17
Height (in.)	14.96
Extension (in.)	23.23
Specifications	
Technology	LED
CRI	80
Lumen Output	3300L-5500L
Rated Hours	50000
Voltage	120V-277V
Dimmable	Yes-Dimmable
Weight (lb.)	4.40
Fixture Type	Gooseneck
Operating Temperature	-30C (-22F) to a maximum of +50C (+122F)
Dimensions	
Back Plate or Canopy Diameter (in.)	4.65
Compliance	
Safety Listing	cULus - Listed; cULus - Certified; cETLus - Listed
Location Rating	Wet
Energy Star	No
B.U.G. Rating	B2-U2-G0
California Prop 65	Lead
RoHS Compliant	Yes
FCC Compliant	Yes
Additional Information	
Specification Note	For International Dark Sky compliance, the fixture CCT must be set to 3000K and installed in a downward facing and locked position.
Includes	Includes 16" Mounting Arm
Warranty	5 Year Limited - Fixtures

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NEW COMMERCIAL BUILDING
PROPOSED TENANT SPACE
109 AERO CAMINO GOLETA, CA. 93117

SHEET TITLE :
EXTERIOR ELEVATIONS

Date: 6/9/26

SHEET :
A-4.0

FINE GRADING PLAN FOR
109 AERO CAMINO
GOLETA, CA

GRADING NOTES:

1. ALL GRADING SHALL CONFORM TO SANTA BARBARA COUNTY CODE CHAPTER 14 AND STANDARDS AND REQUIREMENTS PERTAINING THERETO. THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS ENGINEER AND ENGINEERING GEOLOGIST.
2. CONTRACTOR TO NOTIFY THE COUNTY GRADING INSPECTOR AND SOILS LABORATORY AT LEAST 48 HOURS BEFORE START OF GRADING WORK OR ANY PRE-CONSTRUCTION MEETING.
3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.
4. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM PUBLIC WORKS ROAD DIVISION FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON COUNTY ROADS. GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.
5. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING GRADING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTH WORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.
6. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL, THEN SCARIFIED TO A DEPTH OF 6" PRIOR TO PLACING OF ANY FILL. CALL GRADING INSPECTOR FOR INITIAL INSPECTION.
7. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.
8. AREAS WITH EXISTING SLOPES WHICH ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHED. THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION OR PER COUNTY STANDARD DETAIL NO. G-13.
9. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY 1957 ASTM D – 1557 – 91 MODIFIED PROCTOR (AASHO) TEST OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18" OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.
10. CUT SLOPES SHALL NOT EXCEED A GRADE OF 1 ½ HORIZONTAL TO 1 VERTICAL. FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL. SLOPES OVER THREE FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES PRIOR TO FINAL INSPECTION.
11. SURFACE DRAINAGE SHALL BE PROVIDED AT A MINIMUM OF 5% FOR 10 FEET AWAY FROM THE FOUNDATION LINE OR ANY STRUCTURE.
12. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AROUND THE DRIP LINE DURING GRADING.
13. AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED AS PART OF THE GRADING PLAN AND PERMIT REQUIREMENTS.
14. "BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES: ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ONSITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED AS A SOLID WASTE. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED WASTE RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACKED FROM TO THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITION MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO MINIMIZE EROSION BY WIND AND WATER."
15. IF GRADING OCCURS DURING NOV 1 THROUGH APR 15, NO GRADING SHALL OCCUR UNLESS APPROVED EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE. DISCHARGES OF SEDIMENT FROM THE PROJECT SITE MAY RESULT IN A STOP WORK ORDER"
16. ALL EARTHWORK ON HILLSIDES, SLOPING OR MOUNTAINOUS TERRAIN SHALL BE STABILIZED TO PROTECT AND PREVENT LOSS OF SOILS, AS NECESSARY, YEAR-ROUND.
17. REMOVE THE SURFACE SOIL CONTAINING VEGETATION OR OTHER DELETERIOUS MATERIALS AND WASTE OR RESERVE FOR NON-STRUCTURAL AREAS TO RECEIVE PLANTING. IN AREAS WHERE TREES ARE REMOVED, EXCAVATE SURROUNDING AREAS SUFFICIENTLY TO ASSURE REMOVAL OF ALL ROOTS AND SOIL DISTURBED BY REMOVAL OF ROOTS.
18. IN AREAS TO RECEIVE FILL AS WELL AS CUT AREAS, THE EXPOSED SURFACE OF EXCAVATION SHOULD BE SCARIFIED TO A DEPTH OF 1'. BROUGHT TO A NEAR OPTIMUM MOISTURE CONTENT, AND COMPACTED TO A MINIMUM OF 90% RELATIVE DENSITY, PRIOR TO PLACEMENT OF FILL. SLOPES TO RECEIVE FILL IN EXCESS OF 5:1 SHALL BE PROPERLY KEYED AND BENCHED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION OR PER COUNTY STANDARD DETAIL NUMBER G-13.
19. STRUCTURAL FILL MATERIAL SHALL BE APPROVED PRIOR TO USE, BE FREE OF ORGANIC AND OTHERWISE DELETERIOUS MATERIALS, HAVE NO ROCKS OR CEMENTED MATERIAL LARGER THAN 3", AND SHALL BE GRANULAR IN NATURE HAVING EQUAL OR BETTER BEARING AND SETTLEMENT CHARACTERISTICS.
20. EXISTING CONTOURS REPRESENT ORIGINAL GROUND AT 1' INTERVALS.
21. ESTIMATED EARTH QUANTITIES:

    CUT: 260 C.Y.'S. FILL: 30 C.Y.'S. OVER-EXCAVATION: 800 C.Y.'S
    **EARTHWORK QUANTITIES DO NOT ALLOW FOR ANY LOSSES DUE TO SHRINKAGE, COMPACTION, SUBSIDENCE, NOR CLEARING AND GRUBBING.
22. ALL SLOPES SHALL BE PLANTED WITH APPROVED VEGETATION AND BE DENSE AND GROWING PRIOR TO FINAL INSPECTION. REFER TO LANDSCAPE PLANS FOR PLANTING AND IRRIGATION INFORMATION.
23. PROVIDE UNIFORM GRADES BETWEEN CONTROL ELEVATIONS WITH SMOOTH VERTICAL CURVES AT GRADE BREAKS.
24. GRADING AND EQUIPMENT STORAGE ON SITE IS RESTRICTED TO THE LIMITS OF GRADING.
25. THE CONTRACTOR SHALL EXPOSE AND VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING IMPROVEMENTS PRIOR TO BEGINNING WORK.
26. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS, OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST RESULTING FROM HIS GRADING OPERATIONS.
27. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE COUNTY PUBLIC WORKS DEPARTMENT (ROAD DIVISION) FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOIL ON COUNTY ROADS. GRADING AND/OR ROAD DIVISION INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.
28. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING GRADING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTHWORK WAS PROPERLY COMPLETED AND IS SUBSTANTIALLY IN CONFORMANCE WITH THE REQUIREMENTS OF THE COUNTY GRADING ORDINANCE.
29. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MANMADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUIT. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSIONS PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.
30. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AT THE DRIP LINE AND PROTECTED DURING GRADING OPERATIONS.
31. CONSTRUCTION ACTIVITY FOR SITE PREPARATION SHALL BE LIMITED TO THE HOURS BETWEEN 8 a.m. AND 5 p.m. MONDAY THROUGH FRIDAY. CONSTRUCTION EQUIPMENT MAINTENANCE SHALL BE LIMITED TO THE SAME HOURS. TWO SIGNS STATING THESE RESTRICTIONS SHALL BE PROVIDED BY THE APPLICANT AND POSTED ON SITE AT ENTRANCES.

GRADING NOTES: (CONT'D)

32. NO GRADING OR DEVELOPMENT SHALL OCCUR WITHIN THE DRIP LINES OF OAK TREES THAT OCCUR IN THE CONSTRUCTION AREA.
33. ALL SPECIMEN OAK TREES WITHIN 25 FEET OF PROPOSED GROUND DISTURBANCES SHALL BE TEMPORARILY FENCED WITH CHAIN-LINK OR OTHER MATERIAL SATISFACTORY TO P&D THROUGHOUT ALL GRADING AND CONSTRUCTION ACTIVITIES. THE FENCING SHALL BE INSTALLED SIX FEET OUTSIDE THE DRIP LINE OF EACH SPECIMEN OAK TREE, AND SHALL BE STAKED EVERY SIX FEET.
34. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED OR OPERATED WITHIN SIX FEET OF ANY SPECIMEN OAK TREE DRIPLINE.
35. NO FILL SOIL, ROCKS, OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN SIX FEET OF ANY SPECIMEN OAK TREE DRIPLINE.
36. NO ARTIFICIAL SURFACE, PERVIOUS OR IMPERVIOUS, SHALL BE PLACED WITHIN SIX FEET OF SIX ANY SPECIMEN OAK TREE DRIP LINE, EXCEPT FOR PROJECT ACCESS ROADS OR DRIVEWAYS.
37. ANY ROOTS ENCOUNTERED THAT ARE ONE INCH IN DIAMETER OR GREATER SHALL BE CLEANLY CUT. THIS SHALL BE DONE UNDER THE DIRECTION OF A P&D APPROVED ARBORIST/BIOLOGIST.
38. ANY TRENCHING REQUIRED WITHIN THE DRIP LINE OR SENSITIVE ROOT ZONE OF ANY SPECIMEN TREE SHALL BE DONE BY HAND.
39. NO PERMANENT IRRIGATION SHALL OCCUR WITHIN THE DRIP LINE OF ANY EXISTING OAK TREE.
40. ANY CONSTRUCTION ACTIVITY REQUIRED WITHIN THREE FEET OF A SPECIMEN OAK TREE'S DRIP LINE SHALL BE DONE WITH HAND TOOLS.
41. ONLY DESIGNATED TREES SHALL BE REMOVED.
42. ANY OAK TREES WHICH ARE REMOVED AND/OR DAMAGED (MORE THAN 25% OF ROOT ZONE DISTURBED) SHALL BE REPLACED ON A 10:1 BASIS WITH 1-GALLON SIZE SAPLINGS GROWN FROM LOCALLY OBTAINED SEED. WHERE NECESSARY TO REMOVE A TREE AND FEASIBLE TO REPLANT, TREES SHALL BE BOXED AND REPLANTED. A DRIP IRRIGATION SYSTEM WITH A TIMER SHALL BE INSTALLED. TREES SHALL BE PLANTED PRIOR TO COMPLETION OF TRACT IMPROVEMENTS, AND IRRIGATED AND MAINTAINED UNTIL ESTABLISHED (5 YEARS). THE PLANTINGS SHALL BE PROTECTED FROM PREDATION BY WILD AND DOMESTIC ANIMALS, AND FROM HUMAN INTERFERENCE BY THE USE OF STAKED, CHAIN LINK FENCING AND GOPHER FENCING DURING THE MAINT. PERIOD.
43. MAINTENANCE OF OAK TREES SHALL BE ACCOMPLISHED THROUGH WATER-CONSERVING IRRIGATION TECHNIQUES.
44. ANY UNANTICIPATED DAMAGE THAT OCCURS TO TREES OR SENSITIVE HABITATS RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE MITIGATED IN A MANNER APPROVED BY P&D. THIS MITIGATION MAY INCLUDE BUT IS NOT LIMITED TO POSTING OF A PERFORMANCE SECURITY, TREE REPLACEMENT ON A 10:1 RATIO AND HIRING OF AN OUTSIDE CONSULTANT BIOLOGIST TO ACCESS THE DAMAGE AND RECOMMEND MITIGATION. THE REQUIRED MITIGATION SHALL BE DONE IMMEDIATELY UNDER THE DIRECTION OF P&D PRIOR TO ANY FURTHER WORK OCCURRING ON SITE. ANY PERFORMANCE SECURITIES REQUIRED FOR INSTALLATION AND MAINTENANCE OF REPLACEMENT TREES WILL BE RELEASED BY P&D AFTER ITS INSPECTION AND APPROVAL OF SUCH INSTALLATION.
45. ALL TREES LOCATED WITHIN 25 FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM STUCCO OR PAINT DURING CONSTRUCTION.
46. DRAINAGE IMPROVEMENT CERTIFICATION, BY A CALIFORNIA REGISTERED PROFESSIONAL ENGINEER, SHALL BE SUBMITTED TO SBCFCD PRIOR TO OCCUPANY CLEARANCE.

DUST CONTROL MEASURES

1. DUST GENERATED BY THE DEVELOPMENT ACTIVITIES SHALL BE KEPT TO A MINIMUM WITH A GOAL OF RETAINING DUST ON THE SITE.
2. DURING CLEARING, GRADING, EARTH MOVING, EXCAVATION, OR TRANSPORTATION OF CUT OR FILL MATERIALS, USE WATER TRUCKS OR SPRINKLER SYSTEMS TO REVENT DUST FROM LEAVING THE SITE AND TO CREATE A CRUST AFTER EACH DAY'S ACTIVITIES CEASE.
3. DURING CONSTRUCTION, USE WATER TRUCKS OR SPRINKLER SYSTEMS TO KEEP ALL AREAS OF VEHICLE MOVEMENT DAMP ENOUGH TO PREVENT DUST FROM LEAVING THE SITE.
4. WET DOWN THE CONSTRUCTION AREA AFTER WORK IS COMPLETED FOR THE DAY AND WHENEVER WIND EXCEEDS 15 mph.
5. WHEN WIND EXCEEDS 15 mph, HAVE SITE WATERED AT LEAST ONCE EACH DAY INCLUDING WEEKENDS AND/OR HOLIDAYS.
6. ORDER INCREASED WATERING AS NECESSARY TO PREVENT TRANSPORT OF DUST OFF-SITE.
7. COVER SOIL STOCKPILED FOR MORE THAN TWO DAYS OR TREAT WITH SOIL BINDERS TO PREVENT DUST GENERATION. REAPPLY AS NEEDED.
8. IF THE SITE IS GRADED AND LEFT UNDEVELOPED FOR OVER FOUR WEEKS, THE OWNER/APPLICANT SHALL IMMEDIATELY:
   i. SEED AND WATER TO RE-VEGETATE GRADED AREAS; AND/OR
   ii. SPREAD SOIL BINDERS; AND/OR
   iii. EMPLOY ANY OTHER METHOD(S) DEEMED APPROPRIATE BY P&D OR APCD.

ENGINEER'S CERTIFICATE:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OF THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONAL CODE, I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SANTA BARBARA IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

FIRM: BETHEL ENGINEERS
ADDRESS: 2624 AIRPARK DRIVE
TELEPHONE: (805) 934-5767

TREVOR K. LAURIDSEN
PROFESSIONAL REGISTRATION NUMBER:
R.C.E. 90409
DISCIPLINE: CIVIL ENGINEER

SOIL ENGINEER'S CERTIFICATE:

I HEREBY DECLARE THAT I AM THE SOILS ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE REVIEWED THE GRADING PLANS AND FIND THEM IN CONFORMANCE WITH THE SOILS REPORT ENTITLED "GEOTECHNICAL INVESTIGATION REPORT – PROPOSED COMMERCIAL BUILDING, 109 AERO CAMINO (APN 073-060-053) – GOLETA, CALIFORNIA – PROJECT 23-1151" PREPARED BY PACIFIC COAST TESTING DATED AUGUST 20, 2025. I UNDERSTAND THAT THE CHECK OF THE SOILS REPORT, PLANS AND SPECIFICATIONS BY THE COUNTY OF SANTA BARBARA IS CONFINED TO REVIEW ONLY AND DOES NOT DOES NOT RELIEVE ME OF MY RESPONSIBILITY FOR THE PROJECT SOILS SOILS AND GEOTECHNICAL DESIGN.

SOILS ENGINEER: RON J. CHURCH LIC #2184

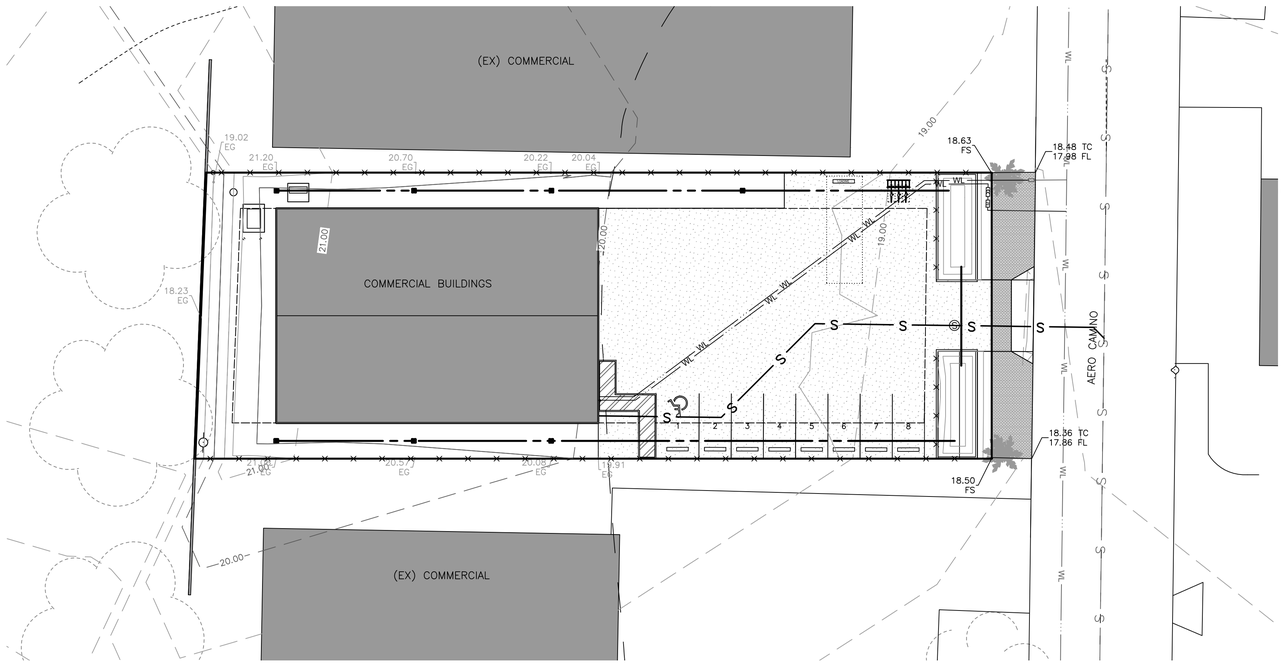
OBSERVATION AND TESTING PROGRAM

PER 2022 CBC CHAPTER 18 THE SOILS ENGINEER SHALL OBSERVE THE FOLLOWING TASKS:

A. REVIEW FINAL PLANS PRIOR TO SITE WORK OF ANY KIND
B. RECOMPACTION OF SCARIFICATION SOILS
C. FILL PLACEMENT AND COMPACTION
D. FOOTING EXCAVATIONS
E. PREMOISTENING OF SUBSLAB SOILS

THE SOIL ENGINEER OF WORK SHALL BE:

SOILS ENGINEER: RON J. CHURCH
P.O. BOX 6835
SANTA MARIA, CA 93456
(805) 631-5108



PROJECT MAP

NO SCALE

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER: 073-060-053
OWNER: MICHELLE BANDINU
109 AERO CAMINO
GOLETA, CA
NEW IMPERVIOUS AREA: 13,126 S.F
TIER 2 STORMWATER CONTROL PLAN REQ'D

LEGEND

FUTURE CONST.	EXISTING MONUMENT	ABBREVIATIONS
PROJECT BOUNDARY	MONUMENT	TOP OF CURB T.C.
CENTERLINE	SAN. SEWER MANHOLE	FLOW LINE F.L.
PROPERTY LINE	EXISTING SEWER MANHOLE	EDGE OF PAVEMENT E.P.
CURB LINE	STORM DRAIN MANHOLE	ASPHALT CONCRETE A.C.
EXIST. CURB LINE	EXISTING S.D. MANHOLE	HIGH POINT H.P.
ROW/EASEMENT LINE	WATER VALVE EXIST	LOW POINT L.P.
STORM DRAIN	WATER VALVE	FINISHED GRADE F.G.
EXIST STORM DRAIN	STREET LIGHT	BACK OF WALK B.W.
SEWER MAIN	EXISTING STREET LIGHT	TOP OF WALL T.O.W.
EXIST SEWER MAIN	FUTURE STREET LIGHT	TOP OF FOOTING T.O.F.
WATER MAIN	FIRE HYDRANT	GRADE BREAK G.B.
EXIST. WATER MAIN	EXISTING FIRE HYDRANT	FINISHED SURFACE F.S.
STREET LIGHT CONDUIT	CATCH BASIN	FINISHED FLOOR F.F.
EXIST. ST. LT. CONDUIT	DROP INLET	INVERT OF PIPE INV.
E.P./LIP OF GUTTER	SEWER LATERAL	REINFORCED CONCRETE PIPE RCP
WOOD FENCE	EXISTING SEWER LATERAL	PLASTIC PIPE PVC
WROUGHT IRON FENCE	SEWER CLEAN OUT	SIDEWALK SW
MASONRY WALL	EXISTING CLEAN OUT	STORM DRAIN MANHOLE SDMH
EXISTING MASONRY WALL	STOP SIGN	SANITARY SEWER MANHOLE SSMH
2:1 SLOPE	STREET SIGN	TOP OF GRATE T.O.G.
4:1 SLOPE	POWER POLE	TYPICAL TYP.
EXIST. CONTOURS	WATER SERVICE	
	STREET LIGHT SERVICE POINT	
	STREET LIGHT PULL BOX	
	SPOT ELEVATION XXX.XX F.G.	
	EXISTING SPOT ELEVATION (XXX.XX) F.G.	
	FINISHED FLOOR ELEV. 200.00	

SHEET INDEX

C-1 TITLE SHEET
C-1A EXISTING DRAINAGE
C-2 GRADING PLAN
C-3 DETAILS
C-4 DETAILS
C-5 EROSION CONTROL PLAN

REGISTERED PROFESSIONAL ENGINEER – TREVOR K. LAURIDSEN – LIC. NO. 90409 – CIVIL ENGINEER – STATE OF CALIFORNIA

THE UNDERSIGNED CIVIL ENGINEER CERTIFIES THIS GRADING WORK WILL BE SUPERVISED IN ACCORDANCE WITH SANTA BARBARA CO. ORDINANCE NO. 4477.

DATE

3-12-26

PUBLIC WORKS ROADS REVIEWED BY:

TRANSPORTATION PLANNING SUPERVISOR S.B. CO. CA. DATE

PROJECT CLEAN WATER

PUBLIC WORKS – WATER RESOURCES DATE

STORM DRAIN SYSTEM REVIEWED BY:

FLOOD CONTROL ENGINEER S.B. CO. CA. DATE

DESIGNED BY: TKL
CHECKED BY: TKL

REVISIONS

DATE	DESCRIPTION

109 AERO CAMINO COMMERCIAL BUILDING
109 AERO CAMINO
GOLETA, CA 93455

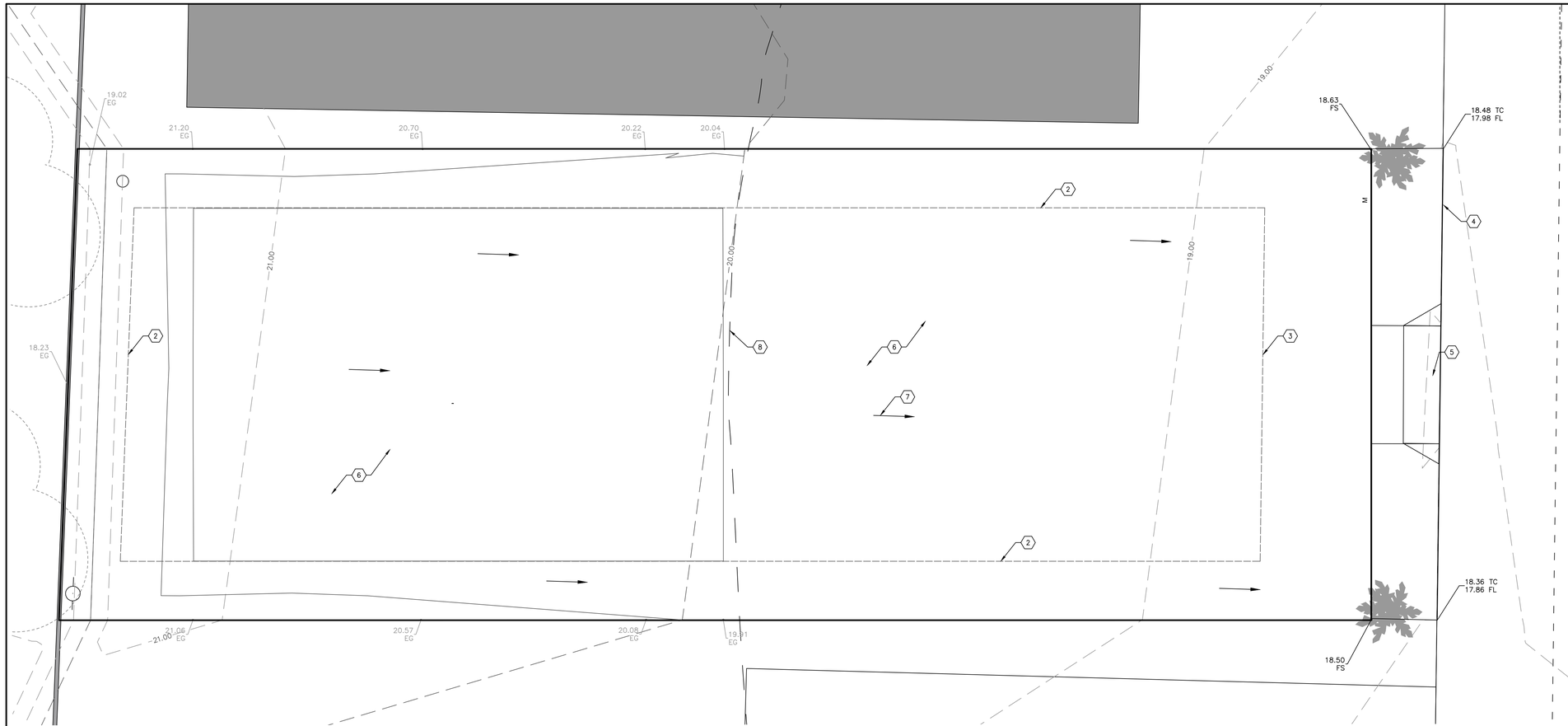
TITLE SHEET

TREVOR K. LAURIDSEN R.C.E. 90409 DATE 3-12-26

BETHEL engineering
2624 Airpark Dr., Santa Maria, California 93455 (805) 934-5767

SCALE: AS SHOWN

SHEET C-1 OF 5



AERO CAMINO

CONSTRUCTION NOTES:

1. PROPERTY LINE
2. 10ft SETBACK
3. 30' FRONT SETBACK
4. (E) 6" CURB AND GUTTER
5. (E) DRIVEWAY
6. (E) STORAGE YARD
7. (E) DRAINAGE ARROW (TYP.)
8. FEMA SFHA FLOODWAY LIMITS

FLOW SUMMARY TABLE:

	Type	CN	Tc (min)	Q_2 (CFS)	Q_5 (CFS)	Q_{10} (CFS)	Q_{25} (CFS)	Drains to
EXISTING	Pavement	98	12	0.68	0.87	1.03	1.23	OFFSITE

N

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REGISTERED PROFESSIONAL ENGINEER
TREVOR K. LAURIDSEN
LIC. NO. 90409
CIVIL ENGINEER
STATE OF CALIFORNIA

THE UNDERSIGNED CIVIL ENGINEER CERTIFIES THIS GRADING WORK WILL BE SUPERVISED IN ACCORDANCE WITH SANTA BARBARA CO. ORDINANCE NO. 4477.

DATE

DESIGNED BY: TKL
CHECKED BY: TKL

REVISIONS

DATE	DESCRIPTION

109 AERO CAMINO COMMERCIAL

109 AERO CAMINO
GOLETA, CA 93455

EXISTING DRAINAGE

TREVOR K. LAURIDSEN R.C.E. 90409 DATE 3-12-26

BETHEL engineering 2624 Airpark Dr., Santa Maria, California 93455 (805) 934-5767

SCALE: AS SHOWN

SHEET C-1A OF 5

CONSTRUCTION NOTES:

1. PROPERTY LINE
2. 10ft SETBACK
3. 30' FRONT SETBACK
4. (P) 6" CURB ONLY PER DET. "D," SHT. 3
5. (P) 6" DEEPEDED CURB PER DET. "E," SHT. 3
6. (P) 4" THICK CLASS A CONCR. HARDSCAPE PER DET. "B," SHT. 3
7. (P) 6" NDS AREA YARD DRAIN
8. (P) 6" P.V.C. S.D. @ 0.5% MIN.
9. (P) OUTLET STRUCTURE FOR YARD DRAIN PER DET. "G," SHT. 3
10. (P) ASPHALT PARKING PER DET. "C," SHT. 3
11. (P) ADA PARKING PER DET. "F," SHT. 3
12. (P) CONCRETE V-GUTTER PER DET "A," SHT. 3
13. (P) BASIN PER DET. 1, THIS SHT.
14. (P) BASIN PER DET. 2, THIS SHT.
15. FEMA SFHA FLOODWAY LIMITS
16. (P) 4" SANITARY SEWER LATERAL PER GSD STD NO. 17, SEE SHT. 4
17. (P) SAMPLING MANHOLE PER GSD STD NO. 14 OR APPROVED EQUAL, SEE SHT. 4
18. (P) SANITARY SEWER WYE INSTALLATION AND TIE IN PER GSD STD NO. 16
19. (P) 1" WATER SERVICE
20. (E) 3/4" WATER METER TO REMAIN
21. (P) OVERFLOW FROM BASINS 3' WIDE RIP RAP AREA 6"-9"ø ROCK TO BACK OF SIDEWALK.
22. (P) 6" FIRE LINE
23. (P) INSTALL 6" FIRE SERVICE METER ASSEMBLY (FSMA) PER GWD DTL 3-12. INSTALL THRUST BLOCK PER GWD DTL 3-09
24. (P) FIRE RISER

FLOW SUMMARY TABLE:

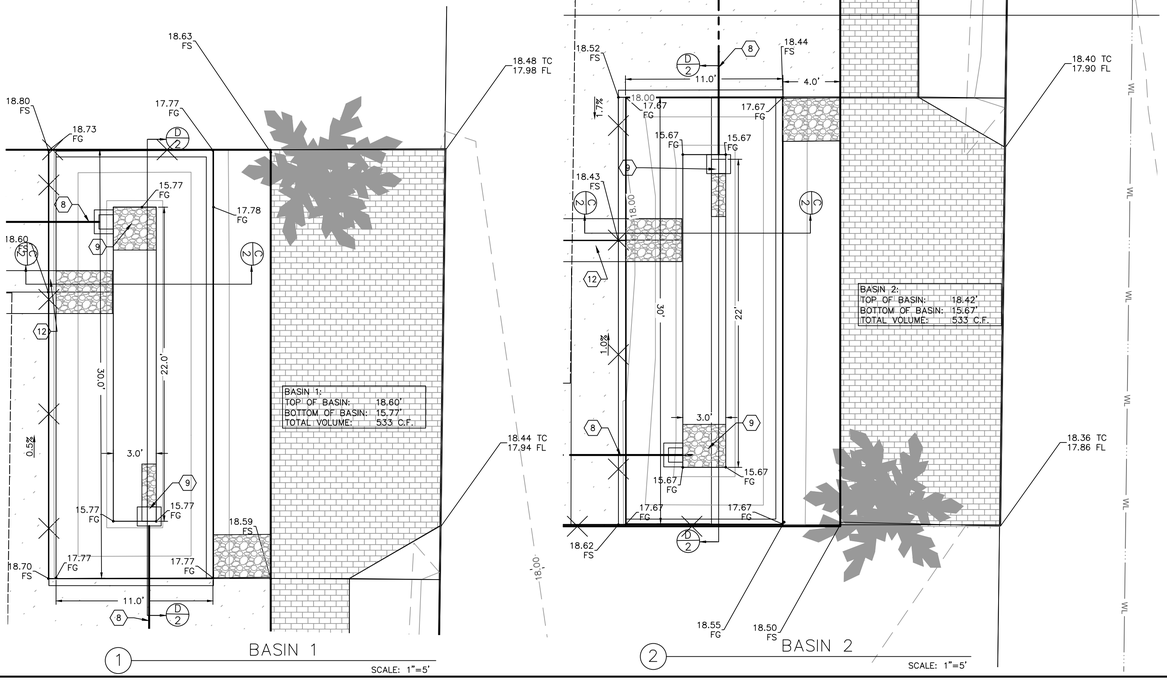
	Type	CN	Tc (min)	Q_2 (CFS)	Q_5 (CFS)	Q_{10} (CFS)	Q_{25} (CFS)	Drains to
DMA 1	Roof	98	10	0.22	0.29	0.34	0.4	SCM 1
DMA 2	Pavement	98	10	0.32	0.41	0.48	0.58	SCM 1
DMA 3	Landscape	68	10	0.03	0.06	0.09	0.13	SCM 1

AERO CAMINO

GRAPHIC SCALE

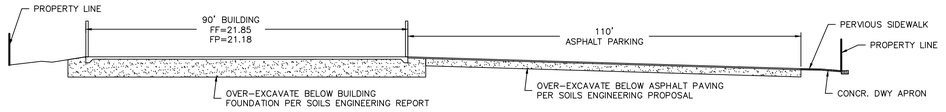
10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

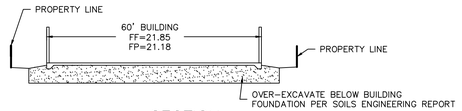


1 BASIN 1 SCALE: 1"=5'

2 BASIN 2 SCALE: 1"=5'



A SECTION N.T.S.



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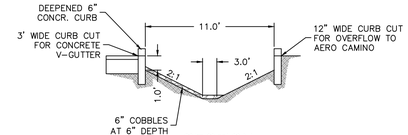
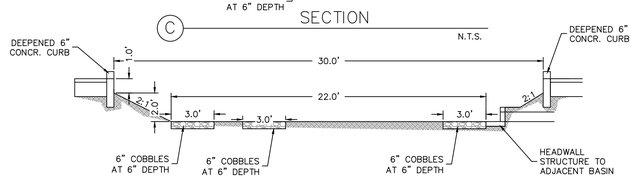


C SECTION N.T.S.



D SECTION N.T.S.

NOTES:
1. DOWNSPOUTS TO BE TIED INTO STORM DRAIN AND PIPED/OUTLET A MINIMUM OF 10' FROM BUILDING FOUNDATION.
2. FINAL GRADING TO DRAIN 2% MINIMUM FOR 10' FOR HARDSCAPE AND 5% MINIMUM FOR 10' FOR DIRT.
3. FINISHED SURFACE ELEVATIONS OF PROPOSED HARDSCAPES AGAINST THE BLDG, SHALL BE NO LESS THEN 6" BELOW FINISHED FLOOR (FF), WITH THE EXCEPTION AT DOORWAY OPENINGS. (A DECREASED DIFFERENTIAL WILL REQUIRE AN APPROVED ALTERNATIVE METHOD TO ENSURE MOISTURE DOES NOT PENETRATE THE BLDG.)
4. FINISHED GRADE ELEVATION (FG) ESTABLISHED AGAINST THE BLDG. SHALL BE BE NO LESS THEN 8" BELOW FINISHED FLOOR (FF), A DECREASED DIFFERENTIAL WILL REQUIRE AN APPROVED ALTERNATIVE METHOD TO ENSURE MOISTURE DEOS NOT PENETRATE THE BLDG.

REGISTERED PROFESSIONAL ENGINEER
TREVOR K. LAURIDSEN
LIC. NO. 90409
CIVIL ENGINEER
STATE OF CALIFORNIA

THE UNDERSIGNED CIVIL ENGINEER CERTIFIES THIS GRADING WORK WILL BE SUPERVISED IN ACCORDANCE WITH SANTA BARBARA CO. ORDINANCE NO. 4477.

DATE

DESIGNED BY: TKL
CHECKED BY: TKL
REVISIONS

DATE	DESCRIPTION

109 AERO CAMINO COMMERCIAL

109 AERO CAMINO
GOLETA, CA 93455

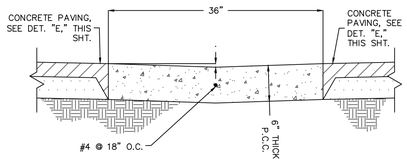
GRADING PLAN SHEET

TREVOR K. LAURIDSEN R.C.E. 90409 DATE 3-12-26

BETHEL engineering 2624 Airpark Dr., Santa Maria, California 93455 (805) 934-5767

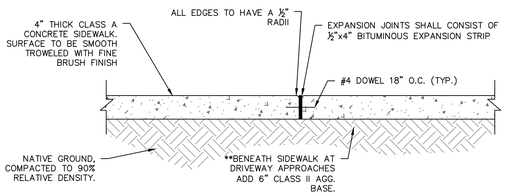
SCALE: AS SHOWN

SHEET C-2 OF 5



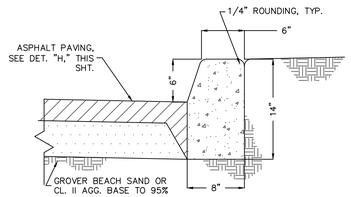
A CONC. VALLEY GUTTER

N.T.S.



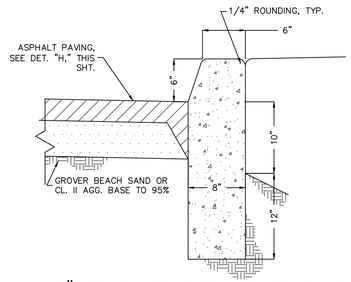
B 4" CLASS A CONCRETE SIDEWALK

N.T.S.



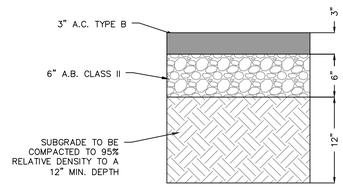
D 6" CURB ONLY

N.T.S.



E 6" DEEPENED BASIN CURB ONLY

N.T.S.



C ASPHALT PAVEMENT SECTION

NOTE:
SEE PROJECT SOILS REPORT FOR ADDITIONAL INFORMATION/SPECIFICATIONS.

N.T.S.

SIGN "A"

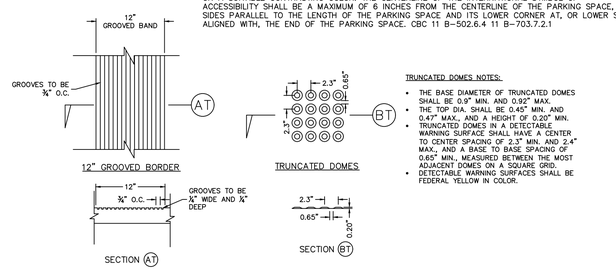
"VAN ACCESSIBLE"
REFLECTORIZED SIGN
70 SQ.IN. MIN. BOTTOM OF SIGN SHALL BE 80" ABOVE FINISH GRADE

STRIPING "B"

ACCESSIBLE PARKING STALL 36"x36" STENCILED IN WHITE ON BLUE PAINT

SIGN "C"

THE PARKING SPACE SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND, A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH. THE CENTERLINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE LENGTH... OR... THE PARKING SPACE SHALL BE OUTLINED OR PAINTED BLUE AND SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY IN, A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH IN WHITE OR A SUITABLE CONTRASTING COLOR. THE CENTERLINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE. CBC 11 B-502.6.4 11 B-703.7.2.1



TRUNCATED DOMES NOTES:

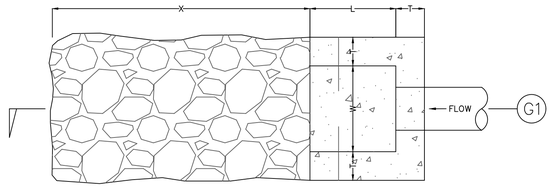
- THE BASE DIAMETER OF TRUNCATED DOMES SHALL BE 0.9" MIN. AND 0.92" MAX.
- THE TOP DIA. SHALL BE 0.45" MIN. AND 0.47" MAX., AND A HEIGHT OF 0.20" MIN.
- TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A CENTER TO CENTER SPACING OF 2.3" MIN. AND 2.4" MAX., AND A BASE TO BASE SPACING OF 0.65" MIN., MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
- DETECTABLE WARNING SURFACES SHALL BE FEDERAL YELLOW IN COLOR.

R DETECTABLE WARNING SURFACES

N.T.S.

F PARKING STRIPING ONE STALL ILLUSTRATION (TYP.)

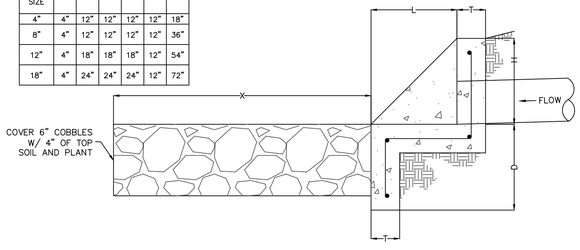
N.T.S.



G HEADWALL STRUCTURE PLAN VIEW

N.T.S.

HEADWALL GEOMETRY						
INFLOW PIPE SIZE	T	W	L	H	D	X
4"	4"	12"	12"	12"	12"	18"
8"	4"	12"	12"	12"	12"	36"
12"	4"	18"	18"	18"	12"	54"
18"	4"	24"	24"	24"	12"	72"



G1 HEADWALL STRUCTURE SECTION VIEW

N.T.S.

NOTES:
1. DOWNSPOUTS TO BE TIED INTO STORM DRAIN AND PIPED/OUTLET A MINIMUM OF 10' FROM BUILDING FOUNDATION.
2. FINAL GRADING TO DRAIN 2% MINIMUM FOR 10' FOR HARDSCAPE AND 5% MINIMUM FOR 10' FOR DIRT.
3. FINISHED SURFACE ELEVATIONS OF PROPOSED HARDSCAPES AGAINST THE BLDG, SHALL BE NO LESS THEN 6" BELOW FINISHED FLOOR (FF), WITH THE EXCEPTION AT DOORWAY OPENINGS. (A DECREASED DIFFERENTIAL WILL REQUIRE AN APPROVED ALTERNATIVE METHOD TO ENSURE MOISTURE DOES NOT PENETRATE THE BLDG.)
4. FINISHED GRADE ELEVATION (FG) ESTABLISHED AGAINST THE BLDG. SHALL BE BE NO LESS THEN 8" BELOW FINISHED FLOOR (FF), A DECREASED DIFFERENTIAL WILL REQUIRE AN APPROVED ALTERNATIVE METHOD TO ENSURE MOISTURE DEOS NOT PENETRATE THE BLDG.

REGISTERED PROFESSIONAL ENGINEER
TREVOR K. LAURIDSEN
LIC. NO. 90409
CIVIL ENGINEER
STATE OF CALIFORNIA

THE UNDERSIGNED CIVIL ENGINEER CERTIFIES THIS GRADING WORK WILL BE SUPERVISED IN ACCORDANCE WITH SANTA BARBARA CO. ORDINANCE NO. 4477.

DATE

DESIGNED BY:	TKL
CHECKED BY:	TKL

REVISIONS	
DATE	DESCRIPTION

109 AERO CAMINO COMMERCIAL

109 AERO CAMINO
GOLETA, CA 93455

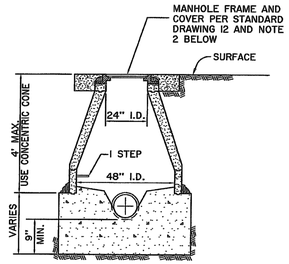
DETAILS

TREVOR K. LAURIDSEN R.C.E. 90409 DATE 3-12-26

BETHEL engineering 2624 Airpark Dr., Santa Maria, California 93455 (805) 934-5767

SCALE: AS SHOWN

SHEET C-3 OF 5



SECTION

NOTES

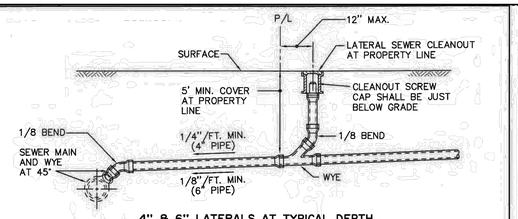
1. REFER TO STANDARD DRAWING NO. 10 "STANDARD MANHOLE" FOR ADDITIONAL DETAILS.
2. SAMPLING MANHOLE FRAME AND COVER SHALL BE PER STANDARD DRAWING I2 - EXCEPT DO NOT STAMP G.S.D.* *Standard non-locking manhole frame and cover allowed. Must be stamped "Sewer" or "S", Do Not Stamp "GSD".
3. NO COATING REQUIRED.
4. DISTRICT APPROVAL REQUIRED.

GOLETA SANITARY DISTRICT — 2/11/08 DATE — KAMIL S. AZOURY, P.E. GENERAL MANAGER/ DISTRICT ENGINEER

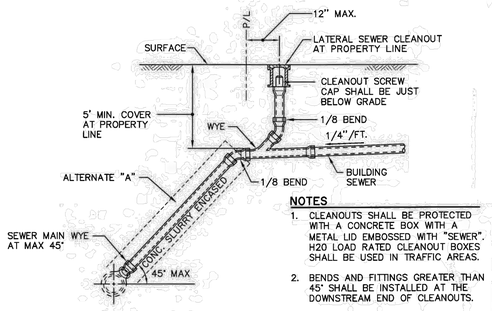
SAMPLING MANHOLE — STANDARD DRAWING NO. 14

REVISIONS | BY | APP | DATE

4/2007



4" & 6" LATERALS AT TYPICAL DEPTH



4" & 6" DEEP LATERALS

NOTES

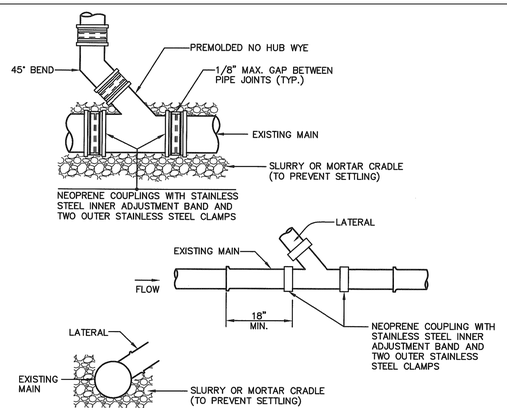
1. CLEANOUTS SHALL BE PROTECTED WITH A CONCRETE BOX WITH A METAL LID EMBOSSED WITH "SEWER". H20 LOAD RATED CLEANOUT BOXES SHALL BE USED IN TRAFFIC AREAS.
2. BENDS AND FITTINGS GREATER THAN 45° SHALL BE INSTALLED AT THE DOWNSTREAM END OF CLEANOUTS.
3. LATERALS SHALL BE INSTALLED PERPENDICULAR TO SEWER MAIN AND CONTINUE STRAIGHT TO THE PROPERTY OR EASEMENT LINE.

GOLETA SANITARY DISTRICT — 2/11/08 DATE — KAMIL S. AZOURY, P.E. GENERAL MANAGER/ DISTRICT ENGINEER

LATERAL SEWER — STANDARD DRAWING NO. 17

REVISIONS | BY | APP | DATE

4/2007



NOTES

1. ON EXISTING SEWERS INSTALL APPROVED PREMOLDED NO HUB WYE AND COUPLINGS. TAPPING TYPE OR SADDLE WYES ARE NOT PERMITTED.
2. LATERAL SHALL BE PERPENDICULAR TO MAIN WHENEVER POSSIBLE.
3. OVEREXCAVATE A MINIMUM OF 6" AROUND COUPLINGS. BACKFILL TO A MINIMUM OF 12" ABOVE SEWER MAIN PIPE WITH APPROVED BEDDING AND PIPE ZONE MATERIAL.
4. A DISTURBED OR OVEREXCAVATED BELL AND SPIGOT JOINT ON EXISTING VCP PIPE SHALL BE REMOVED AND REPLACED WITH A PIPE SECTION AND COUPLING.
5. WYES SHALL NOT BE INSTALLED WITHIN 18" OF A VCP JOINT.

GOLETA SANITARY DISTRICT — 2/11/08 DATE — KAMIL S. AZOURY, P.E. GENERAL MANAGER/ DISTRICT ENGINEER

WYE INSTALLATION IN EXISTING SEWER MAIN — STANDARD DRAWING NO. 16

REVISIONS | BY | APP | DATE

4/2007

NOTES

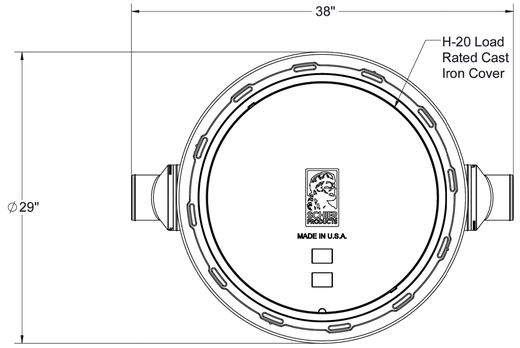
1. 4" & 6" plain end inlet/outlets
2. Unit weight - w/cast iron cover: 110 lbs.;
3. Maximum operating temperature: 150º F continuous
4. Level connections
5. H-20 load rated cast iron cover
6. Safety Star™, access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating)

ENGINEER SPECIFICATION GUIDE

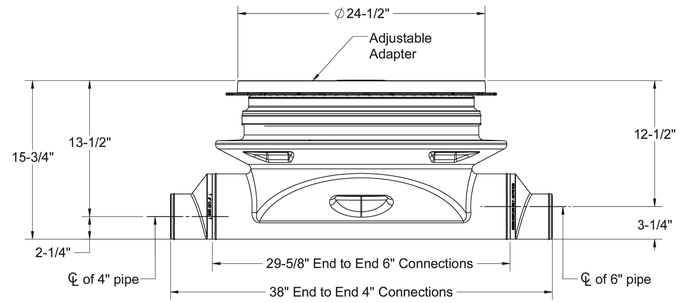
Schier Sewer Viewer™ sampling port model # SV24 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene. Sampling port shall be furnished for above or below grade installation with Safety Star™ access restrictor built into cover adapter. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

ACCESSORIES:

- Field cut risers for extending covers to grade
- Cover adapter tie down kit
- Membrane clamping collar kit



TOP VIEW



FRONT VIEW

SPECIFICATION SHEET

MODEL NUMBER: SV24	**PART NUMBER:** 8064-001-01			
	DESCRIPTION: SV24 SEWER VIEWER SAMPLING PORT, 4" AND 6" LEVEL CONNECTIONS, H-20 LOAD RATED CAST IRON COVER			
DWG BY: B.BROWN	**DATE:** 6/2/2022	**REV:** -	**ECO:** -	

PROPRIETARY AND CONFIDENTIAL

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF **SCHIER PRODUCTS**. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF **SCHIER PRODUCTS** IS PROHIBITED.

SCHIER

6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

REGISTERED PROFESSIONAL ENGINEER — TREVOR K. LAURIDSEN — LIC. NO. 90409 — CIVIL ENGINEER — STATE OF CALIFORNIA

THE UNDERSIGNED CIVIL ENGINEER CERTIFIES THIS GRADING WORK WILL BE SUPERVISED IN ACCORDANCE WITH SANTA BARBARA CO. ORDINANCE NO. 4477.

DATE

DESIGNED BY: TKL
CHECKED BY: TKL
REVISIONS
DATE | DESCRIPTION

109 AERO CAMINO COMMERCIAL
109 AERO CAMINO
GOLETA, CA 93455

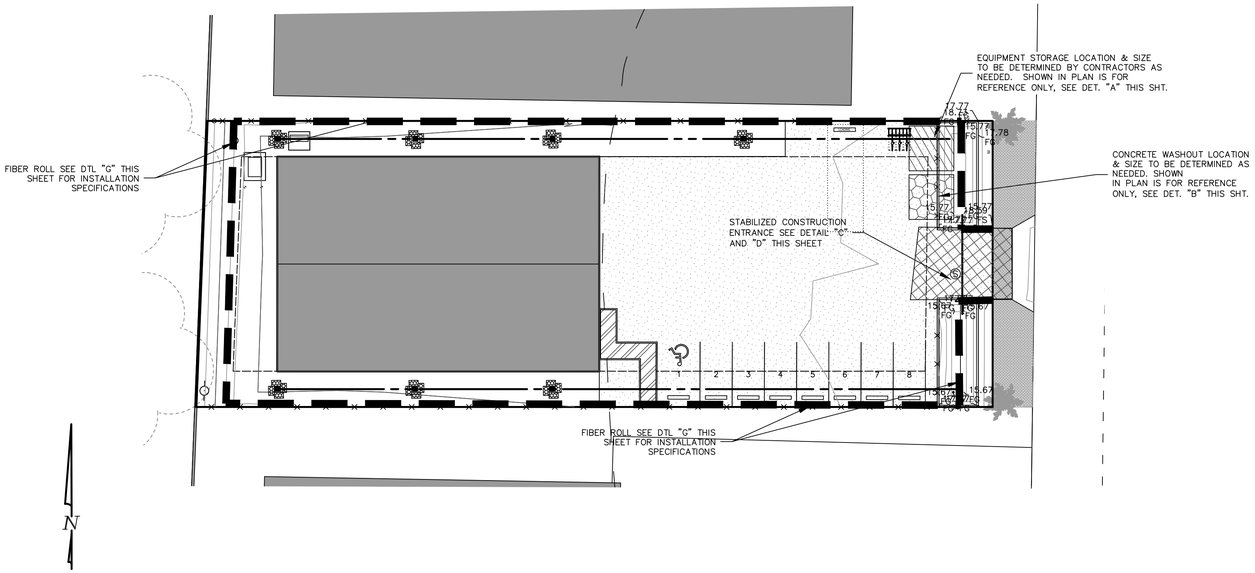
DETAILS

TREVOR K. LAURIDSEN R.C.E. 90409 — DATE 3-12-26

BETHEL engineering 2624 Airpark Dr., Santa Maria, California 93455 (805) 934-5767

SCALE: AS SHOWN

SHEET C-4 OF 5



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

ADDITIONAL BMP'S

* CONTRACTOR TO DETERMINE LOCATION OF BMP'S AS NEEDED

SOLID WASTE MANAGEMENT PER CASQA BMP WM-5. WASTE BINS TO BE COVERED AT THE END OF EACH DAY TO PROTECT AGAINST WIND AND RAIN

SEPTIC WASTE MANAGEMENT PER CASQA BMP WM-9. PORTABLE TOILETS SHALL HAVE SECONDARY CONTAINMENT TRAYS.

STREET SWEEPING PER CASQA BMP SE-7. STREETS SHALL BE SWEPT AS NEEDED AND MONITORED ON A DAILY BASIS.

DUST CONTROL MEASURES

1. THE GRADING PERMIT HOLDER AND THE OWNER/DEVELOPER SHALL COMPLY WITH DUST CONTROL MEASURES REQUIRED BY THE COUNTY OF SANTA BARBARA STANDARD POLICY.
2. DUST CONTROL MEASURES CAPABLE OF PREVENTING THE MIGRATION OF DIRT AND DUST OFF SITE, IN A MANNER ACCEPTABLE TO THE COUNTY OF SANTA BARBARA SHALL BE IMPLEMENTED AND MAINTAINED DURING ALL CONSTRUCTION, EARTH MOVING AND GRADING PHASES OF A PROJECT. FAILURE TO DO SO WILL RESULT IN THE ISSUANCE OF A "STOP WORK" ORDER WHICH WILL NOT BE RELEASED UNTIL SUCH TIME AS AN ADEQUATE PROGRAM IS IMPLEMENTED.
3. DURING THE CLEARING, EARTH MOVING AND GRADING PHASES OF THE PROJECT, WATER TRUCKS OR SPRINKLER SYSTEMS SHALL BE USED IN SUFFICIENT QUANTITIES TO PREVENT DUST FROM LEAVING THE SITE. IN COMMERCIAL, THE ENTIRE SITE AREA OF DISTURBED SOILS SHALL BE WETTED DOWN DURING THE EARLY MORNING HOURS AND AT THE END OF EACH DAY IN SUCH A MANNER AS TO CREATE A CRUST.
4. DURING THE CONSTRUCTION PHASE OF THE PROJECT, WATER TRUCKS OR SPRINKLER SYSTEMS SHALL BE USED TO KEEP ALL AREAS OF VEHICULAR MOVEMENT DAMP ENOUGH TO PREVENT DUST RAISED FROM LEAVING THE SITE. AS A MINIMUM, THIS WILL INCLUDE THE WETTING DOWN OF SUCH AREAS IN THE LATE MORNING HOURS AND AT THE CLOSE OF EACH DAY'S ACTIVITIES. INCREASED WATERING FREQUENCY WILL BE REQUIRED WHENEVER WIND SPEEDS EXCEED 20 MILES PER HOUR.
5. ALL TRUCKS HAULING SOIL MATERIALS TO AND FROM THE SITE SHALL BE COVERED WITH A TARP TO PREVENT DUST FROM BLOWING OFF THE TRUCK.
6. ALL ALLEY WAYS, CIRCULATION ROUTES, HAUL ROUTES, STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AND CLEAR OF DIRT, DUST AND DEBRIS IN A MANNER ACCEPTABLE TO THE COUNTY OF SANTA BARBARA, AS A MINIMUM, SAID AREAS SHALL BE CLEANED AT THE END OF EACH WORKING DAY OR MORE OFTEN IF DIRECTED BY CITY PERSONNEL. THE FLUSHING OF DIRT OR DEBRIS TO STORM DRAIN OR SANITARY SEWER FACILITIES SHALL NOT BE PERMITTED. FAILURE TO KEEP THESE AREAS CLEAN WILL RESULT IN THE ISSUANCE OF A "STOP WORK" ORDER WHICH WILL NOT BE RELEASED UNTIL SUCH TIME AS THE AREA IS CLEANED IN A MANNER ACCEPTABLE TO THE CITY.
7. EARTH MOVING AND GRADING ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 A.M. AND 6:00 P.M. AS DESCRIBED ON GRADING PERMIT.
8. AFTER COMPLETION OF EACH PHASE (CLEARING, GRADING, OR EXCAVATION), THE ENTIRE AREA OF DISTURBED SOIL SHALL BE TREATED TO PREVENT WIND PICK UP OF THE SOIL. THIS MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
   - A: THE SEEDING AND/OR WATERING OF THE SITE UNTIL SUCH TIME AS THE GROUND COVER HAS TAKEN ROOT.
   - B: THE SPREADING OF SOIL BINDERS.
   - C. THE WETTING DOWN OF THE AREA IN SUCH A MANNER AS TO CREATE A CRUST ON THE SURFACE AND THE REPEATED SOAKING OF THE AREA, AS NECESSARY, TO MAINTAIN THE CRUST AND PREVENT SOIL BLOWING.
9. THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT THE TRANSPORT OF DUST OFF-SITE. THIS PERSON'S DUTY SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH PERSON OR PERSONS SHALL BE PROVIDED TO THE COUNTY OF SANTA BARBARA COMMUNITY DEVELOPMENT DEPARTMENT AND PUBLIC WORKS DEPARTMENT.
10. THE PROJECT CIVIL ENGINEER SHALL PROVIDE TO THE COMMUNITY DEVELOPMENT DEPARTMENT A DUST CONTROL BOND ESTIMATE IDENTIFYING THE COST REQUIRED TO ADEQUATELY WATER THE SITE AND HYDROSEED THE PROJECT. THIS AMOUNT, IF ACCEPTABLE, IS TO BE POSTED BY MEANS OF A BOND OR CASH DEPOSIT AT THE TIME OF THE GRADING PERMIT ISSUANCE. IF THE APPLICANT FAILS TO IMPLEMENT ADEQUATE DUST CONTROL MEASURES, EITHER DURING GRADING OR UPON COMPLETION, THIS BOND/DEPOSIT MAY BE USED BY THE CITY TO MITIGATE THE MIGRATION OF DUST OFF THE SITE.
11. AFTER ALL GRADING IS COMPLETED AND THE ENTIRE SITE IS ADEQUATELY PROTECTED BY A SOIL BINDER, HYDROSEEDING OR LANDSCAPING TO PREVENT EROSION AND DUST MOVEMENT, THE BOND WHICH IS TO BE POSTED WILL BE RELEASED.

EROSION/SEDIMENT CONTROL PRACTICES

CONSTRUCTION ENTRANCE AREAS SHALL BE CONSTRUCTED PRIOR TO IMPORT AND EXPORT OF SOILS. THE ENTRANCE AREAS SHALL BE 6"-8" AGGREGATE PLACED TO A MINIMUM DEPTH OF 12" OVER A GEOTEXTILE FABRIC SUCH AS MIRAFI 500X. INSPECT FOR DAMAGE REGULARLY AND REPAIR AS REQUIRED.

EQUIPMENT STORAGE AND SERVICE AREA TO BE PREPARED PRIOR TO BEGINNING OF GRADING ACTIVITIES.

TEMPORARY CONTROL MEASURES TO REMAIN IN PLACE UNTIL INTERIOR STREETS ARE PAVED AND PERMANENT LANDSCAPING IS ESTABLISHED, EQUIPMENT STORAGE AREA HYDROSEEDED, AND EQUIPMENT SERVICE CLEANED AND HYDROSEEDED.

ALL GRADED SLOPES 4:1 OR STEEPER TO HAVE FIBER ROLLS PLACED AT THE BASE OF THE SLOPE, AND EVERY 50' HORIZONTALLY FOR SLOPES THAT EXCEED 75' HORIZONTALLY. FIBER ROLLS PLACED MID-SLOPE TO BE AT THE SAME ELEVATION ALONG ENTIRE LENGTH OF SLOPE SO AS TO NOT CREATE A DRAINAGE COURSE ALONG THE FIBER ROLLS.

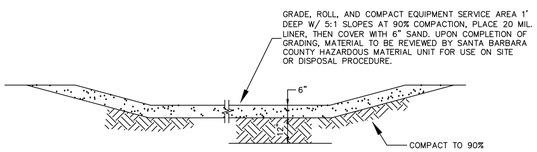
ALL DENUDED SLOPE AREAS TO BE TRACK WALKED WITH TRACKED EQUIPMENT UP AND DOWN THE SLOPE. SLOPES SHALL THEN BE SEEDED AND COVERED WITH STRAW BLANKET OR HYDROMULCHED AS SOON AS POSSIBLE OR WITHIN 4 WEEKS OF COMPLETION OF CUT & FILL SLOPES.

REASONABLE EFFORTS SHOULD BE MADE TO PRESERVE EXISTING VEGETATION BEFORE SITE DISTURBANCE BEGINS.

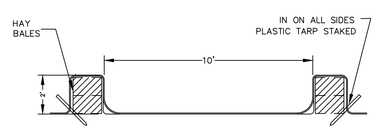
DENUDED PERMANENT OPEN SPACE AREAS TO BE COVERED WITH STRAW BLANKET IN CONJUNCTION WITH HYDROSEEDING/HYDROMULCHING.

LEGEND:

- EARTHEN SWALE:
- PERVIOUS AREA:
- IMPERVIOUS AREA:
- CONSTRUCTION ENTRANCE AREA:
- EQUIPMENT SERVICE AND STORAGE AREAS:
- CONCRETE WASHOUT AREA:
- FIBER ROLL:
- GRAVEL BAG CHECK DAM:
- GRAVEL BAG:

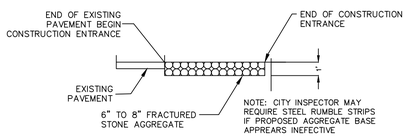


A EQUIPMENT SERVICE & STORAGE AREA SECTION
N.T.S.



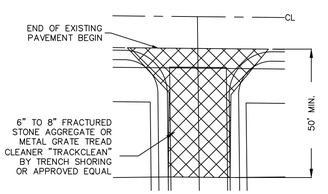
B CONCRETE WASHOUT-SECTION
N.T.S.

OPTIONAL PORTABLE CONCRETE WASHOUT BY A.P.I. OR APPROVED EQUAL IS PERMITTED. CONTACT Q.S.D. FOR DIRECTION. REFER TO BMP# WM-8 IN CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK



C CONSTRUCTION ENTRANCE SECTION
N.T.S.

REFER TO BMP# TC-1 IN CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK



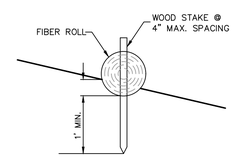
D CONSTRUCTION ENTRANCE PLAN VIEW
N.T.S.

REFER TO BMP# TC-1 IN CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK

EROSION/SEDIMENT CONTROL SCHEDULE

BASED ON A TENTATIVE CONSTRUCTION SCHEDULE
(PHASE I & PHASE II WITH ROUGH GRADING PERMIT)

CONSTRUCTION ACTIVITY	EROSION/SEDIMENT CONTROL PRACTICES
PHASE I – CLEARING & GRUBBING OF SITE	DUST CONTROL MEASURES AS DESCRIBED UNDER DUST CONTROL MEASURES, SHEET 1
PHASE II – ROUGH GRADING OF DRIVEWAYS & PAD	DENUDED AREAS TO BE HYDROSEEDED & HYDROMULCHED. SLOPES IN EXCESS OF 2 FEET IN HEIGHT, TO BE COVERED WITH STRAW BLANKETS IN CONJUNCTION WITH HYDROSEEDING & HYDROMULCHING. FIBER ROLL PLACEMENT AT TOP OF BANK AND TOE OF SLOPE LOCATIONS WHERE VERTICAL HEIGHT OF SLOPE EXCEEDS TWO FEET.
PHASE III – FINISH GRADING OF DRIVEWAYS, CONSTRUCTION OF CONCRETE SIDEWALKS, CURB & GUTTER ETC.	FIBER ROLL PLACEMENT AT LOCATIONS WHERE TOE OF SLOPE TERMINATES AT SIDEWALKS OR CURBS TO PREVENT MIGRATION OF SILTS & CONTAMINATION OF AGGREGATE BASE MATERIAL.
PHASE IV – CLEAN UP & TERMINATION OF GRADING ACTIVITIES.	TEMPORARY CONTROL MEASURES TO REMAIN IN PLACE UNTIL INTERIOR STREETS ARE PAVED & PERMANENT LANDSCAPING IS ESTABLISHED.



G FIBER ROLL INSTALLATION
N.T.S.

IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, OVERLAP A MINIMUM OF 2 FEET. REFER TO TO BMP# SE-5 IN CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK

NOTES:

A. WET WEATHER MEASURES IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON OF OCTOBER 1 THROUGH MAY 31.

B. EXISTING VEGETATION PROTECT EXISTING VEGETATION WHEREVER POSSIBLE.

C. SWEEPING ALL IMPERVIOUS SURFACES SHALL BE SWEPT-NOT WASHED OR HOSED DOWN-AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT.

D. WASTE MANAGEMENT ALL CONSTRUCTION WASTE INCLUDING PAINT, CONCRETE, OR ANY OTHER TYPE OF WASH OUT, SHALL BE CONTAINED AND DISPOSED OF PROPERLY; NO CONSTRUCTION MATERIAL SHALL BE WASHED TO THE STREET.

E. VEHICLES AND EQUIPMENT RESPONSIBLE PARTIES FOR YOUR SITE SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION VEHICLES AND EQUIPMENT WILL NOT CAUSE DIRT OR MUD TO BE TRACKED OFF SITE.

F. CATCH BASIN PROTECTION CATCH BASINS OR DROP INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENT, MUD, DIRT, OR ANY DEBRIS.

G. SEDIMENT FILTERS/BARRIERS A PROPERLY INSTALLED SILT FENCE OR EQUIVALENT SHALL BE INSTALLED AROUND THE SITE PERIMETER AND LOCATED SO THAT ALL RUNOFF FROM THE CONSTRUCTION SITE IS FILTERED PRIOR TO LEAVING THE SITE.

H. PLASTIC SHEETING TARPS OR EQUIVALENT SHALL BE USED TO PROTECT SMALL, HIGHLY ERODIBLE AREAS, TEMPORARY STOCKPILES OF MATERIAL, AND HAUL TRUCKS.

REGISTERED PROFESSIONAL ENGINEER TREVOR K. LAURITSEN LIC. NO. 90409 CIVIL ENGINEER STATE OF CALIFORNIA

THE UNDERSIGNED CIVIL ENGINEER CERTIFIES THIS GRADING WORK WILL BE SUPERVISED IN ACCORDANCE WITH SANTA BARBARA CO. ORDINANCE NO. 4477.

DATE

DESIGNED BY: TKL

CHECKED BY: TKL

REVISIONS

DATE	DESCRIPTION

109 AERO CAMINO COMMERCIAL

109 AERO CAMINO
GOLETA, CA 93455

EROSION CONTROL PLAN SHEET

TREVOR K. LAURITSEN R.C.E. 90409 DATE 3-12-26

BETHEL engineering 2624 Airpark Dr., Santa Maria, California 93455 (805) 934-5767

SCALE: AS SHOWN

SHEET C-5 OF 5

APPLICATION SUPPLEMENT IN COMPLIANCE WITH CALIFORNIA'S WATER CONSERVATION IN LANDSCAPING ACT

PREPARED FOR A.P.N. 073-060-053

A. SOILS REPORT: PROVIDED ON SHEET L0.1 (10.02)

B. LANDSCAPE DESIGN PLAN, ITEM 1

PROJECT APPLICANT: GREENS LANDSCAPE DESIGN
PO BOX 483
CARPINTERIA, CA 93014

CONTACT: AMY BLAKEMORE, LANDSCAPE ARCHITECT LIC 5793
805.576.7639

PROJECT CIVIL ENGINEER: BETHEL ENGINEERING
2624 AIRPARK DR.
SANTA MARIA, CA 93455

CONTACT: TREVOR LAURIDSEN, RCE 90409
805.934.5767

PROJECT ADDRESS: 109 AERO CAMINO
GOLETA, CA 93117

A.P.N.: 073-060-053

TOTAL LANDSCAPED AREA: 4,848 SF

PROJECT TYPE: COMMERCIAL

WATER SUPPLY: GOLETA WATER DISTRICT

APPLICANT STATEMENTS: I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

APPLICANT SIGNATURE — DATE: 02-09-26

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN AB1881. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

APPLICANT SIGNATURE — DATE: 02-09-26

DOCUMENT CHECKLIST: A. SOIL MANAGEMENT REPORT (NOT INCLUDED)

B. LANDSCAPE DESIGN PLAN (SHEET L-1.0)

C. IRRIGATION DESIGN PLAN (SHEET L-3.0)

D. GRADING DESIGN PLAN (NOT REQUIRED)

E. WATER EFFICIENT LANDSCAPE WORKSHEET/HYDROZONE INFORMATION TABLE/WATER BUDGET CALCULATIONS (MAWA, ETWU) (SHEET L-3.0)

F. CERTIFICATE OF COMPLETION REQUIREMENTS (SHEET L-3.0)

G. IRRIGATION SCHEDULING (TO BE DELIVERED UPON PROJECT COMPLETION) (SHEET L-3.0)

H. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE (TO BE DELIVERED UPON PROJECT COMPLETION) (SHEET L-3.0)

I. IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS (TO BE COMPLETED UPON PROJECT COMPLETION) (SHEET L3.0)

3. LANDSCAPE DESIGN PLANS
SECTION 3.1 ITEMS (a) - (g)
PLANT MATERIAL
(a. THE PLANTING PLAN HAS PLANNED FOR THE PRESERVATION AND PROTECTION OF EXISTING NATIVE SPECIES AND NATURAL VEGETATION. THE PLANTING PLAN INCLUDES A SELECTION OF WATER CONSERVING PLANT SPECIES, PLANTS WITH HIGH DISEASE AND PEST RESISTANCE AND IS COMPILED FROM LOCAL AND REGIONAL LISTS.
(b. EACH HYDROZONE INCLUDES PLANTS WITH SIMILAR WATER USE NEEDS.
(c. PLANTS HAVE BEEN SELECTED AND PLANTED APPROPRIATELY BASED UPON THEIR ADAPTABILITY TO THE CLIMATIC, GEOLOGIC AND TOPOGRAPHICAL CONDITIONS OF THE PROJECT SITE. THE SUNSET WESTERN CLIMATE ZONE SYSTEM HAS BEEN USED, WITH RECOGNITION OF THE HORTICULTURAL ATTRIBUTES OF THE PLANTS (INCLUDING MATURE SIZE, ROOT STRUCTURE, INVASIVENESS) AND THE SOLAR ORIENTATION HAS BEEN CONSIDERED TO MAXIMIZE SUMMER SHADE AND WINTER SOLAR GAIN.
(d. NO TURF IS SPECIFIED ON THE PROJECT.
(e. FIRE-PRONE PLANT MATERIALS HAVE BEEN AVOIDED.
(f. THERE ARE NO INVASIVE OR NOXIOUS PLANTS SPECIFIED.
(g. THERE ARE NO ARCHITECTURAL GUIDELINES PRESENT THAT PROHIBIT THE USE OF LOW WATER USE PLANTS AS A GROUP.
SECTION 3.2 ITEMS (a) - (d)
WATER FEATURES
(1) THERE ARE NO WATER FEATURES WITHIN THE SCOPE OF THE PROJECT
(2) RECYCLED WATER IS NOT AVAILABLE AT THIS SITE.
(3) THE SURFACE AREA OF ANY WATER FEATURES PRESENT SHALL BE INCLUDED IN THE HIGH WATER USE HYDROZONE AREA OF THE WATER BUDGET CALCULATION.
(4) NO POOL OR SPA IS INCLUDED WITHIN THE SCOPE OF THE PROJECT
SECTION 3.2 ITEMS (a) - (d)
MULCH & AMENDMENTS
(1) A MINIMUM THREE INCH LAYER OF MULCH SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
(2) STABILIZING MULCH PRODUCTS SHALL BE USED ON SLOPES.
(3) THE MULCHING PORTION OF THE SEED/MULCH SLURRY IN HYDROSEED APPLICATIONS SHALL MEET THE MULCHING REQUIREMENT.
(4) SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED.
SECTION 3.B ITEMS (1) - (12)
ANNOTATION/LABELING
(1) FOR HYDROZONE INFORMATION, REFERENCE SHEET L3, IRRIGATION PLAN.
(2) FOR HYDROZONE INFORMATION, REFERENCE SHEET L3, IRRIGATION PLAN.
(3) THERE ARE NO RECREATIONAL AREAS WITHIN THE SCOPE OF THIS PROJECT.
(4) THERE ARE NO AREAS PERMANENTLY AND SOLELY DEDICATED TO EDIBLE PLANTS WITHIN THE SCOPE OF THIS PROJECT. THERE ARE NO SPECIAL LANDSCAPE AREAS (SLA) SPECIFIED FOR THIS PROJECT.
(5) THERE ARE NO AREAS IRRIGATED WITH RECYCLED WATER.
(6) FOR MULCHING INFORMATION, REFERENCE SHEET L3, IRRIGATION PLAN.
(7) NO SOIL AMENDMENTS ARE SPECIFIED FOR THIS PROJECT.
(8) FOR WATER FEATURE INFORMATION, REFERENCE SHEET L3, IRRIGATION PLAN.
(9) FOR HARDSCAPE INFORMATION, REFERENCE SHEET L2, PLANTING PLAN
(10) FOR STORMWATER INFORMATION, REFERENCE THE CIVIL DRAWINGS.
(11) FOR RAINHARVESTING OR CATCHMENT INFORMATION, REFERENCE THE CIVIL DRAWINGS.
(12) THIS SUBMITTAL WAS PREPARED BY A LICENSED LANDSCAPE ARCHITECT:

AMY BLAKEMORE, LANDSCAPE ARCHITECT — LIC/EXP: 5793/3-31-26

4. IRRIGATION DESIGN PLAN
SECTION A
1. IRRIGATION SYSTEM
a. PROPOSED LANDSCAPED AREA DOES NOT EXCEED 5,000 SF
b. AUTOMATIC IRRIGATION CONTROLLER SHALL BE CONTROLLED USING EVAPOTRANSPIRATION SENSOR DATA.
c. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO ENSURE THAT THE DYNAMIC PRESSURE AT EACH EMISSION DEVICE IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE FOR OPTIMAL PERFORMANCE.
(1) IF THE STATIC PRESSURE IS ABOVE OR BELOW THE REQUIRED DYNAMIC PRESSURE OF THE IRRIGATION SYSTEM, PRESSURE REGULATING DEVICES SUCH AS IN LINE PRESSURE REGULATORS, BOOSTER PUMPS, OR OTHER DEVICES SHALL BE INSTALLED TO MEET THE REQUIRED DYNAMIC PRESSURE OF THE IRRIGATION SYSTEM.
(2) STATIC WATER PRESSURE, DYNAMIC OR OPERATING PRESSURE AND FLOW READING OF THE WATER SUPPLY SHALL BE MEASURED AT THE POINT OF CONNECTION. THESE PRESSURE AND FLOW MEASUREMENTS SHALL BE CONDUCTED AT THE DESIGN STAGE. IF THE MEASUREMENTS ARE NOT AVAILABLE AT THE DESIGN STAGE, THE MEASUREMENTS SHALL BE CONDUCTED AT INSTALLATION.
d. SENSORS EITHER INTEGRAL OR AUXILIARY, THAT SUSPEND OR ALTER IRRIGATION OPERATION DURING UNFAVORABLE WEATHER CONDITIONS SHALL BE REQUIRED ON ALL IRRIGATION SYSTEM, AS APPROPRIATE FOR LOCAL CLIMATIC CONDITIONS. IRRIGATION SHALL BE AVOIDED DURING WINDY OR FREEZING WEATHER OR DURING RAIN.
e. MANUAL SHUTOFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OR THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE AN EMERGENCY OR ROUTINE REPAIR. (40.08)
f. BACKFLOW PREVENTION DEVICES SHALL BE REQUIRED TO PROTECT THE WATER SUPPLY FROM CONTAMINATION BY THE IRRIGATION SYSTEM.
g. HIGH FLOW SENSORS THAT DETECT AND REPORT HIGH FLOW CONDITIONS CREATED BY SYSTEM DAMAGE OR MALFUNCTION ARE REQUIRED.
h. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO PREVENT RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY OR OTHER SIMILAR CONDITIONS WHERE IRRIGATION WATER FLOWS ONTO NON-TARGETED AREAS, SUCH AS ADJACENT PROPERTY, NON IRRIGATED AREAS, HARDSCAPES ROADWAYS OR STRUCTURES BY UTILIZING ONLY DRIP TYPE EMITTERS.
i. RELEVANT INFORMATION FROM THE SOIL MANAGEMENT PLAN, SUCH AS SOIL TYPE AND INFILTRATION RATE HAVE BEEN USED WHILE DESIGNING THE IRRIGATION SYSTEM.
j. THE DESIGN OF THE IRRIGATION SYSTEM SHALL CONFORM TO THE HYDROZONES OF THE LANDSCAPE DESIGN PLAN.
k. THE IRRIGATION SYSTEM HAS BEEN DESIGNED AND IS TO BE INSTALLED TO MEET, AT A MINIMUM, THE IRRIGATION EFFICIENCY CRITERIA AS DESCRIBED IN SECTION E OF THE APPLICATION SUPPLEMENT, REGARDING THE MAXIMUM APPLIED WATER ALLOWANCE.
l. IT IS INCLUDED IN THE GENERAL IRRIGATION NOTES THAT THE INSTALLER SHALL INQUIRE WITH THE LOCAL WATER PURVEYOR ABOUT PEAK WATER OPERATING DEMANDS OR WATER RESTRICTIONS THAT MAY IMPACT THE EFFECTIVENESS OF THE IRRIGATION SYSTEM.
m. IN MULCHED PLANTING AREAS, THE USE OF LOW VOLUME IRRIGATION IS SPECIFIED TO MAXIMIZE WATER INFILTRATION INTO THE ROOT ZONE.
n. SPRINKLER HEADS AND THEIR EMISSION DEVICES SHALL HAVE MATCHED PRECIPITATION RATES, UNLESS OTHERWISE DIRECTED BY THE MANUFACTURER'S RECOMMENDATIONS. ALL WILL MEET CRITERIA SET FORTH IN MWELO SECTION 492.7 (a)(1)(M) AND SHALL BE INSTALLED AND OPERATED ACCORDING TO MANUFACTURER'S INSTRUCTIONS/RECOMMENDATIONS.
o. HEAD TO HEAD COVERAGE IS RECOMMENDED. SPRINKLER SPACING SHALL BE DESIGNED TO ACHIEVE THE HIGHEST POSSIBLE DISTRIBUTION UNIFORMITY USING THE MANUFACTURER'S RECOMMENDATIONS.
p. SWING JOINTS OR OTHER RISER PROTECTION COMPONENTS ARE REQUIRED ON ALL RISERS THAT ARE ADJACENT TO HIGH TRAFFIC AREAS AND SO ARE SUBJECT TO DAMAGE.
q. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED FOR ALL IRRIGATION SYSTEMS.
r. NARROW OR IRREGULARLY SHAPED AREAS, INCLUDING TURF, LESS THAN EIGHT FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR LOW VOLUME IRRIGATION SYSTEM.
s. OVERHEAD IRRIGATION HAS NOT BEEN SPECIFIED WITHIN THE SCOPE OF THIS PROJECT. ALSO IT SHALL NOT BE PERMITTED WITHIN 24" OF ANY NON-PERMEABLE SURFACE. ALLOWABLE IRRIGATION WITHIN THE SETBACK FROM NON-PERMEABLE SURFACES MAY INCLUDE DRIP, DRIP LINE, OR OTHER LOW FLOW NON-SPRAY TECHNOLOGY. THE SETBACK AREA MAY BE PLANTED OR UNPLANTED. THE SURFACING OF THE SETBACK MAY BE MULCH, GRAVEL OR OTHER POROUS MATERIAL. THESE RESTRICTIONS MAY BE MODIFIED IF:
(1) THE LANDSCAPE AREA IS ADJACENT TO PERMEABLE SURFACING AND NO RUNOFF OCCURS; OR
(2) THE ADJACENT NON-PERMEABLE SURFACES ARE DESIGNED AND CONSTRUCTED TO DRAIN ENTIRELY TO LANDSCAPING ; OR
(3) THE IRRIGATION DESIGNER SPECIFIES AN ALTERNATIVE DESIGN OR TECHNOLOGY, AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE AND CLEARLY DEMONSTRATES STRICT ADHERENCE TO IRRIGATION SYSTEM DESIGN CRITERIA IN SUBSECTION G., BELOW. PREVENTION OF OVERSPRAY AND RUNOFF MUST BE CONFIRMED DURING THE CERTIFICATE OF COMPLETION AND AY BE SUBJECT TO AN IRRIGATION AUDIT BY THE LOCAL WATER PURVEYOR.
t. SLOPES GREATER THAN 25% SHALL NOT BE IRRIGATED WITH AN IRRIGATION SYSTEM WITH A PRECIPITATION RATE EXCEEDING 0.75" PER HOUR. THIS RESTRICTION MAY BE MODIFIED IF THE LANDSCAPE DESIGNER SPECIFIES AN ALTERNATIVE DESIGN OR TECHNOLOGY, AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE, AND CLEARLY DEMONSTRATES NO RUNOFF OR EROSION WILL OCCUR. PREVENTION OF RUNOFF AND EROSION MUST BE CONFIRMED DURING THE CERTIFICATE OF COMPLETION AND MAY BE SUBJECT TO AN IRRIGATION AUDIT BY THE LOCAL WATER PURVEYOR.
2. HYDROZONES
a. EACH VALVE SHALL IRRIGATE A HYDROZONE WITH SIMILAR SITE, SLOPE, SUN EXPOSURE, SOIL CONDITIONS, AND PLANT MATERIALS WITH SIMILAR WATER USE.
b. SPRINKLER HEADS AND OTHER EMISSION DEVICES SHALL BE SELECTED BASED ON WHAT IS APPROPRIATE FOR THE PLANT TYPE WITHIN THAT HYDROZONE.
c. WHERE FEASIBLE, TREES SHALL BE PLACED ON SEPARATE VALVES FROM SHRUBS, GROUNDCOVERS AND TURF.
d. INDIVIDUAL HYDROZONES THAT MIX PLANTS OF MODERATE AND LOW WATER USE, OR MODERATE AND HIGH USE, MAY BE ALLOWED IF:
(1) PLANT FACTOR CALCULATION IS BASED N THE PROPORTIONS OF THE RESPECTIVE PLANT WATER USES AND THEIR PLANT FACTOR; OR
(2) THE PLANT FACTOR OF THE HIGHER WATER USING PLANT IS USED FOR CALCULATIONS.
e. EXCEPT AS SET FORTH ABOVE, INDIVIDUAL HYDROZONES THAT MIX HIGH AND LOW WATER USE PLANTS SHALL NOT BE PERMITTED.
f. ON THE IRRIGATION DESIGN PLAN, HYDROZONE AREAS ARE DESIGNATED BY NUMBER. ON THE IRRIGATION DESIGN PLAN, THE AREAS IRRIGATED BY EACH VALVE SHALL BE DESIGNATED AND A NUMBER SHALL BE ASSIGNED TO EACH VALVE. THIS VALVE NUMBER SHALL BE USED IN THE HYDROZONE INFORMATION TABLE PROVIDED BY THE COUNTY. THIS TABLE CAN ALSO ASSIST WITH PROGRAMMING THE IRRIGATION CONTROLLER.
SECTION B
THE IRRIGATION DESIGN PLAN, AT A MINIMUM, SHALL INCLUDE THE FOLLOWING: SEE SHEET L4 FOR THIS INFORMATION
(1) LOCATION AND SIZE OF SEPARATE WATER METERS FOR LANDSCAPE.
(2) LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, MOISTURE SENSING DEVICES, RAIN SWITCHES, QUICK COUPLERS, PRESSURE REGULATORS, AND BACKFLOW PREVENTION DEVICES.
(3) STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY.
(4) FLOW RATE (GALLONS PER MINUTE), APPLICATION RATE (INCHES PER HOUR), AND DESIGN OPERATING PRESSURE (PRESSURE PER SQUARE INCH) FOR EACH STATION.
(5) RECYCLED WATER IRRIGATION SYSTEMS AS SPECIFIED IN SECTION C.1. ABOVE.
(6) THE STATEMENT "I HAVE COMPLIED WITH THE CRITERIA OF THE STATE OF CALIFORNIA WATER CONSERVATION IN LANDSCAPING (AB1881) AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."
(7) THE SIGNATURE OF LICENSED LANDSCAPE ARCHITECT, CERTIFIED IRRIGATION DESIGNER, LICENSE LANDSCAPE CONTRACTOR OR ANY PERSON AUTHORIZED TO DESIGN AN IRRIGATION SYSTEM.

Revisions:
Rev. 1 : 05.08.26

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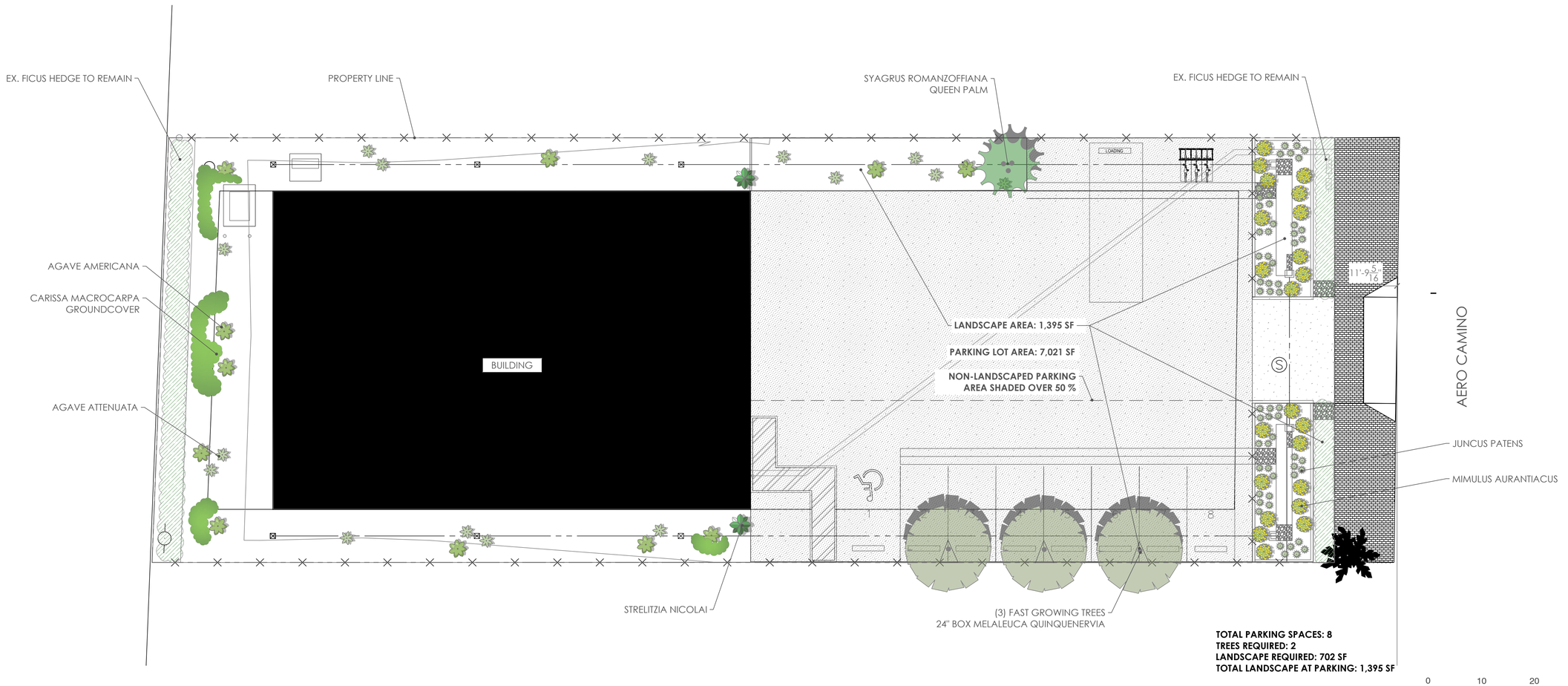
WELOS COVER SHEET

109 AERO CAMINO
GOLETA, CA 93117
APN: 073-060-053

Drawn By: AAB/IJ
Date: 02.21.26
Scale:
Sheet: L-0.1

THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECTION AND SUPERVISION AND I AM EXPERIENCED AND COMPETENT IN THE PRACTICE OF LANDSCAPE ARCHITECTURE. I HAVE PERFORMED SITE OBSERVATIONS AND I AM FAMILIAR WITH THE PROJECT AND THE SITE CONDITIONS. I HAVE PREPARED THESE PLANS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND I AM RESPONSIBLE FOR THE DESIGN SHOWN HEREON. I HAVE PERFORMED SITE OBSERVATIONS AND I AM FAMILIAR WITH THE PROJECT AND THE SITE CONDITIONS. I HAVE PREPARED THESE PLANS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND I AM RESPONSIBLE FOR THE DESIGN SHOWN HEREON. ALL DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF GREENS LANDSCAPE DESIGN, INC. AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT AND ARE NOT TO BE USED IN PART OR WHOLE FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF GREENS LANDSCAPE DESIGN, INC. © COPYRIGHT GREENS LANDSCAPE DESIGN, INC. ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS MAY BE REPRODUCED, DISCLOSED, OR PUBLISHED IN ANY MANNER, AND ANY UNAUTHORIZED USE OF THESE DRAWINGS IS EXPRESSLY PROHIBITED.



PLANTING IMAGERY

Agave americana

Agave attenuata

Carissa macrocarpa

Strelitzia nicolai

Syagrus romanzoffiana

Melaleuca quinquenervia

Mimulus aurantiacus

Juncus patens

Ficus nitida hedge

PARKING LOT NOTE:

THE MATURE SIZE OF THE PARKING LOT TREE, MELALEUCA QUINQUENERVIA, IS 40' HIGH X 25' WIDE. AS THEY ARE PLANTED ON THE SIDE OF THE PARKING LOT, IT WILL GET SHADED AREAS THROUGHOUT THE DAY. BASED ON OUR LATITUDE, WE WOULD EXPECT 8' OF SHADE AT THE SUMMER EQUINOX AND 64' OF SHADE DURING THE WINTER SOLSTICE, SO THE AVERAGE LENGTH OF SHADOW IS 36'. WE HAVE SHOWN A SHADE LINE AT 30' FROM THE BASE OF THE TREE, WHICH IS SHADING THE AREAS OF THE PARKING LOT THAT LACK ADDITIONAL LANDSCAPING.

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LANDSCAPE PLAN

109 AERO CAMINO
GOLETA, CA 93117
APN: 073-060-053

Drawn By: AAB/IJ
Date: 02.21.26
Scale: 1"=10'-0"
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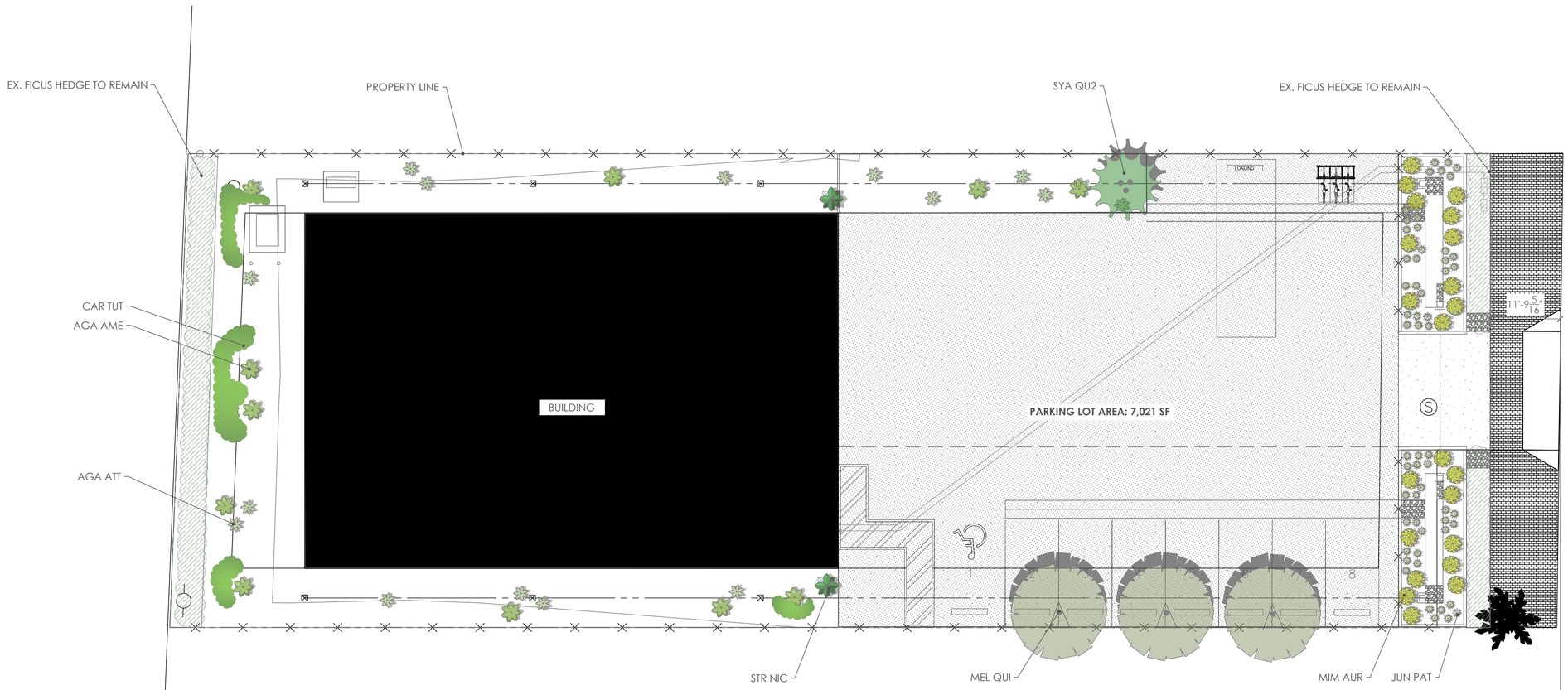

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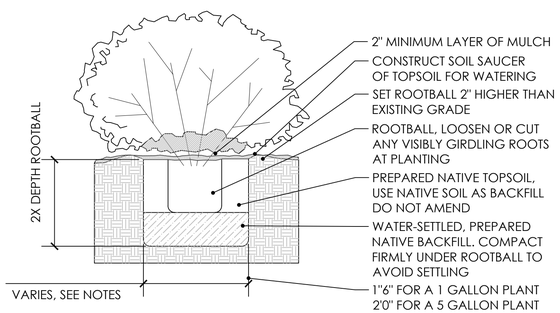
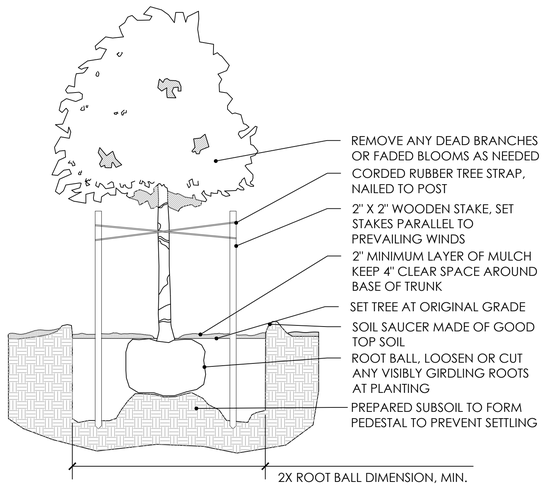
1" = 10'

PLANTING DETAILS



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

PLANTING NOTES:

1. NEW IRRIGATION TO BE DRIP THROUGH OUT, CONNECT TO (E) VALVES.
2. CONTRACTOR IS TO BE RESPONSIBLE FOR COORDINATION WITH THE OWNER FOR THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES.
3. THE PLANT LIST PROVIDED IS FOR THE CONVENIENCE OF THE CONTRACTOR. THE PLAN IS TO PREVAIL AND THE LANDSCAPE ARCHITECT AND OWNER ARE TO MAKE FINAL ADJUSTMENTS AS NECESSARY.
4. ALL TREES ARE TO BE FIELD SPOTTED BY CONTRACTOR AND THE LOCATION IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. CONTRACTOR IS TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREAS.
6. IRRIGATION IS TO BE COORDINATED WITH THE PLANTING PLAN.
7. PLANT MATERIALS AND INSTALLATION ARE TO MEET THE HIGHEST QUALITY INDUSTRY STANDARDS. PLANT MATERIAL MAY BE SUBJECT TO CHANGE AS PER OWNER OR LANDSCAPE ARCHITECT'S DISCRETION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE PLANTS DELIVERED TO THE SITE THAT ARE SUBSTANDARD. REPLACEMENT PLANTS ARE TO BE SUPPLIED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
8. ANY CLARIFICATION OR QUESTIONS ON PLANS, SPECIFICATION OR DETAILS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH WORK. VERIFY PLANTING DATE WITH LANDSCAPE ARCHITECT A MINIMUM OF TWO WEEKS PRIOR TO DATE.
9. ALL PLANTER AREAS ARE TO BE CULTIVATED TO A DEPTH OF 12" WITH A 3" LAYER OF ORGANIC COMPOST MATERIAL PRIOR TO PLANTING. ONCE PLANTING IS COMPLETE, PLANTER AREAS ARE TO BE TOP DRESSED WITH MULCH AT A DEPTH OF 2" - 3". SAMPLES OF MULCH MATERIAL ARE TO BE PROVIDED TO THE LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO INSTALLATION.
10. ALL TREES SHALL BE PLANTED IN DEEP ROOT BOXES (TYP.) IF WITHIN 6FT OF A NEW OR EXISTING WALL, WALK, PATIO, PARKING AREA OR CURB, ETC.
11. CONTRACTOR SHALL PROVIDE 90 DAY MAINTENANCE PERIOD AS PART OF THE CONTRACT TO BEGIN AFTER INSTALLATION AND CONTINUOUSLY FOR 90 DAYS UNTIL FINAL REVIEW.

I AGREE TO COMPLY WITH THE CITY'S WATER EFFICIENT LANDSCAPING REQUIREMENTS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

AMY BLAKEMORE, LANDSCAPE ARCHITECT — LIC # 5793

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING	QTY
TREES						
	MEL QUI	Melaleuca quinquenervia / Paperbark Tree	24" Box	L		3
	SYA QU2	Syagrus romanzoffiana / Queen Palm	15' Ht.	L		1
SHRUBS						
	AGA AME	Agave americana / Century Plant	15 gal.	L		11
	AGA ATT	Agave attenuata / Foxtail Agave	5 gal.	L		15
	JUN PAT	Juncus patens / California Gray Rush	5 gal.	L		57
	MIM AUR	Mimulus aurantiacus / Sticky Monkeyflower	5 gal.	L		22
	STR NIC	Strelitzia nicolai / Giant Bird of Paradise	15 gal.	L		2
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING	QTY
GROUND COVERS						
	CAR TUT	Carissa macrocarpa 'Tuttlei' / Tuttle Natal Plum	1 gal.	L	48" o.c.	15

Revisions:
Rev. 1 : 05.08.26

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PLANTING PLAN

109 AERO CAMINO
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APN: 073-060-053

Drawn By: AAB/IJ
Date: 02.21.26
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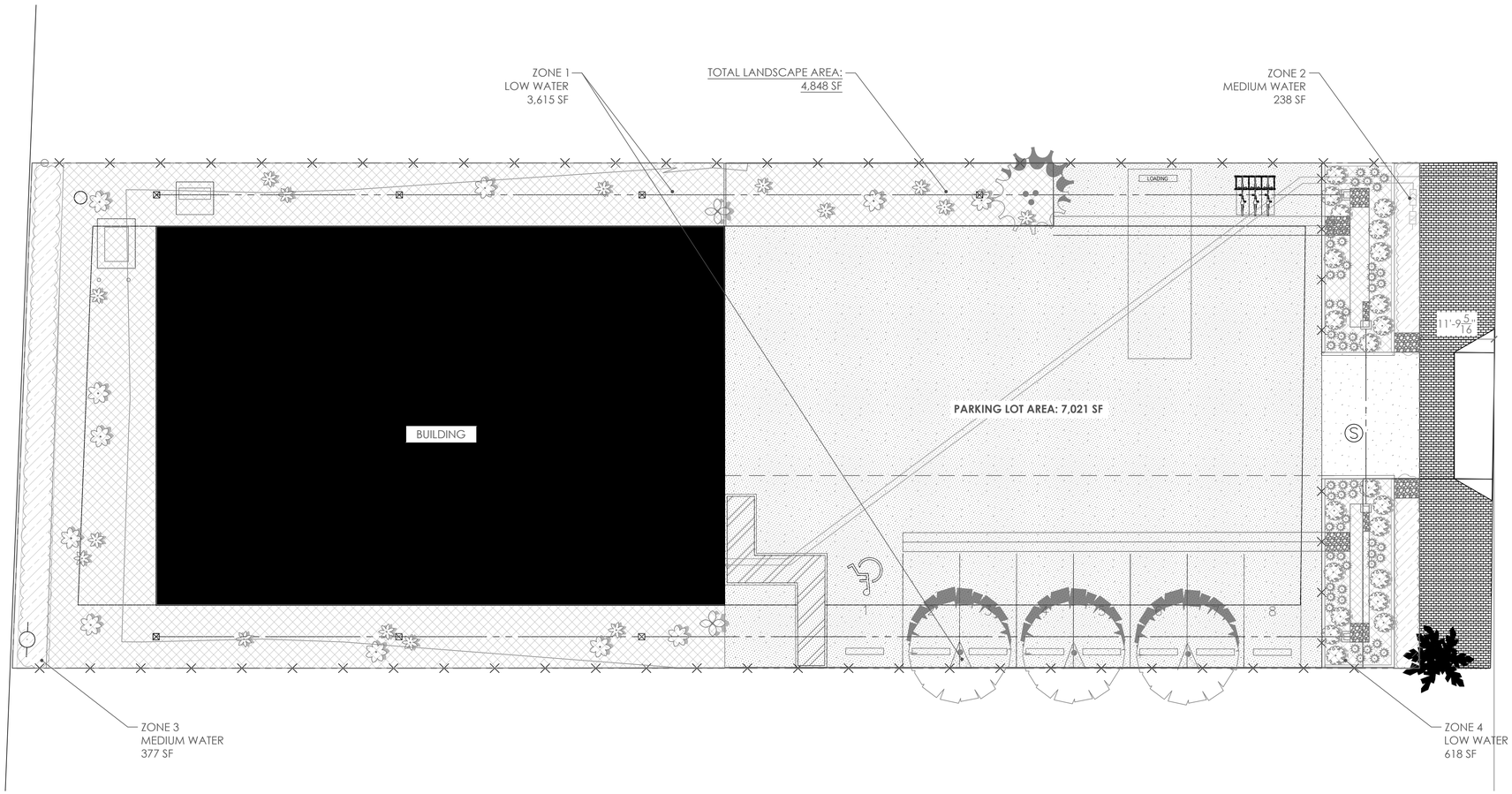

0 10 20 30 feet

1" = 10'

IRRIGATION NOTES:

1. A NEW IRRIGATION CONTROLLER IS TO BE PROVIDED AND SHALL BE A RAINBIRD ESP-SMT WITH RAIN SENSOR, CYCLE/SOAK FUNCTIONS AND FOUR PROGRAM CAPABILITY OR EQUIVALENT.
2. DRIP EMITTERS TO BE RAINBIRD XERIBUGS TO PROVIDE 2 GPH AND ARE TO BE INSTALLED 1 EACH PER 5 GALLON PLANT, 2 EACH FOR EVERY 15 GALLON AND 24" BOX PLANT AND 3 EACH PER EVERY 36" BOX TREE. VALVES ARE TO BE FITTED WITH RAINBIRD XCZ-075-PRF LOW FLOW CONTROL ZONE KIT.
3. AFTER PLANTING, ALL AREAS ARE TO BE COVERED WITH A 3" - 4" LAYER OF ORGANIC MULCH FOR WEED SUPPRESSION AND WATER CONSERVATION.
4. PRIOR TO PROJECT START UP, CONTRACTOR IS TO HOOK UP A PRESSURE RECORDING GAUGE FOR A PERIOD OF ONE WEEK TO DETERMINE THE BEST TIME OF DAY TO PROGRAM THE APPROPRIATE RUN TIMES FOR THE AUTOMATIC IRRIGATION CONTROLLER.
5. A BACKFLOW PREVENTER IS TO BE INSTALLED BETWEEN THE WATER METER AND THE IRRIGATION MAINLINE PER LOCAL BUILDING CODES.
6. THE CONTRACTOR AND PROJECT FOREMAN SHALL THOROUGHLY REVIEW THE CONTRACT DOCUMENTS AND SUBMIT IN WRITING ALL QUESTIONS OR REQUESTS FOR CLARIFICATION TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WITH CONSTRUCTION.
7. THE PROJECT FOREMAN SHALL FAMILIARIZE HIMSELF WITH ALL OF THE DETAILS, NOTES AND SPECIAL PROVISIONS OF THIS PROJECT PRIOR TO START OF CONSTRUCTION.
8. ALL DETAILS AND SPECIFICATIONS SHALL BE STRICTLY ADHERED TO.
9. ALL DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS WITHOUT PRIOR WRITTEN APPROVAL SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
10. AS BUILT: BEFORE FINAL PAYMENT IS RELEASED, CONTRACTOR WILL PROVIDE OWNER, AT A PREDETERMINED COST, WITH A COMPLETE AND REPRODUCIBLE DRAWING OF THE SYSTEM LAYOUT AS IT WAS ACTUALLY INSTALLED. THIS DRAWING SHOULD INCLUDE THE LOCATION OF UNDERGROUND SLEEVES, MAIN LINE, AND ALL VALVES AND EQUIPMENT.

I AGREE TO COMPLY WITH THE CITY'S WATER EFFICIENT LANDSCAPING REQUIREMENTS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

AMY BLAKEMORE, LANDSCAPE ARCHITECT — LIC # 5793

CERTIFICATE OF COMPLETION REQUIREMENTS:

A CERTIFICATE OF COMPLETION IN ACCORDANCE WITH THE MWELO SECTION 492.9 WILL BE SUBMITTED FOR REVIEW/APPROVAL BY THE BUILDING AND SAFETY DIVISION PRIOR TO FINAL OCCUPANCY OF THE PROJECT. THE CERTIFICATE OF COMPLETION SHALL CONTAIN, AT A MINIMUM, THE FOLLOWING:

- PROJECT INFORMATION
- CERTIFICATION BY EITHER THE SIGNER OF THE LANDSCAPE DESIGN PLAN, THE SIGNER OF THE IRRIGATION DESIGN PLAN, OR THE LICENSED LANDSCAPE CONTRACTOR THAT THE LANDSCAPE PROJECT HAS BEEN INSTALLED ER THE APPROVED LANDSCAPE DOCUMENTATION PACKAGE.
- IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER
- LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
- IRRIGATION AUDIT REPORT
- SOIL ANALYSIS REPORT (IF NOT PREVIOUSLY SUBMITTED WITH THE LANDSCAPE DOCUMENT PACKAGE).

When the performance compliance option is selected, this worksheet is to be filled out by the project applicant or their designee and is required to be submitted with the Landscape Documentation Package. Additional rows or multiple sheets should be used if there are more than 12 hydrozones. The ETWU (gallons per year) must be equal to or less than the MAWA (annual gallons allowed) to comply with MWELO.

Project Applicant: **Phone Number** (if available)**:**

Project Address: 109 AERO CAMINO, GOLETA CA **Date:** **(ETo[a])** (in./year)**:** 45.0

Maximum Applied Water Allowance (MAWA):

MAWA = $ETo^a \times 0.62 \times [ETAF \times RLA + 1.0 \times SLA] =$ (Annual Gallons Allowed)

The maximum ETAF allowed in the MAWA equation must be equal to or below:

0.55 - for residential regular landscape areas (RLA)
0.45 - for non-residential regular landscape areas (RLA)
1.0 - for special landscape areas (SLA)

Estimated Total Water Use (ETWU) Table: (see instructions)

A	B	C	D	E	F
Hydrozone (Number, letter, or other designation)	Plant Factor[b] "PF"	Irrigation Efficiency[c] "IE"	Evapotranspiration Adjustment Factor ETAF = PF / IE	Hydrozone Area (sq.ft.)	Estimated Water Use "EWU" = **D x E x ETo^a x 0.62** (gallons/year)
ZONE 1	.1	.81	.1234	3,615 SF	12,445.93
ZONE 2	.4	.81	.4938	238 SF	3,278.93
ZONE 3	.4	.81	.4938	377 SF	5,193.94
ZONE 4	.1	.81	.1234	618 SF	2,127.69
SLA -	NA	NA	1.0		
SLA -	NA	NA	1.0		
SLA -	NA	NA	1.0		
ETWU Total	NA	NA	NA	NA	23,046.49
MAWA[a]	NA	NA	NA	NA	74,392.56

[a] Annual ETo for the nearest City from Appendix C

[b] Plant Factor (PF) from WUCOLS:
Very Low = -less than 0.1
Low = 0.1 – 0.3
Moderate = 0.4 – 0.6
High = 0.7 – 1.0

[c] Average Irrigation System Efficiency (IE):
Overhead Irrigation = 0.75
Drip Irrigation = 0.81

Revisions:
Rev. 1 : 05.08.26

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IRRIGATION PLAN

109 AERO CAMINO
GOLETA, CA 93117
APN: 073-060-053

Drawn By: AAB/IJ
Date: 02.21.26
Scale: 1"=10'-0"
Sheet: L-3.0

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