

ATTACHMENT 3

A Resolution of the Planning Commission of the City of Goleta, California recommending approval of the Development Plan for 56 residential lots and 3 open space lots and associated improvements for the Shelby Residential Project located at 7400 Cathedral Oaks Road; APN 077-530-019; Case NO. 05-154-DP-DRB”

RESOLUTION 26 - _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA RECOMMENDING APPROVAL OF THE DEVELOPMENT PLAN FOR 56 RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS AND ASSOCIATED IMPROVEMENTS FOR THE SHELBY RESIDENTIAL PROJECT LOCATED AT 7400 CATHEDRAL OAKS ROAD; APN 077-530-019; CASE NO. 05-154-DP-DRB

WHEREAS, on October 11, 2005, Shelby Family Partnership, L.P. (known as Springville 3 LP as of December 31, 2025), (“Applicant”) applied for a General Plan amendment and rezone from Agricultural to Design Residential at a density 20 units/acre to develop 248 units (“original project”) on a 14.38-acre parcel located at 7400 Cathedral Oaks Road, APN 077-530-019 (“property”); and

WHEREAS, between 2005 and 2011, the original project was revised multiple times (including the reduction of units and density) by the applicant and, on March 3, 2011, the original project’s application for 60 residential units and 4 open space lots was deemed complete; and

WHEREAS, at the time the original project was deemed complete, the application included: 1) General Plan Amendments from Agricultural to Single Family Residential and to remove the site on General Plan Figure OS 3-5; 2) Rezoning the site from AG-II-40 to RS 7000; 3) a Zoning Code Text Amendment to change the minimum lot width from 65 feet to 60 feet applicable to all RS 7000 zoned lots citywide; 4) Vesting Tract Map to create 60 single family lots with 4 open spaces; 5) a Development Plan to allow the construction of 60 single family homes; and 6) a Development Agreement; and

WHEREAS, the City, as the lead agency for the original project, reviewed the Project’s environmental impacts in accord with California Environmental Quality Act (Pub. Resources Code §§21000 et seq., “CEQA”), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000 et seq., the “CEQA Guidelines”), and the City’s Environmental Review Guidelines (“Goleta Guidelines”); and

WHEREAS, the City determined two environmental impact reports (“EIRs”) were necessary – one for the General Plan Amendment that was necessary for the original project at that time, and the second for the original project-specific environmental impacts. On July 23, 2012, the City issued a Notice of Preparation and held a scoping hearing on August 8, 2012. Draft and Revised Draft EIRs were released for public review in 2013, 2014, and 2015; and

WHEREAS, in approximately 2016, the Project was put on hold due to the Stage II Water Shortage Emergency and water moratorium imposed by Goleta Water District; and

WHEREAS, in 2023, after the Goleta Water District lifted its water moratorium, the Applicant submitted an SB 330 preliminary application to revise the original project by reducing the number of residential units to 56 and designate 20% of the units as deed-restricted affordable (the revised original project, hereafter, the “Project”). The Applicant submitted the SB 330 preliminary application when the City did not have a certified Housing Element, which the applicant maintained made the Project subject to the Builder’s Remedy and the protections of the Housing Accountability Act (“HAA”); and

WHEREAS, the Applicant’s use of an SB 330 preliminary application to amend and/or revise the pending development application from 2011 raised novel legal issues. The disagreement resulted in a lawsuit by the Applicant against the City (*Shelby Family Partnership LP v. City of Goleta*, Case No. 24CV00548). On February 26, 2025, after briefing and hearing on most of the Applicant’s claims, the Santa Barbara Superior Court ruled in the Applicant’s favor. Among other things, the Court ordered the City to accept the SB 330 preliminary application and process the Project and found that the Project is subject to the Builder’s Remedy and the protections of the HAA. Following the Court’s decision, the City and the Applicant settled the litigation. Under the settlement agreement, the City agreed to, among other things, review and process a permit application for the Project; and

WHEREAS, the Project is for a Vesting Tract Map to create 56 single family residential lots and 3 open space lots (landscaping and stormwater facilities) and a Development Plan to facilitate the construction of the 56 single family homes. Of the 56 single family homes, 11 will be deed-restricted affordable to households at specified income levels for a duration of 55 years. The affordable income-restricted units will be in the following categories: four residences at extremely low-income level, one residence at lower income level, three residences at moderate income level, and three residences at above-moderate income levels; and

WHEREAS, as a Builder’s Remedy Project, the Project has been evaluated for consistency with the regulations of the RS-7 zone district. Components of the proposed project that are inconsistent with the RS-7 zone, were evaluated for consistency with California Density Bonus law; and

WHEREAS, the Applicant is requesting one concession and four waivers pursuant to State Density Bonus Law; and

WHEREAS, the sole concession is to allow the encroachment into the required 100-foot SPA buffer from El Encanto Creek for approximately 7,786 sq. ft. in area. The encroachment occurs in the rear yards of Lots 1-8, portions of the houses on Lots 1 and 2, and portions of the sidewalk on Lot 38; and

WHEREAS, the requested waivers from the RS-7 district standards are to allow: 1) lot widths of less than 65 feet on Lots 1-9, 20-30, 32-36, 39-40, 47, 58, 51, and 55; 2) reduced rear setbacks of less than 25 feet on Lots 1-12, 14, 17-19, 21-29, and 31-56; 3) reduced side yard setbacks for second story elements on Lots 5-9, 20, 22-30, 31, 33-37, 40, 43, and 47-56; and 4) allow the floor area of 35 houses to exceed the maximum permitted floor area. This waiver occurs on Lots 1-14, 20-23, 25-29, 32, 34, 36, 40-41, 45-46, 48, 50, 52, and 55; and

WHEREAS, a General Plan Amendment, Rezone, Text Amendment, and Development Agreement are no longer required and/or proposed as part of this Builder's Remedy project (Gov. Code, § 65589.5 (f)(6)(D)(i)); and

WHEREAS, the City prepared a Revised Draft EIR to supersede all prior EIRs, which reflects updates to the Project design, CEQA Guidelines, and local thresholds. Additionally, the Revised EIR incorporates new analysis related to vehicle miles traveled, energy demands, tribal cultural resources, and wildfire risk; and

WHEREAS, the Revised Draft EIR sufficiently analyzes the Project's potentially significant environmental impacts in addition to three alternatives to the Project, examining the environmental impacts of each alternative as well as the ability of the alternatives to meet Project objectives; and

WHEREAS, the City prepared a Final EIR and on February 18, 2026, released the Final EIR for public review at least ten (10) days prior to the City's Planning Commission consideration of the Final EIR and the Project on March 2, 2026. The Final EIR in Resolution No. 26-__ is incorporated herein by reference into this Resolution; and

WHEREAS, as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the Project; and

WHEREAS, on February 10, 2026, the Design Review Board conducted Preliminary Design Review and recommended Preliminary Design approval; and

WHEREAS, on March 2, 2026, the Planning Commission held a duly noticed public hearing on the merits of the Project, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission considered the entire administrative record, Final EIR, Mitigation Monitoring and Reporting Program (“MMRP”), Statement of Overriding Considerations, including staff reports and oral and written testimony from interested persons.

NOW THEREFORE BE IT RESOLVED BY THE GOLETA PLANNING COMMISSION:

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

- A. The property consists of total 14.38 gross acres. Exhibit B to this Resolution contains the Project General Plan Consistency Analysis.
- B. The Project includes a request for a Development Plan for the construction of 56 single family units and associated improvements. Forty-five of the single-family units will be market rate units. Of the 56 single family homes, 11 will be income deed-restricted for a duration of 55 years. The income restricted units will be in the following categories: four residences at extremely low- income level, one residence at lower income level, three residences at moderate income level, and three residences at above-moderate income levels. The three open space lots will have landscaping and storm water facilities.
- C. The site contains a house, a barn, and detached garage that will all be demolished.
- D. The property is upward sloping and has an irregular shape.
- E. The property has adequate ingress and egress from Cathedral Oaks that meets Fire Department requirements.
- F. The factual findings in this Section and in the Recitals are based upon substantial evidence found within the entirety of the administrative record.

SECTION 2. Environmental Assessment Findings

Resolution No. ____ recommends certification of Final EIR (SCH # 2012081019), adoption of findings under CEQA, and adoption the MMRP and the Statement of Overriding Considerations, and among other things, properly assesses the environmental impact of the Project in accordance with CEQA. This Resolution incorporates by reference the environmental findings and analysis set forth in Resolution No. ____ as if fully set forth herein.

SECTION 3. Common Findings

The Planning Commission recommends that the City Council make the following findings pursuant to Section 17.52.070 of the Goleta Municipal Code regarding the Common Findings::

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

The site is located adjacent to existing infrastructure located within the Cathedral Oaks right-of-way. The Project provides a public sidewalk and bike path along the north side of Cathedral Oaks. Moreover, the site is located close to existing public infrastructure that is appropriately sized to accommodate the additional demands of the 56 single family units including, without limitation, existing public streets, U.S. Highway 101, utility lines (e.g., water, sewer, gas electricity and communications), and bus service routes. The project will be required to connect to existing utility services and preliminary services determination/preliminary condition letters have been provided by Goleta West Sanitary District and Goleta Water District. The applicant will be required to satisfy all requirements for the provision of services prior to issuance of building permits. Elementary and secondary public education facilities are available in the City to serve students from the Project based on the anticipated number of students (11 total) generated by the project for the reasons outlined in the Final EIR.

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

This is a Builder’s Remedy project with one concession (SPA buffer reduction) and four waivers from development regulations (i.e., rear yard setback, second story setback, maximum floor area, and lot widths). State law prohibits the City from requiring the project to apply for, or receive approval of, a general plan amendment, specific plan amendment, rezoning, or other legislative approval. (Gov. Code, § 65589.5 (f)(6)(D)(i). Additionally, as a Builder’s Remedy project, the applicant identified a local zoning district that is used as a basis for design consistency. The applicant identified the RS-7 zoning district as the most analogous zone. Per Section 17.070.030, the maximum density in the RS zone districts is 5 dwellings/acre. The project has a density of 3.89 dwellings/acre. Therefore, the design of the project is consistent with the density allowed with the RS-7 zone district.

As set forth in the General Plan Consistency analysis (Exhibit B) and Zoning Consistency analysis (Exhibit C), incorporated herein by reference, this project, including the proposed subdivision meets the goals and objectives of the General Plan and the RS-7 district. Finally, as discussed in California Government Code section 65589.5(f)(6)(D)(iii) any qualifying Builder’s Remedy project “. . . shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, redevelopment plan and implementing instruments, or other similar provision for all purposes, and shall not be considered or treated as a nonconforming lot, use, or structure for any purpose.”

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

The proposed development is located on a legally created lot. The June 17, 2025, Fidelity National Title Company’s Preliminary Title Report provides the following legal description:

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

THAT PORTION OF THE RANCHO LOS DOS PUEBLOS, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED IN A DEED TO THE NEREPIS COMPANY RECORDED MAY 7, 1980 AS [INSTRUMENT NO. 80-18567 OF OFFICIAL RECORDS](#), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID LAND IS SHOWN ON A RECORD OF SURVEY RECORDED DECEMBER 10, 1998 IN [BOOK 149, PAGE 77](#) OF RECORD OF SURVEYS.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND WHICH LIES SOUTHERLY OF A LINE PARALLEL AND CONCENTRIC WITH AND DISTANT FIFTY-TWO (52.00) FEET SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CATHEDRAL OAKS ROAD ONE HUNDRED AND FOUR (104) FEET WIDE WITH THE CENTERLINE OF NORTHGATE DRIVE AS SHOWN ON PARCEL MAP NO. 14,257 RECORDED JULY 24, 1996 IN [BOOK 51, PAGES 79](#) THROUGH 88, INCLUSIVE OF PARCEL MAPS;

THENCE NORTH 89° 24' 16" EAST, A DISTANCE OF 71.97 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 3000.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2° 15' 34", AN ARC DISTANCE OF 118.31 FEET;

THENCE NORTH 87° 08' 42" EAST, A DISTANCE OF 376.95 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3000.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2° 03' 26", AN ARC DISTANCE OF 233.10 FEET;

THENCE NORTH 89° 12' 08" EAST, A DISTANCE OF 233.10 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID DEED TO THE NEREPIS COMPANY.

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

An Environmental Impact Report ("EIR") (SCH #2012081019) has been prepared for the Shelby residential project. The development is within the project description of the Shelby EIR. The impacts of the project have been identified and mitigated to the maximum extent feasible. Refer to Section 2 above regarding the CEQA resolution and Finding 5 (C) below for more information.

SECTION 4. Design Review Findings

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

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

The proposed project is a subdivision and single-family residential neighborhood located on a 14.38-acre site at 7400 Cathedral Oaks Road and will create its own neighborhood given its size, number of homes, and placement north of Cathedral Oaks. In the immediate area there are single family residential units located directly to the south of the site, there are multiple family units located to the west of the site and there are residential uses planned to occur on the Glen Annie Golf Course which is located to the north and east of the site. The development of the property with residential units at the proposed density of 3.89 units per acre is compatible with the neighborhood character directly south of project within the Crown Collection single family residential neighborhood. Further the size of the homes ranges from 1,723 square feet to 3,882 square feet and height of the one and two story proposed homes range between 17 feet and 9 inches to 23 feet and 10 inches which is in keeping with the height of the nearby developments, such as the Crown Collection located across the street. Further, the proposed footprints of the proposed homes are also similar to the footprints of the Crown Collection residences south of Cathedral Oaks Drive. (Ex: The Crown Collection homes range from 1,500 square feet to 2,300 square feet.) The proposed project is located along a Local Scenic Corridor on Figure 6-1 of the General Plan and the proposed photo simulations which are on file with the Planning Department and are incorporated by reference demonstrated that the view to the mountains will alter minimally. In summary, the development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood for the reasons stated above.

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

The proposed development will create its own unique neighborhood. Further, the proposed development's site layout is designed to be consistent with adjacent single-family residential neighborhoods south of Cathedral Oaks Drive with the two access points aligning with the roads that serve the Crown Collection neighborhood. The proposed interior residential streets serve the residences and utilize pavers and curvilinear streets for traffic calming measures. The design of the homes is harmonious with each other based on the design features and the proposed colors and materials.

Further, the landscaping and lighting features complement the architectural design and site layout thereby creating a balanced neighborhood design.

No subdivision signage is proposed at this time.

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

The Project has been designed to create a unique neighborhood and each of the floor plans and design elements work well together due to the similarity of the colors and materials of each home type. Further, the proposed development is compatible with the existing developments surrounding the site because of the choice of colors and materials to be utilized, such as wood panels, smooth stucco finish, metal siding, glass door and window systems, and cantilevered sloped and flat roof systems. Although not identical to the residences to the west and south, the development has harmonious single-family residential characteristics but at the same time avoids monotonous repetition. For this reason, the development demonstrates a harmonious and non-repetitive architectural style with adjacent development.

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

The materials and earth colors for this project are proposed to match and complement each other within entirety of the development. Materials consist of wood paneling, smooth stucco, metal paneling, cantilevered roof lines, and door and window glass systems. All sides of the structures have been considered and addressed in the design of the proposed development, which complements each residence but also the entirety of the development.

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

All outdoor mechanical and electrical equipment is screened from public view. The proposed trash areas for each lot are architecturally consistent with the design of the homes and would be screened from the street and other residences. Proposed transformers are integrated into the landscape design to the maximum extent possible.

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

Preliminary raw earthwork volumes are estimated at 27,500 cubic yards of cut and 23,500 cubic yards of fill. The 4,000 cubic yards of excess cut would be hauled to the Tajiguas Landfill. Existing project site elevations range from 145 to 252 feet above mean sea level, with an average slope of 7.8 percent. The finished grade would range from approximately 150 to 245 feet, which is appropriate for the site.

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

There are no native or specimen trees present on the site given the site's past use for agricultural and wood chipping. The project includes 4 acres of landscaping around the perimeter of the development as well as within each new lot. The proposed landscaping improves the appearance of the community by providing a cohesive plant palette places in a manner to provide screening along Cathedral Oaks and between the lots, which will be permanently maintained for the life of the project by the Homeowners Association.

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

The palette comprises plant material and trees known to thrive in the local climate and soil conditions. Twenty percent or less of the plant material will require moderate water, and the remainder will require low to very low water once established. The landscape plant palette includes various 15-gallon screen shrubs adjacent to residential streets such as Bush Andemone, Toyon, Kohuhu, and Lemonade Better. Various proposed Canopy trees include protecting in place the existing live oaks and adding new marina strawberries (24" Box), meyer lemons (24" Box), chinese flames (36" Box), apple (24" Box), avocado (24" Box), red push pistache (36" Box), as well as others. New trees to assist in the restoration with the proposed restoration of areas within the riparian corridor include California sycamore (36" Box). and western cottonwood (24" Box). Further, the landscape plan for the project incorporates various features for management of stormwater and

water The plant palette coupled with the irrigation system described has been designed to meet or exceed the state and local standards for water conservation through water efficient landscape irrigation design. Low-water shrubs and ground covers comprise a majority of the total landscaped area. Further, the project has been designed to meet the Water Efficient Landscape Ordinance (WELO). The irrigation design will comply with local and state requirements. For these reasons, the selection of plant materials is appropriate for the project and its environment.

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

Exterior lighting has been designed to meet the City's dark sky lighting standards by all being downward-angled. The lighting proposal includes streetlights at all intersections that are 16 feet tall, bollard lights 2 feet in height on each street, and lights at the front and back entrances/exits at the houses. The lights are LEDs and range in wattage from 7.5W to 120W. The photometric plan provided for the Project indicates that the foot-candle readings on 10-foot intervals do not exceed 0.1 foot-candles adjacent to residences. For these reasons, the project complies with the City's lighting standards and is well designed and appropriate for the single-family neighborhood development.

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

The proposed project would not impact the privacy or solar access of the existing residential uses nearby given the distance between the sites. The closest distance between a home in the Project to the residential uses to the west would be approximately 250 feet and the closest distance between a home in the Project to the residential uses to the south would be 150 feet. Further, internal to the Project, the required setbacks have been observed, except on those lots where concessions/waivers have been requested. Further, care has been taken regarding the places of windows, balconies, and outdoor living areas facing away from other residences internal to the project. As such, the proposed development is considerate of privacy and private views and protective of solar access off-site, and it will not affect solar access.

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

There are no adopted single-family design standards that apply to this project, and the project is consistent with the RS-7 standards, except for the excused deviations pursuant to State Density Bonus Law.

SECTION 5. Development Plan Findings

The Planning Commission recommends that the City Council makes the following findings pursuant to Section 17.59.030 of the Goleta Municipal Code for the Development Plan: .

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

This is a Builder’s Remedy project with one concession (SPA buffer reduction) and four waivers from development regulations (i.e., rear yard setback, second story setback, maximum floor area, and lot widths). State law prohibits the City from requiring the project to apply for, or receive approval of, a general plan amendment, specific plan amendment, rezoning, or other legislative approval. (Gov. Code, § 65589.5 (f)(6)(D)(i). Additionally, as a Builder’s Remedy project, the applicant identified a local zoning district that is used as a basis for design consistency. The applicant identified the RS-7 zoning district as the most analogous zone. Per Section 17.070.030, the maximum density in the RS zone districts is 5 dwellings/acre. The project has a density of 3.89 dwellings/acre. Therefore, the design of the project is consistent with the density allowed with the RS-7 zone district. Additionally, Exhibit B to this Resolution outlines the project’s consistency with the General Plan and is incorporated by reference into this finding. Finally, as discussed in California Government Code section 65589.5(f)(6)(D)(iii) any qualifying Builder’s Remedy project “shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, redevelopment plan and implementing instruments, or other similar provision for all purposes, and shall not be considered or treated as a nonconforming lot, use, or structure for any purpose.”

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

This site is physically suitable for the type of development given its topography and location adjacent to existing infrastructure located within the Cathedral Oaks Road right of way. The Project site is 14.38 net acres (15.8 gross acre) and can accommodate all development including, without limitation, its density and public infrastructure proposed by the Project. Moreover, the site is located close to existing public infrastructure that is appropriately sized to accommodate the additional homes including, without limitation, existing public streets and freeways, utility lines (e.g. water, sewer, gas electricity and communications), bus service routes and elementary and secondary public education facilities.

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

An Environmental Impact Report (SCH #2012081019) has been prepared for the Shelby residential project. The impacts of the project have been identified and mitigated to maximum extent feasible. Seventeen mitigation measures have been proposed in the topic areas of: Biological Resources, Cultural/Tribal Cultural Resources, Geology and Soils, Hazardous Materials, Hydrology and Water Quality, Noise, Transportation/Traffic, and Wildfire. Despite the implementation of feasible mitigation measures, the Project will have significant and unavoidable impacts to Transportation. City Council will need to consider adoption of a Statement of Overriding Considerations. Refer to Section 2 above for more information.

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

According to the Fidelity National Title Company Title Report dated June 17, 2025, no public access easements will be affected by this project. Said Title report is on file with the Planning and Environmental Department and is incorporated by reference. Further, if any such easements do exist, they will be relocated or abandoned as part of the Final Map associated with this project.

SECTION 6. *Actions.* The Planning Commission recommends that the City Council take the following action:

Approve the Development Plan and Preliminary Design level elements (provided as Exhibit A) based on the findings contained in Sections 1-5, the General Plan Consistency Analysis (Exhibit B), the Zoning Consistency

Analysis (Exhibit C) subject to conditions of approval provided as Exhibit D to this Resolution.

SECTION 7. *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 8. *Limitations.* The Planning Commission analysis and evaluation of the project, including this Resolution, are based on the entire record, including the best information currently available. This includes competent and substantial evidence, both oral and written. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 9. *Summaries of Information.* All summaries of information in the findings, which precedes this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 10. This Resolution will remain effective until superseded by a subsequent Resolution.

SECTION 11. The City Clerk is directed to mail a copy of this Resolution Shelby Family Partners LP, 690 Lilac Drive, Santa Barbara Ca 93108 to and, to any other person requesting a copy.

SECTION 12. This Resolution will become effective immediately after adoption.

SECTION 13. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this 2nd day of March 2026.

JENNIFER FULLERTON
CHAIR

ATTEST:

APPROVED AS TO FORM:

DEBORAH LOPEZ
CITY CLERK

WINNIE CAI
ASSITANT CITY ATTORNEY

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

I, DEBORAH LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Resolution No. 26- __ was duly adopted by the Planning Commission of the City of Goleta at a special meeting held on the 2nd day of March 2026 by the following roll-call vote of the Planning Commission:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH LOPEZ
CITY CLERK

Attachments:

- Exhibit A – Development Plan with landscaping, lighting, and architectural plans
- Exhibit B - General Plan Consistency Analysis
- Exhibit C – Zoning Consistency Analysis
- Exhibit D – DP Conditions of Approval

Planning Commission Resolution No. 26- ____

EXHIBIT A to ATTACHMENT 3
Development Plans

PROJECT TEAM

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Final Development Plan for Vesting Tentative Tract Map No. 32,045

PROJECT SITE STATISTICS

LOT NUMBER	LOT SIZE GROSS SF	LOT SIZE NET SF	AVE. LOT WIDTH (FT)	BUILDING PAD AVG. CUT/FILL	FLAN TYPE R-REVERSED	HOUSE (SF)	MAX ALLOWED (SF)	GARAGE (SF)	FOOT PRINT (SF) % LOT COVERAGE	HARDSCAPE (SF) % LOT COVERAGE	PERMIABLE (SF) % LOT COVERAGE	LANDSCAPE (SF) % LOT COVERAGE	ROAD EASEMENT HARDSCAPE (SF)	ROAD EASEMENT PERMIABLE (SF)
1	7,500	5,340	60.00	F+0.5'/FF	4	2,673	2,305	439	2,346 (30%)	365 (6%)	1,480 (20%)	1,729 (20%)	1,132	428
2	7,828	5,310	58.86	F+1.0'/FF	3	2,263	2,387	415	1,727 (28%)	405 (7%)	1,182 (20%)	2,586 (44%)	1,412	506
3	7,468	5,308	58.91	F+4.0'/FF	3-R	2,263	2,297	415	1,727 (29%)	405 (7%)	1,182 (20%)	2,581 (44%)	1,382	558
4	7,625	6,340	61.00	F+4.0'/FF	4	2,673	2,336.25	439	2,349 (30%)	472 (8%)	1,355 (23%)	1,767 (29%)	1,096	464
5	7,750	6,138	62.00	F+1.5'/FF	2-R	2,400	2,367.5	434	2,127 (30%)	365 (6%)	1,313 (22%)	2,115 (29%)	1,030	524
6	7,500	5,340	60.00	F+2.5'/FF	4	2,673	2,305	439	2,346 (30%)	472 (8%)	1,354 (23%)	1,768 (29%)	1,139	421
7	7,500	5,340	60.00	F+2.5'/FF	3	2,263	2,305	415	1,727 (29%)	405 (7%)	1,182 (20%)	2,628 (44%)	1,543	417
8	7,500	5,340	60.00	F+1.5'/FF	4	2,673	2,305	439	2,346 (30%)	472 (8%)	1,354 (23%)	1,768 (29%)	1,289	271
9	7,033	6,375	60.00	C-0.5'/FF	3-R	2,262	2,188.25	415	1,727 (28%)	405 (7%)	1,183 (20%)	2,750 (45%)	667	291
10	10,556	9,187	69.21	C-3.0'/FF	5	3,882	2,907.7	659	3,222 (34%)	222 (2%)	2,112 (22%)	3,931 (41%)	783	285
11	11,627	10,208	75.52	C-14.0'/FF	5	3,882	3,057.78	659	3,222 (51%)	222 (2%)	2,061 (20%)	4,793 (47%)	960	300
12	11,227	10,018	68.18	C-15.0'/FF	5	3,882	3,001.78	659	3,222 (32%)	222 (2%)	2,143 (21%)	4,431 (45%)	848	361
13	13,748	13,105	84.42	C-8.0'/FF	5	3,882	3,284.8	659	3,222 (25%)	222 (2%)	2,156 (17%)	7,466 (56%)	491	152
14	10,691	9,328	71.84	F+4.5'/FF	4	2,673	2,926.74	439	2,346 (24%)	472 (5%)	1,240 (13%)	5,568 (58%)	618	247
15	12,470	11,567	78.89	F+6.5'/FF	4-R	2,673	3,157	439	2,346 (20%)	472 (4%)	1,257 (11%)	7,462 (66%)	694	209
16	20,888	13,076	114.04	F+6.5'/FF	4	2,673	3,686.94	439	2,346 (18%)	472 (4%)	1,575 (12%)	8,663 (66%)	6,033	1,789
17	14,314	7,349	111.00	C-2.5'/FF	4-R	2,673	3,341.4	439	2,346 (30%)	472 (8%)	1,573 (17%)	3,678 (47%)	4,371	2,094
18	8,720	7,323	68.56	C-4.5'/FF	2	2,400	2,988.4	434	2,127 (29%)	365 (5%)	1,381 (19%)	3,450 (47%)	1,015	382
19	12,044	11,341	77.74	C-4.5'/FF	4-R	2,673	3,114.4	439	2,346 (21%)	472 (4%)	1,581 (14%)	6,942 (61%)	510	193
20	8,190	7,380	60.00	C-2.0'/FF	3	2,262	2,471.8	415	1,727 (23%)	405 (5%)	1,194 (16%)	4,087 (55%)	575	222
21	7,217	5,864	60.00	F+1.0'/FF	3-R	2,262	2,234.25	415	1,727 (29%)	405 (7%)	1,182 (20%)	2,640 (44%)	918	346
22	7,500	5,340	60.00	F+0.0'/FF	4	2,672	2,305	434	2,346 (30%)	365 (6%)	1,481 (20%)	1,728 (20%)	1,140	420
23	7,500	5,340	60.00	F+0.5'/FF	4	2,672	2,305	434	2,346 (30%)	365 (6%)	1,481 (20%)	1,728 (20%)	1,130	430
24	7,686	6,387	61.50	F+1.0'/FF	1	1,723	2,351.5	491	2,486 (41%)	379 (6%)	1,382 (23%)	1,844 (23%)	1,288	311
25	7,500	5,340	60.00	F+1.0'/FF	4	2,673	2,305	439	2,346 (30%)	365 (6%)	1,481 (20%)	1,728 (20%)	1,049	511
26	7,500	5,340	60.00	F+0.0'/FF	3-R	2,262	2,305	415	1,727 (29%)	405 (7%)	1,182 (20%)	2,626 (44%)	1,129	431
27	7,500	5,340	60.00	F+0.0'/FF	3-R	2,262	2,305	415	1,727 (29%)	405 (7%)	1,182 (20%)	2,626 (44%)	1,140	420
28	7,500	5,340	60.00	C-0.5'/FF	4	2,673	2,305	439	2,346 (30%)	365 (6%)	1,481 (20%)	1,728 (20%)	1,047	513
29	7,570	6,001	60.00	F+0.0'/FF	3-R	2,262	2,322.5	415	1,727 (29%)	405 (7%)	1,210 (20%)	2,659 (44%)	1,050	519
30	8,924	7,180	64.14	F+0.5'/FF	4-R	1,723	2,633.28	491	2,486 (35%)	379 (5%)	1,379 (19%)	2,936 (41%)	1,263	481
31	12,517	6,844	65.77	F+3.0'/FF	3-R	1,723	3,161.7	415	1,727 (41%)	379 (5%)	1,452 (21%)	3,386 (49%)	4,018	1,556
32	7,628	6,316	62.03	F+3.0'/FF	2	2,400	2,337	434	2,127 (30%)	365 (6%)	1,311 (22%)	2,193 (27%)	1,170	442
33	7,752	6,112	62.29	F+3.5'/FF	1	1,723	2,368	491	2,486 (41%)	379 (6%)	1,410 (23%)	1,837 (23%)	1,187	453
34	7,500	5,340	61.50	F+4.5'/FF	2-R	2,400	2,305	434	2,127 (36%)	365 (6%)	1,313 (22%)	2,115 (33%)	1,156	464
35	7,688	6,389	61.50	F+4.5'/FF	1-R	1,723	2,352	491	2,486 (41%)	379 (6%)	1,415 (23%)	1,809 (23%)	1,158	441
36	7,500	5,340	61.50	F+3.0'/FF	2	2,400	2,305	434	2,127 (36%)	365 (6%)	1,313 (22%)	2,115 (33%)	1,131	429
37	14,564	6,358	117.02	F+2.0'/FF	1-R	1,723	3,366.4	491	2,486 (30%)	379 (6%)	1,412 (22%)	2,081 (33%)	5,888	2,306
38	18,311	7,399	142.68	C-2.5'/FF	3	2,262	3,575.55	415	1,727 (22%)	405 (5%)	1,182 (15%)	4,685 (55%)	7,594	2,718
39	8,013	6,346	64.10	C-3.0'/FF	1	1,723	2,432.86	491	2,486 (30%)	379 (6%)	1,412 (22%)	2,089 (33%)	1,219	448
40	8,062	6,365	64.50	C-3.0'/FF	2	2,400	2,443.64	434	2,127 (33%)	365 (6%)	1,313 (21%)	2,560 (40%)	1,225	452
41	8,158	6,666	65.52	C-3.5'/FF	3	2,262	2,464.76	415	1,727 (27%)	405 (6%)	1,181 (18%)	3,173 (49%)	1,222	450
42	8,148	6,683	65.18	C-3.0'/FF	1-R	1,723	2,462.58	491	2,486 (38%)	379 (6%)	1,407 (22%)	2,211 (38%)	1,211	454
43	12,267	7,354	98.13	C-3.0'/FF	2-R	2,400	3,136.7	434	2,127 (30%)	365 (5%)	1,314 (19%)	3,238 (46%)	3,766	1,437
44	11,375	6,367	91.00	F+0.0'/FF	3-R	2,262	3,022.5	415	1,727 (27%)	405 (6%)	1,184 (16%)	3,046 (49%)	3,633	1,385
45	8,152	6,431	65.21	F+0.0'/FF	2	2,400	2,463.44	434	2,127 (33%)	365 (6%)	1,314 (20%)	2,905 (44%)	1,241	480
46	8,175	6,448	65.40	F+2.5'/FF	3	2,262	2,468.5	415	1,727 (27%)	405 (6%)	1,179 (18%)	3,135 (49%)	1,284	465
47	8,003	6,338	64.02	F+2.5'/FF	1-R	1,723	2,430.66	491	2,486 (39%)	379 (6%)	1,412 (22%)	2,061 (38%)	1,210	455
48	8,003	6,339	64.03	F+2.0'/FF	2	2,400	2,430.68	434	2,127 (34%)	365 (6%)	1,313 (21%)	2,514 (39%)	1,076	588
49	14,825	8,731	119.49	F+1.0'/FF	1-R	1,723	3,362.5	491	2,486 (37%)	379 (6%)	1,412 (21%)	2,454 (36%)	5,796	2,328
50	8,811	6,862	68.87	F+0.0'/FF	2	2,400	2,564.42	434	2,127 (33%)	365 (6%)	1,314 (20%)	2,636 (44%)	1,525	624
51	7,636	6,370	61.09	C-2.0'/FF	1	1,723	2,339	491	2,486 (41%)	379 (6%)	1,406 (23%)	1,799 (23%)	1,144	422
52	8,135	6,464	65.07	C-2.5'/FF	2-R	2,400	2,469.7	434	2,127 (33%)	379 (6%)	1,313 (20%)	2,639 (44%)	1,214	457
53	10,740	5,864	86.00	C-2.5'/FF	3	2,262	2,935	415	1,727 (29%)	405 (7%)	1,182 (20%)	2,549 (44%)	3,927	1,359
54	10,855	6,386	90.40	F+3.5'/FF	2	2,400	2,949.7	434	2,127 (34%)	365 (6%)	1,315 (21%)	2,459 (39%)	3,362	1,207
55	7,503	5,343	60.00	F+3.0'/FF	2-R	2,400	2,305.75	434	2,127 (36%)	365 (6%)	1,311 (22%)	2,120 (36%)	1,102	458
56	12,252	7,199	92.46	F+3.0'/FF	3	2,262	3,135.2	415	1,727 (24%)	405 (6%)	1,179 (18%)	3,888 (54%)	3,822	1,231
57 OS	13,545	3,220											8,853	1,472
58 OS	52,320	52,320												
59 OS	86,637	25,123												
SUB-TOTAL	683,627 -57,348 (percent)								12,529 SF 2.6 AC	21,834 SF 0.5 AC	77,361 SF 1.8 AC	173,53 SF 4.0 AC	110,628 SF 2.5 AC	38,098 SF 0.9 AC
TOTALS	626,178 SF 14.38 AC													

DRAWING INDEX

SHEET NUMBER	SHEET NAME
GENERAL	G001 COVER SHEET, INDEX AND PROJECT INFORMATION
G101	OVERALL SITE PLAN
G111	ENLARGED SITE PLAN - SOUTH
G112	ENLARGED SITE PLAN - NORTH

CIVIL - VTM	TITLE SHEET WITH NOTES AND TABLES
SHT-1	OVERALL VTM MAP
SHT-2	ENLARGED VTM MAP
SHT-3	ENLARGED VTM MAP
SHT-4	ENLARGED VTM MAP
SHT-5	ENLARGED VTM MAP

CIVIL - PRELIMINARY GRADING	TITLE SHEET WITH NOTES AND TABLES
SHT-1	OVERALL PRELIMINARY GRADING PLAN
SHT-2	ENLARGED PRELIMINARY GRADING PLAN
SHT-3	ENLARGED PRELIMINARY GRADING PLAN
SHT-4	ENLARGED PRELIMINARY GRADING PLAN
SHT-5	ENLARGED PRELIMINARY GRADING PLAN
SHT-6	DETAILS

LANDSCAPE	TITLE SHEET WITH NOTES AND TABLES
L-0.0	TREE DISPOSITION PLAN
L-1.1	PRELIMINARY LANDSCAPE PLAN
L-1.2	PRELIMINARY LANDSCAPE HYDROLOGY PLAN
L-1.3	PRELIMINARY LANDSCAPE FEATURES
L-1.4	PRELIMINARY HYDROGEN PLAN & WELO CALCULATIONS

ARCHITECTURAL	UNIT 1 FLOOR PLANS AND RENDERINGS
A101	UNIT 1 EXTERIOR ELEVATIONS
A201	UNIT 2 FLOOR PLANS AND RENDERINGS
A202	UNIT 2 EXTERIOR ELEVATIONS
A301	UNIT 3 FLOOR PLANS AND RENDERINGS
A302	UNIT 3 EXTERIOR ELEVATIONS
A401	UNIT 4 FLOOR PLANS AND RENDERINGS
A402	UNIT 4 EXTERIOR ELEVATIONS
A501	UNIT 5 FLOOR PLANS AND RENDERINGS
A502	UNIT 5 EXTERIOR ELEVATIONS
A601	PROJECT PERSPECTIVES
A602	PROJECT PERSPECTIVES
A901	LIGHTING SPECIFICATIONS
SL-1	SITE LIGHTING PHOTOMETRIC

SUSTAINABLE PROJECT ELEMENTS

- RESIDENCES**
- DESIGNED WITH PASSIVE HEATING / COOLING STRATEGIES
 - CROSSFLOW VENTILATION
 - ABUNDANT NATURAL DAYLIGHT
 - NIGHT TIME COOLING OPPORTUNITIES
 - SHADING VIA ROOF OVERHANGS / CANTILEVERS AND AWNINGS
 - WATER SAVING PLUMBING FEATURES
 - EFFICIENT HVAC
 - EFFICIENT WATER HEATING
 - FLEXIBLE ROOF FORMS FOR SHADING, SOLAR THERMAL AND SOLAR PV OPPORTUNITIES
 - PREPARED FOR SUSTAINABLE UPGRADES
 - SOLAR HOT WATER
 - SOLAR PHOTOVOLTAIC
 - PIPING FOR PARTIAL GRAYWATER
 - INTEGRAL COLOR EXTERIOR FINISHES
 - LOW V.O.C. MATERIALS
 - HIGH PERCENTAGE RECYCLING OF CONSTRUCTION WASTE
 - USE OF RECYCLED MATERIALS
 - ENERGY STAR APPLIANCES

SITE - SEE L-1.2 AND L-1.3 FOR SUSTAINABLE SITE ELEMENTS

VICINITY MAP



Tract

SHEET INDEX

SHEET	DESCRIPTION
L-01	PRELIMINARY TREE DISPOSITION PLAN
L-02	PRELIMINARY LANDSCAPE PLAN
L-03	PRELIMINARY LANDSCAPE PLANT SCHEDULE PLAN
L-04	PRELIMINARY LANDSCAPE FEATURES
L-05	PRELIMINARY HYDROZONE PLAN & WELC CALCULATIONS

LIST OF NON-NATIVE ORNAMENTAL TREES ON THE 7400 CATHEDRAL OAKS RD PROPERTY

Tree Name	DBH (Inches)	Quantity
blackwood acacia (<i>Acacia melanoxylon</i>)	8-12	2
blue gum eucalyptus (<i>Eucalyptus globulus</i>)	15-42	2
Brazilian pepper (<i>Schinus terebinthifolia</i>)	8-10	1
Canary Island Palm (<i>Phoenix canariensis</i>)	24-36	4
lemon (<i>Citrus limon</i>)	4	1
Mexican fan palm (<i>Washingtonia robusta</i>)	12-18	2
Peruvian carob (<i>Tara spinosa</i>)	6-12	1
Peruvian pepper (<i>Schinus molle</i>)	4-23	194
queen palm (<i>Syagrus romanzoffiana</i>)	6-14	10
redbox eucalyptus (<i>Eucalyptus polyanthemos</i>)	6-19	6
Strawberry tree (<i>Arbutus unedo</i>)	4-13	10
tipuana (<i>Tipuana tipu</i>)	14-26	3
Total		236

INVENTORY OF NATIVE PROTECTED TREES WITH CANOPIES AND/OR CRITICAL ROOT ZONES THAT EXTEND ONTO THE 7400 CATHEDRAL OAKS RD PROPERTY

ID #	Tree Species	DBH (Inches)	Impact
1	coast live oak (<i>Quercus agrifolia</i>)	11	None
2	coast live oak (<i>Quercus agrifolia</i>)	6	None
3	coast live oak (<i>Quercus agrifolia</i>)	8	None

SOURCE: BIOLOGICAL ASSESSMENT REPORT PREPARED BY WATERSHED ENVIRONMENTAL, SEPTEMBER 2025

- TREE DISPOSITION SUMMARY**
- TOTAL ON-SITE EXISTING TREES & PALMS 236
 TREES TO BE PROTECTED IN PLACE 50
 TREES TO BE REMOVED 186
- TOTAL OFF-SITE EXISTING PROTECTED TREES (OAKS): 3
 TREES TO BE PROTECTED IN PLACE 3
 TREES TO BE REMOVED 0
- TREE PROTECTION GENERAL NOTES**
- EXISTING TREES LOCATED ON SITE SHALL BE PROTECTED TO THE MAXIMUM EXTENT FEASIBLE.
 - NO GRADING OR DEVELOPMENT SHALL OCCUR WITHIN THE DRIP LINES OF TREES WHICH OCCUR IN THE CONSTRUCTION AREA. THIS INCLUDES TREE CANOPIES WHICH OVERHANG INTO THE LIMIT OF WORK FROM ADJACENT PROPERTIES.
 - ALL TREES WITHIN 25 FEET OF PROPOSED GROUND DISTURBANCES SHALL BE TEMPORARILY FENCED WITH CHAIN-LINK OR OTHER MATERIAL SATISFACTORY TO THE CITY OF SANTA BARBARA THROUGHOUT ALL GRADING AND CONSTRUCTION ACTIVITIES AT A MINIMUM THE FENCING SHALL BE INSTALLED 20 FEET OUTSIDE THE DRIP LINE OF EACH TREE WHERE FEASIBLE. THEREFENCE SHALL BE STAKED EVERY 50 FEET. FENCING SHOWING ON THIS PLAN SHALL TAKE PRECEDENCE OVER THIS MINIMUM.
 - NO CONSTRUCTION OR EQUIPMENT SHALL BE PARKED, STORED, OR OPERATED WITHIN 50 FEET OF TREE DRIP LINES OR WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.
 - NO FILL SOIL, ROCKS, OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN 50 FEET OF TREE DRIP LINES OR WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.
 - ROOTS ENCOUNTERED THAT ARE ONE INCH IN DIAMETER OR GREATER SHALL BE CLEANLY CUT. THIS SHALL BE DONE IN THE DIRECTION OF THE PROJECT ALIGNMENT.
 - TRENCHING OR OTHER CONSTRUCTION ACTIVITY REQUIRED WITHIN THE DRIP LINE OR PROTECTIVE ROOT ZONE OF TREES SHALL BE DONE BY HAND AND UNDER THE SUPERVISION OF THE PROJECT ARCHITECT/BIOLOGIST.

25 FT. BLACK SAGE - CALIFORNIA SAGEBRUSH ISHA SETBACK. SEE PLANTING GENERAL NOTES ON SHT. L-1.1

#1 COAST LIVE OAK (OFF-SITE) PROTECT IN PLACE

EL ENCANTO CREEK STREAMSIDE PROTECTION AREA (SPA)

100 FT. SPA BUFFER, SEE PLANTING GENERAL NOTES ON SHT. L-1.1

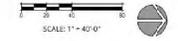
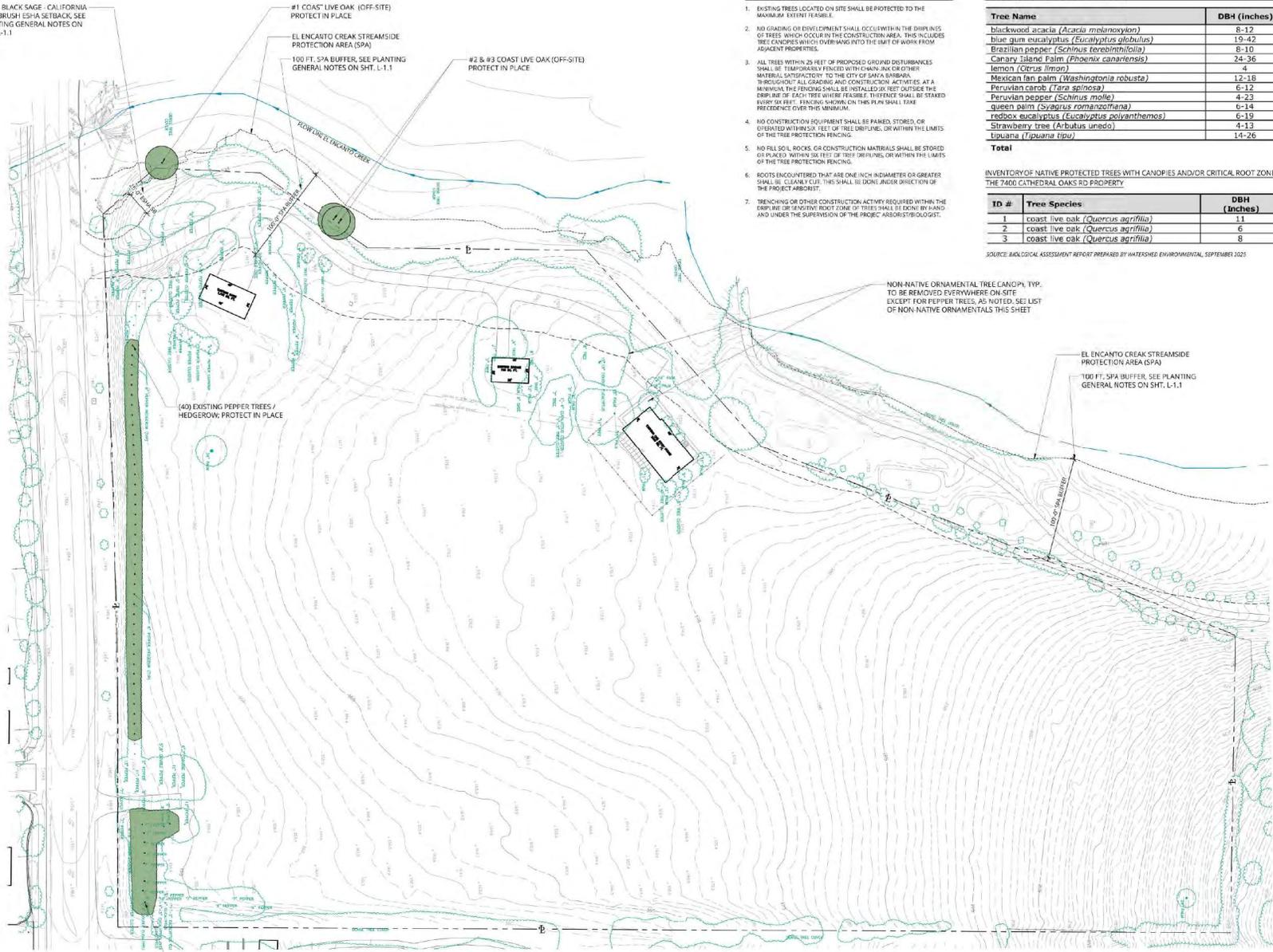
#2 & #3 COAST LIVE OAK (OFF-SITE) PROTECT IN PLACE

NON-NATIVE ORNAMENTAL TREE CANOPY, TYP. TO BE REMOVED EVERYWHERE ON SITE EXCEPT FOR PEPPER TREES, AS NOTED. SET LIST OF NON-NATIVE ORNAMENTALS THIS SHEET

EL ENCANTO CREEK STREAMSIDE PROTECTION AREA (SPA)
 100 FT. SPA BUFFER, SEE PLANTING GENERAL NOTES ON SHT. L-1.1

(40) EXISTING PEPPER TREES / HEDGEROW; PROTECT IN PLACE

(10) EXISTING PEPPER TREES / HEDGEROW; PROTECT IN PLACE



NOT FOR CONSTRUCTION
7400 CATHEDRAL OAKS
PRELIMINARY TREE
DISPOSITION PLAN
 7400 Cathedral Oaks Road,
 Goleta, CA 93117



REVISIONS
 2/31/2025 PLANNING
 10/06/2025 PLANNING

PROJECT NUMBER
 2318
 DRAWN BY
 JES
 DATE DRAWN
 10/01/25
 SCALE
 1"=40'
 PRINT DATE
 10/6/25

SHEET NUMBER
 L-C-0

PROJECT TEAM: INTERIOR COUNTY OF CALIFORNIA
 ARCHITECT: CDM GROUP, INC.
 LANDSCAPE ARCHITECT: CDM GROUP, INC.
 CIVIL ENGINEER: CDM GROUP, INC.
 ELECTRICAL ENGINEER: CDM GROUP, INC.
 MECHANICAL ENGINEER: CDM GROUP, INC.
 PLUMBING ENGINEER: CDM GROUP, INC.
 STRUCTURAL ENGINEER: CDM GROUP, INC.
 TRAFFIC ENGINEER: CDM GROUP, INC.
 WATER RESOURCES ENGINEER: CDM GROUP, INC.

THE LANDSCAPE ARCHITECT HAS PREPARED THIS PRELIMINARY LANDSCAPE HYDROLOGY PLAN FOR THE PROJECT AND HAS CONDUCTED VISUAL CHECKS OF THE PLAN FOR CONFORMANCE WITH THE CITY OF GOLETA'S DESIGN STANDARDS SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE AND PLUMBING. THE CITY ENGINEER HAS REVIEWED AND APPROVED THIS PLAN FOR CONFORMANCE WITH THE CITY OF GOLETA'S DESIGN STANDARDS SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE AND PLUMBING. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE ADEQUACY OF THE DESIGN.

NOT FOR CONSTRUCTION
7400 CATHEDRAL OAKS
 7400 Cathedral Oaks Road,
 Goleta, CA 93117

REVISIONS	PROJECT NUMBER
7/31/2025 PLANNING	2318
10/06/2022 PLANNING	DRAWN BY
	100/025
	DATE DRAWN
	10-02-07
	SCALE
	10%DS
	PRINT DATE
	10/02/25
	SHEET NUMBER
	L-12

LANDSCAPE HYDROLOGY LEGEND

- STORMWATER CURB EXTENSION**
LANDSCAPE AREAS THAT EXTEND INTO THE STREET AND CAPTURE STREET STORMWATER RUNOFF FOR TREATMENT, FILTRATION, SEDIMENT DROPOUT
- PERMEABLE PAVING**
7" WIDE PERMEABLE PAVERS AT PARKING AREAS (7' ON BOTH SIDES OF INTERIOR STREET) AND DRIVEWAYS PROVIDES FOR INfiltration AND SEDIMENT DROPOUT FOR STREET AND DRIVEWAY STORMWATER RUNOFFS.
- RAIN BARREL/CISTERN**
CAPTURES ROOF DRAINAGE FOR USE AS SUPPLEMENTAL IRRIGATION
- BIOSWALE/VEGETATED SWALE**
CAPTURES SITE STORMWATER FOR FILTRATION AND SEDIMENT DROPOUT
- BIOFILTRATION/COLLECTION AREAS**
DEPRESSED PLANTING AREA CAPTURES SITE STORMWATER FOR FILTRATION, INFILTRATION, SEDIMENT DROPOUT

* GRAPHIC COURTESY OF SAN MATEO COUNTY GREEN STREETS AND PARKING LOTS DESIGN HANDBOOK FIRST EDITION, JAN 2009
 GRAPHIC COURTESY OF GARDEN PATHS INCORPORATED EQUATIONS FOR STORMWATER AND STREAM CROSSING, 1992, P. 304, 305, 2002

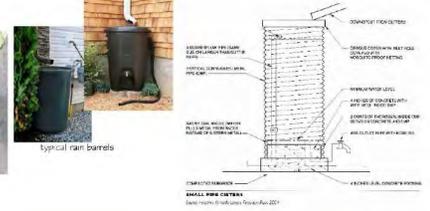
STORMWATER CURB EXTENSION

- multi-block application / can be staggered or placed symmetrically
- provides a safer traffic environment / traffic calming effect
- provides a more aesthetically pleasing streetscape



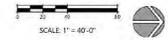
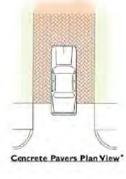
RAIN BARREL / CISTERN

- above-ground barrel or cistern for each home
- connect to downspout



PERMEABLE PAVING - DRIVEWAYS & PARKING AREAS

- 7" application on both sides of street, with a 20' driveway area substructure
- creates a "perceived narrowing" of the street / traffic calming effect
- provides a more maintenance-friendly driveway (no cracking)



BIOFILTRATION / COLLECTION AREAS

- located in open space areas and in front yards throughout site



typical depressed collection areas for passive recreational use

BIOSWALE / VEGETATED SWALE

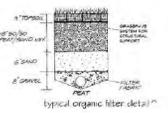
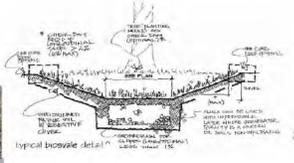
- located in open space areas alonging cathedral oaks road



typical street with vegetated swale within parkway*



typical bioswale in residential setting



PRELIMINARY WELO CALCULATIONS

7400 Cathedral Oaks Road - Preliminary Water Budget
 07/21/2025

Water Budget Calculations - Sitewide

MAWA = Maximum applied water allowance (gallons per year)
 EL = Reference evapotranspiration from Appendix 4 (inches per year)
 0.39 = ET adjustment factor (ETAF)
 0.02 = Conversion factor (to gallons per square foot)
 SIA = Portion of the landscape area identified as special landscape area (square feet)
 0.09 = The additional ET adjustment factor for special landscape area (1.0 - 0.95 = 0.05)

Calculations

MAWA = (48.30) (0.39) (5.0) (1.0) (0.02) (1.0) (0.09) (0.45) (0.02) = 8,275.02 gallons per year

Calculator	EL	LA	SIA	MAWA
Value	48.30	31,362	0	8,275.02

Estimated Total Water Use (ETWU)
 ETWU = (EL) (LA) + (PF) (SIA)

Legend for ETWU:

ETWU = (EL) (LA) (PF) (SIA) + MAWA (SIA)
 ETWU = Estimated total water use per year (gallons per year)
 LA = Landscape Area (Excludes special landscape area)
 PF = Plant Factor from WELUCG
 MA = Maximum Area (High, medium, and low water use area) (square feet)
 SIA = Portion of the landscape area identified as special landscape area (square feet)
 IE = Irrigation Efficiency (minimum 0.75)
 0.02 = Conversion factor (to gallons per square foot, constant)

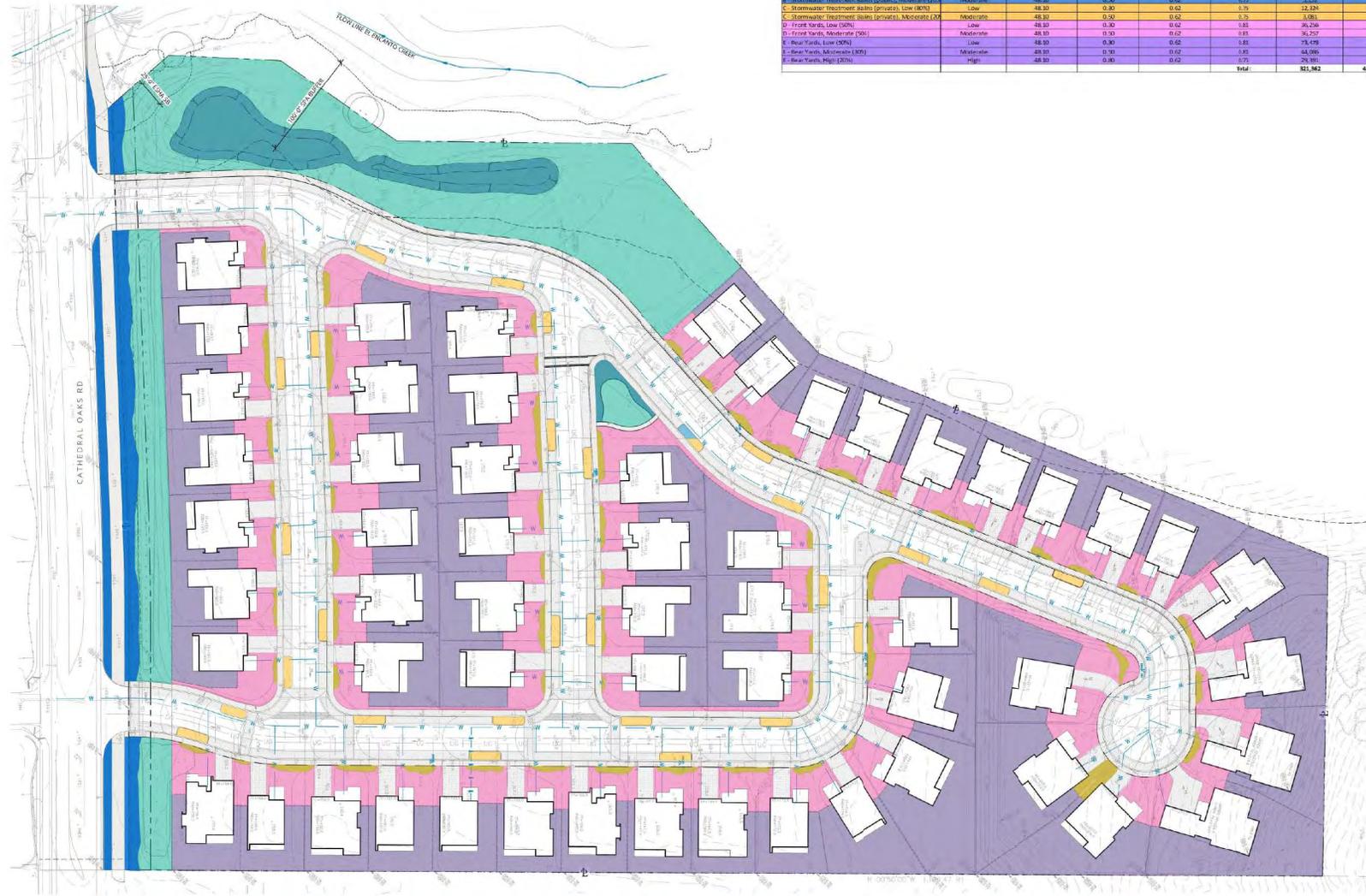
HYDROZONE PLAN LEGEND

COMMON AREAS - 80% LOW / 20% MODERATE	60,729 SF
STORMWATER TREATMENT BASINS (PUBLIC) - 80% LOW / 20% MODERATE	25,760 SF
STORMWATER TREATMENT BASINS (PRIVATE) - 80% LOW / 20% MODERATE	15,405 SF
PRIVATE YARDS (FRONT) - 50% LOW / 50% MODERATE	22,513 SF
PRIVATE YARDS (REAR) - 50% LOW / 30% MODERATE / 20% HIGH	146,955 SF
TOTAL	321,362 SF

Estimated Total Water Use (ETWU)
 ETWU = (EL) (LA) + (PF) (SIA)
 Estimated Total Water Use = 4,942,691 gallons

Hydrozone Table for Calculating ETWU

Hydrozone	Plant Water Use Type	Yearly EL	Plant Factor (PF)	Conversion Factor (0.02)	Irrigation Efficiency (IE)	Area (LA) (square feet)	ETWU (gallons)
A - Common Areas - Low (80%)	Low	48.30	0.30	0.02	0.80	48,590	750,000
B - Stormwater Treatment Basins (Public) - Low (80%)	Hydrozone	48.30	0.30	0.02	0.80	17,486	279,900
C - Stormwater Treatment Basins (Private) - Low (80%)	Low	48.30	0.30	0.02	0.75	20,629	345,870
D - Stormwater Treatment Basins (Private) - Moderate (20%)	Moderate	48.30	0.30	0.02	0.75	15,261	242,490
E - Stormwater Treatment Basins (Private) - High (20%)	High	48.30	0.30	0.02	0.75	12,134	197,010
F - Front Yards - Low (50%)	Low	48.30	0.50	0.02	0.75	3,981	61,224
G - Front Yards - Moderate (50%)	Moderate	48.30	0.50	0.02	0.75	29,299	450,456
H - Front Yards - High (50%)	High	48.30	0.50	0.02	0.75	34,757	527,442
I - Rear Yards - Low (30%)	Low	48.30	0.30	0.02	0.80	73,176	1,131,276
J - Rear Yards - Moderate (30%)	Moderate	48.30	0.30	0.02	0.80	44,986	691,266
K - Rear Yards - High (30%)	High	48.30	0.30	0.02	0.75	29,881	468,930
Total						321,362	4,942,691



NOT FOR CONSTRUCTION
7400 CATHEDRAL OAKS
7400 Cathedral Oaks Road.
 Goleta, CA 93117



REVISIONS
 7/31/2025 - PLANNO
 10/09/2025 - PLANNING

PROJECT NUMBER
 2318
 DRAWN BY
 DATE DRAWN
 10/01/25
 SCALE
 1"=40'
 PRINT DATE
 10/09/25

SHEET NUMBER
 L-14



LEFT ELEVATION
18' = 1'-0" **02**



FRONT ELEVATION
18' = 1'-0" **01**



RIGHT ELEVATION
18' = 1'-0" **04**



REAR ELEVATION
18' = 1'-0" **03**

Tract Map No. 32,045

7400 Cathedral Oaks
Cajalta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
1	Development Application	07/25/2017
2	Final Development Plan	09/28/2015
3	Updated Development Plan	07/29/2015
4	Development Plan	10/04/2015

A102
UNIT 1 ELEVATIONS
SCALE: 1/8" = 1'-0"



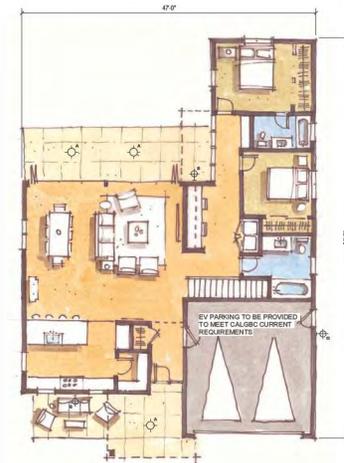
REAR PERSPECTIVE
NOT TO SCALE **02**



FRONT PERSPECTIVE
NOT TO SCALE **01**



SECOND FLOOR PLAN
1/8" = 1'-0" **04**



FIRST FLOOR PLAN
1/8" = 1'-0" **03**



AREA	GROSS	NET
COVERED	85 SF	
FLEX	283 SF	240 SF
GARAGE	466 SF	434 SF
HOUSE	2,308 SF	2,168 SF
		2,400 SF FLOOR AREA

UNIT 2 IS A TWO STORY, THREE BEDROOM, THREE AND A HALF BATH HOME, WITH A GREAT ROOM, FLEX ROOM, MEDIA NOOK, LAUNDRY CLOSET AND ATTACHED TWO CAR GARAGE. THE HOME WILL HAVE A COVERED ENTRY PORCH, A BACK PATIO, AND A DECK OFF THE MASTER BEDROOM FOR AN INDOOR/OUTDOOR LIVING EXPERIENCE.

Tract Map No. 32,045

7400 Cathedral Oaks
Goleta, CA 93117

NO.	DESCRIPTION	DATE
	Development Application	07/25/2017
	Final Development Plan	09/20/2015
	Updated Development Plan	07/07/2015
	Development Plan	12/04/2015

A201

UNIT 2 FLOOR PLANS AND PERSPECTIVES

SCALE: 1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0" **02**



FRONT ELEVATION
1/8" = 1'-0" **01**



RIGHT ELEVATION
1/8" = 1'-0" **04**



REAR ELEVATION
1/8" = 1'-0" **03**

Tract Map No. 32,045

7400 Cathedral Oaks
Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
1	Development Application	07/25/2017
2	Final Development Plan	08/23/2015
3	Updated Development Plan	07/07/2015
4	Development Plan	10/04/2015

A202

UNIT 2 ELEVATIONS

SCALE: 1/8" = 1'-0"



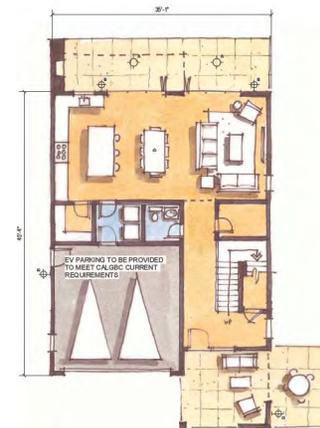
REAR PERSPECTIVE
NOT TO SCALE **02**



FRONT PERSPECTIVE
NOT TO SCALE **01**



SECOND FLOOR PLAN
1/8" = 1'-0" **04**



1ST FLOOR **03**
1/8" = 1'-0"



AREA	GROSS	NET
COVERED	203 SF	0 SF
FLEX	184 SF	170 SF
GARAGE	482 SF	413 SF
HOUSE	2,369 SF	2,092 SF
		2,369 SF FLOOR AREA

UNIT 3 IS A TWO STORY THREE BEDROOM, TWO AND A HALF BATH HOME, WITH A GREAT ROOM, FLEX ROOM, MEDIA NOOK, LAUNDRY ROOM AND ATTACHED TWO CAR GARAGE. THE HOME WILL HAVE A COVERED ENTRY PORCH, A BACK PATIO, AND A DECK OFF THE MASTER BEDROOM FOR AN INDOOR/OUTDOOR LIVING EXPERIENCE.

Tract Map No. 32,045

7400 Cathedral Oaks
Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
1	Development Application	07/25/2013
2	Final Development Plan	08/23/2015
3	Updated Development Plan	07/07/2015

A301

UNIT 3 FLOOR PLANS AND PERSPECTIVES

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
18" = 1'-0"



FRONT ELEVATION
18" = 1'-0"



LEFT ELEVATION
18" = 1'-0"



REAR ELEVATION
18" = 1'-0"

Tract Map No. 32,045

7400 Cathedral Oaks
Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
1	Development Application	07/29/2017
2	Final Development Plan	08/23/2017
3	Updated Development Plan	07/07/2018

A302

UNIT 3 ELEVATIONS

SCALE: 1/8" = 1'-0"



REAR PERSPECTIVE
1/8" = 1'-0"



FRONT PERSPECTIVE
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"



AREA	GROSS	NET
COVERED	202 SF	0 SF
FLEX	414 SF	375 SF
GARAGE	408 SF	439 SF
POOR	2,058 SF	2,298 SF
		2,873 SF FLOOR AREA

UNIT 4 IS A TWO STORY THREE BEDROOM, THREE AND A HALF BATH HOME, WITH A GREAT ROOM, FLEX ROOMS, FAMILY ROOM, THEATER/DEN, LAUNDRY ROOM AND ATTACHED TWO CAR GARAGE. THE HOME WILL HAVE A COVERED ENTRY PORCH, A BACK PATIO, AND A DECK OFF THE MASTER BEDROOM FOR AN INDOOR/OUTDOOR LIVING EXPERIENCE.

Tract Map No. 32,045

7400 Cathedral Oaks
Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
1	Development Application	07/25/2013
2	Final Development Plan	09/23/2013
3	Updated Development Plan	07/07/2015
4	Development Plan	10/04/2015

A401

UNIT 4 FLOOR PLANS AND PERSPECTIVES

SCALE: 1/8" = 1'-0"



LEFT ELEVATION 02
1/8" = 1'-0"



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



RIGHT ELEVATION 04
1/8" = 1'-0"



REAR ELEVATION 03
1/8" = 1'-0"

Tract Map No. 32,045

7400 Cathedral Oaks
Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
1	Development Application	07/25/2017
2	Final Development Plan	08/23/2015
3	Updated Development Plan	07/07/2015
4	Development Plan	10/26/2015

A402

UNIT 4 ELEVATIONS

SCALE: 1/8" = 1'-0"



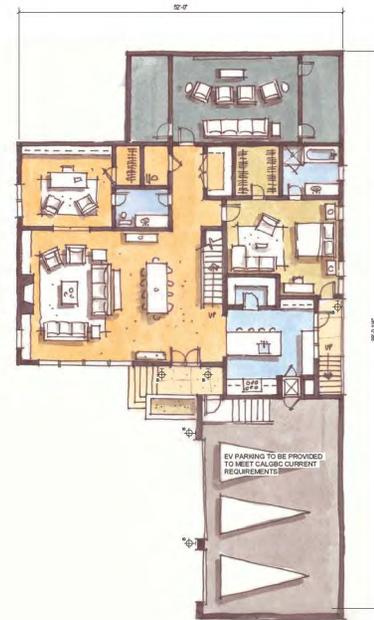
REAR PERSPECTIVE 02
1/8" = 1'-0"



FRONT PERSPECTIVE 01
1/8" = 1'-0"



SECOND FLOOR PLAN 04
1/8" = 1'-0"



FIRST FLOOR PLAN 03
1/8" = 1'-0"



AREA	GROSS	NET
COVERED	123 SF	0 SF
FLEX	468 SF	470 SF
GARAGE	723 SF	660 SF
TOTAL	1,314 SF	1,130 SF

UNIT 5 IS A TWO STORY FOUR BEDROOM, FOUR AND A HALF BATH HOME, WITH A GREAT ROOM, FLEX ROOM, FAMILY ROOM, THEATER, MEDIA NOOK, LAUNDRY ROOM AND ATTACHED THREE CAR GARAGE. THE HOME WILL HAVE A DECK OVER THE GARAGE, A BACK PATIO, AND A DECK OFF THE MASTER BEDROOM FOR AN INDOOR/OUTDOOR LIVING EXPERIENCE.

Tract Map No. 32,045

7400 Cathedral Oaks
Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
1	Development Application	07/25/2013
2	Final Development Plan	08/23/2013
3	Updated Development Plan	07/07/2015
4	Development Plan	10/04/2015

A501

UNIT 5 FLOOR PLANS AND PERSPECTIVES

SCALE: 1/8" = 1'-0"

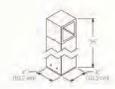


Lightology
Lighting
805.964.6486
info@lightology.com

Project: _____
Company: _____
Location: _____
SPEC # **03-000007**
Approved On: _____
Approved By: _____

Stature 120V Square Bollard
By DALI Lighting

Description
The Stature 120V Square Bollard Light is easily installed on a concrete or wooden base. Invisible hardware and simple proof design. Integrates dimmable driver. Anchor bolts included. Recommended dimensions: Leviton 6615P, Leviton VFDK142, Leviton CTCL 55P, Leviton DVELV-300P, Leviton SELV-300P.

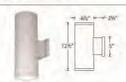


- Specifications**
- LED: Cree XPR 2835 1000lm 2.7V 1.5A
 - LED DRIVER: Mean Well LDD-1000
 - LED FINISH: Black
 - WEATHER: IP65
 - DIMMER: 0-10V Dimmer
 - INSTALLATION: See Installation Manual
 - RECOMMENDED DIMMERS: Leviton 6615P, Leviton VFDK142, Leviton CTCL 55P, Leviton DVELV-300P, Leviton SELV-300P
 - WEIGHT: 0.5kg
- Technical Information**
- Lead Time: 3-4 Weeks
 - Color Temperature: 3000K
 - Power: 10W
 - Material: Aluminum
 - Finish: Black
 - Dimensions: 102.4mm H x 50.8mm W x 50.8mm D



Exterior Bollard

TUBE ARCHITECTURAL DS-WD05
LED Wall Mounts



PRODUCT DESCRIPTION
The latest energy efficient LED technology in an appealing cylindrical profile delivers on and on wall lighting. Center is recessed for a clean look and built-in angle adjuster.

- FEATURES**
- High performance center for small LED wall mount light
 - Visible can mount inside directs all light distribution
 - Full American construction
 - 1 year warranty

CHARACTERISTICS

Operating Temp: -20°C to 50°C (E-Series, S-Series)

Series	Model	Beam	Beam Angle	Color Temp.	CR	Lumen	CEP	CEP (E-Series, S-Series)	Light Distribution	Finish
S	8075	2000K	40	3000K	90	1000lm	250	250	250	Black
	8076	2000K	40	3000K	90	1000lm	250	250	250	White
	8077	2000K	40	3000K	90	1000lm	250	250	250	Grey
N	8078	2000K	40	3000K	90	1000lm	250	250	250	Black
	8079	2000K	40	3000K	90	1000lm	250	250	250	White
	8080	2000K	40	3000K	90	1000lm	250	250	250	Grey
DS-WD05 2" (50.8mm)	8081	2000K	40	3000K	90	1000lm	250	250	250	Black
	8082	2000K	40	3000K	90	1000lm	250	250	250	White
	8083	2000K	40	3000K	90	1000lm	250	250	250	Grey
DS-WD05 3" (76.2mm)	8084	2000K	40	3000K	90	1000lm	250	250	250	Black
	8085	2000K	40	3000K	90	1000lm	250	250	250	White
	8086	2000K	40	3000K	90	1000lm	250	250	250	Grey
F	8075	2000K	40	3000K	90	1000lm	250	250	250	Black
	8076	2000K	40	3000K	90	1000lm	250	250	250	White
	8077	2000K	40	3000K	90	1000lm	250	250	250	Grey

WAC LIGHTING

Fixture Type: _____
Catalog Number: _____
Project: _____
Location: _____

PRODUCT DESCRIPTION
WAC Lighting's DS-WD05 LED technology in an appealing cylindrical profile delivers on and on wall lighting. Center is recessed for a clean look and built-in angle adjuster.

- FEATURES**
- High performance center for small LED wall mount light
 - Visible can mount inside directs all light distribution
 - Full American construction
 - 1 year warranty

CHARACTERISTICS

Operating Temp: -20°C to 50°C (E-Series, S-Series)

Series	Model	Beam	Beam Angle	Color Temp.	CR	Lumen	CEP	CEP (E-Series, S-Series)	Light Distribution	Finish
S	8075	2000K	40	3000K	90	1000lm	250	250	250	Black
	8076	2000K	40	3000K	90	1000lm	250	250	250	White
	8077	2000K	40	3000K	90	1000lm	250	250	250	Grey
N	8078	2000K	40	3000K	90	1000lm	250	250	250	Black
	8079	2000K	40	3000K	90	1000lm	250	250	250	White
	8080	2000K	40	3000K	90	1000lm	250	250	250	Grey
DS-WD05 2" (50.8mm)	8081	2000K	40	3000K	90	1000lm	250	250	250	Black
	8082	2000K	40	3000K	90	1000lm	250	250	250	White
	8083	2000K	40	3000K	90	1000lm	250	250	250	Grey
DS-WD05 3" (76.2mm)	8084	2000K	40	3000K	90	1000lm	250	250	250	Black
	8085	2000K	40	3000K	90	1000lm	250	250	250	White
	8086	2000K	40	3000K	90	1000lm	250	250	250	Grey
F	8075	2000K	40	3000K	90	1000lm	250	250	250	Black
	8076	2000K	40	3000K	90	1000lm	250	250	250	White
	8077	2000K	40	3000K	90	1000lm	250	250	250	Grey

DS-WD05: _____
WAC Lighting reserves the right to modify the design of its products at any time without notice. Multiple quantities may be subject to special pricing. ©2017 WAC Lighting Inc.

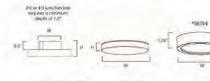
WATER | LED SURFACE MOUNT

58710 | 58712 | 58714 | 58736 | 58738 | 58810 | 58812 | 58814

- Water-tight design (IP67)
- Die-Cast Aluminum housing
- High IP67 waterproofing
- Strong, flat and LED colors
- Patented Silver-WOODS® LED technology (patented in several countries)
- For Downlight installation see Downlight Compatibility Chart



PRODUCT DESCRIPTION
Water-tight design for the distributed consumer who wants the low profile look of recessed without the high cost. Manufactured with die cast aluminum. Water-tight, aluminum housing designed for the unique flat-top design. Edge lighting gives you even light distribution while dispersing heat over a larger area. The result is a longer LED life and better light diffusion.



MODEL	DIMENSION	WATT	BEAM TYPE	CCFL	CEP	WARRANTY	DIMMABLE	V. INDEX
58710	2.75" (70mm)	10W	Integrated LED	3000K	100	5Y	EV	100/50/75
58712	3.75" (95mm)	15W	Integrated LED	3000K	150	5Y	EV	100/50/75
58714	4.75" (120mm)	20W	Integrated LED	3000K	200	5Y	EV	100/50/75
58736	4.75" (120mm)	20W	Integrated LED	3000K	200	5Y	EV	100/50/75
58738	4.75" (120mm)	20W	Integrated LED	3000K	200	5Y	EV	100/50/75
58810	4.75" (120mm)	20W	Integrated LED	3000K	200	5Y	EV	100/50/75
58812	4.75" (120mm)	20W	Integrated LED	3000K	200	5Y	EV	100/50/75
58814	4.75" (120mm)	20W	Integrated LED	3000K	200	5Y	EV	100/50/75

WARRANTY: 5Y (50,000 HOURS) WARRANTY (EXCEPT FOR DAMAGE CAUSED BY USER OR BATTERY)
Always consult our qualified installation before installing any lighting product.



WESTERN DISTRIBUTION CENTER (HEADQUARTERS)
2015 BENTLEY AVE. #101 COTTI ST. ANTONIO, CA 92114
EASTERN DISTRIBUTION CENTER
715 GARDNER PARK | FRASERBURGH, CA 94530
P: 415.354.4000 | F: 415.354.4222 | www.maximlighting.com

Tract Map No. 32,045

7400 Cathedral Oaks
Calesta, CA 95117

PROJECT #: 000-AA

NO.	DESCRIPTION	DATE
1	Development Application	07/25/2017
2	Final Development Plan	08/23/2015
3	Updated Development Plan	07/24/2025

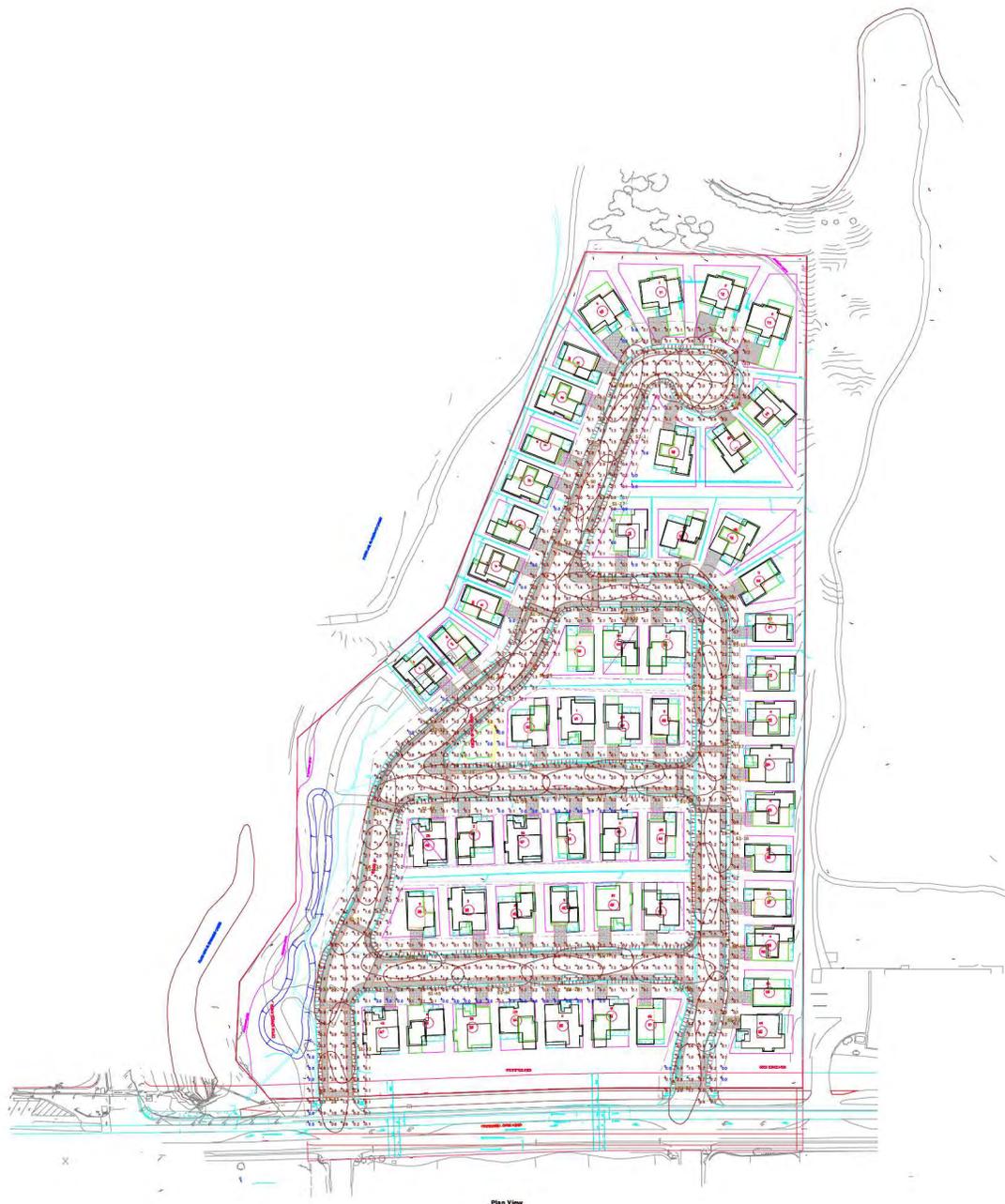
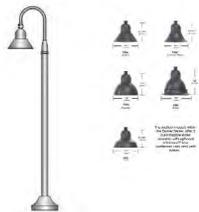
AVAILABLE SHEETS: 10 sheets, 11" x 17" 1/2"

NO.	DESCRIPTION
1	Site Plan
2	Site Plan
3	Site Plan
4	Site Plan
5	Site Plan
6	Site Plan
7	Site Plan
8	Site Plan
9	Site Plan
10	Site Plan

A901
LIGHTING SPECS

LIGHTING SCHEDULE											
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lamp Output	UF	Total Power	Notes
S1	+	36	U.S. INDUSTRIAL LIGHTING	100-0-010-010-0000	100-0-010-010-0000	100-0-010-010-0000	36	100	6.00	42	LEFT MOUNTING HEIGHT
S2	+	1	U.S. INDUSTRIAL LIGHTING	100-0-010-010-0000	100-0-010-010-0000	100-0-010-010-0000	36	100	6.00	42	LEFT MOUNTING HEIGHT

STATISTICS							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	UG
SITE LIGHTING	+	0.9 fc	3.6 fc	0.0 fc	N/A	N/A	-1.0



Plan View
Scale: 1" = 50'

DISCLAIMER
The photometric calculation is provided as a service for evaluating lighting levels and the results are based upon the data entered by the designer and the criteria provided by the customer. Responsibility of approval is by others. All of the data and future selections shall be reviewed and accepted by the approving authority. Future nomenclature shall be approved through submittal process prior to product being ordered.

PREPARED BY

L & P CONSULTANTS
3 WEST CARROLL STREET
SUITE 205
SANTA BARBARA, CA 93101
TEL: (805) 960-0771



PREPARED UNDER THE DIRECTION OF MARK LLOYD

MARK LLOYD, PLS 5470

PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN

FOR VESTING TENTATIVE TRACT MAP 32,045 AND FINAL DEVELOPMENT PLAN

NOVEMBER 11, 2025 P.N. 01-023.01 SHEET 1 OF 6 SHEETS



VICINITY MAP SCALE: 1" = 1000'

OWNERS STATEMENT:

WE HEREBY APPLY FOR APPROVAL OF THE DIVISION OF PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT WE ARE THE LEGAL OWNER OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREBY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SHELBY FAMILY PARTNERSHIP, L.P., A CALIFORNIA LIMITED PARTNERSHIP

BY: DATE

SUBDIVIDER & APPLICANT:

SHELBY FAMILY PARTNERSHIP, L.P.
880 S.E. DIVISION
SANTA BARBARA, CA 93108

LEGAL DESCRIPTION

THAT PORTION OF THE RANCHO DOS FUELOS, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED IN A DEED TO THE NEREPKS COMPANY RECORDED MAY 7, 1980 AS INSTRUMENT NO. 10-10522 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID LAND IS SHOWN ON A RECORD SURVEY DECEMBERED 10, 1998 IN BOOK 140, PAGE 77 OF RECORD OF SURVEYS.

EXCERPTING THEREFROM THAT PORTION OF SAID LAND WHICH LIES SOUTHERLY OF A LINE PARALLEL AND CONCENTRIC WITH AND DISTANT FIFTY-TWO (52.00) FEET SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CATHEDRAL OAKS ROAD, ONE-HUNDRED AND FORTY (104.00) FEET WIDE WITH THE CENTERLINE OF NORTHCATE DRIVE AS SHOWN ON PARCEL MAP NO. 14,257 RECORDED JULY 24, 1999 IN BOOK 51, PAGES 79 THROUGH 88, INCLUSIVE, OF PARCEL MAPS;

THENCE NORTH 89°24'16" EAST, A DISTANCE OF 71.97 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 3000.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°15'34" AN ARC DISTANCE OF 118.31 FEET;

THENCE NORTH 87°08'42" EAST, A DISTANCE OF 376.85 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3000.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°03'26" AN ARC DISTANCE OF 107.72 FEET;

THENCE NORTH 89°12'08" EAST A DISTANCE OF 233.10 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID DEED TO NEREPKS COMPANY.

EXISTING EASEMENT NOTES:

THE FOLLOWING EASEMENTS ARE DISCLOSED FROM A PRELIMINARY TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY AS REPORT PNW-17525000 SA DATED JUNE 17, 2025. ANY AND ALL EASEMENTS AND RIGHTS DESCRIBED AND RESERVED IN THE PARTITION DEED AND AGREEMENT BETWEEN FRANCIS G. DOWY, ET UX, AND RUSSELL E. DOWY, ET UX, RECORDED JULY 31, 1947, AS INSTRUMENT NO. 10,552 IN BOOK 733, PAGE 409 OF OFFICIAL RECORDS, SAID EASEMENTS ARE NOT LOCATABLE FROM RECORD INFORMATION. (PTR ITEM #4)

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ALONG THE PRESENT EXISTING RANCHO ROAD EXTENDING IN A GENERAL NORTHERLY DIRECTION FROM THE STATE HIGHWAY, SHOULD SAME CROSS OR INTERSECT SAID LAND, AS SAID EASEMENT IS DESCRIBED IN DEED FROM RUSSELL E. DOWY, ET UX, TO GLENN A. WEST, RECORDED MARCH 2, 1949 AS INSTRUMENT NO. 2707 IN BOOK 841, PAGE 120 OF OFFICIAL RECORDS. SAID EASEMENT IS NOT LOCATABLE FROM RECORD INFORMATION. (PTR ITEM # 7)

TEN (10.00) FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED IN TO GENERAL TELEPHONE COMPANY OF CALIFORNIA IN DOCUMENT RECORDED OCTOBER 8, 1956, INSTRUMENT NO. 19866, BOOK 1406, PAGE 264, OF OFFICIAL RECORDS. A PORTION OF THE EASEMENT WAS OUTCRAWLED BY DEED EXECUTED BY CTE CALIFORNIA RECORDED FEBRUARY 10, 1999 AS INSTRUMENT NO. 99-10454 OF OFFICIAL RECORDS, RECORDS OF SANTA BARBARA COUNTY. (PTR ITEM # 9)

FIFTEEN (15.00) FOOT WIDE EASEMENT FOR WATER PIPE LINE AND CONDUIT PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO GOLETA COUNTY WATER DISTRICT IN DOCUMENT RECORDED JUNE 24, 1960, INSTRUMENT NO. 20044, BOOK 1756, PAGE 501, OF OFFICIAL RECORDS. (PTR ITEM # 9)

EIGHTY-FOUR (84.00) FOOT WIDE EASEMENT FOR PUBLIC ROAD PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO THE COUNTY OF SANTA BARBARA AS SET FORTH IN DOCUMENT RECORDED FEBRUARY 3, 1999 AS INSTRUMENT NO. 99-9145, OFFICIAL RECORDS. (CATHEDRAL OAKS ROAD). SAID EASEMENT RIGHTS HAVE REVERTED TO THE CITY OF GOLETA. (PTR # 14)

PROPOSED EASEMENT NOTES:

PROPOSED FIFTY-TWO (52.00) FOOT EASEMENT FOR PRIVATE STREET, PUBLIC AND PRIVATE UTILITIES, DRAINAGE AND EMERGENCY ACCESS PURPOSES TO BE GRANTED TO HOMEOWNERS ASSOCIATION FOR THE BENEFIT OF THE PROPOSED LOTS AS SHOWN HEREON.

PROPOSED TWENTY (20.00) FOOT WIDE OFFER OF DEDICATION FOR EASEMENT FOR PUBLIC ROAD PURPOSES AND RIGHTS INCIDENTAL THERETO TO THE COUNTY OF SANTA GOLETA.

GEOTECHNICAL & SOILS REPORT

THE GEOTECHNICAL STUDY WAS CONDUCTED BY CHENBERG, INC. AS PROJECT NO. 8724.001.000 DATED JULY 14, 2025 AND REVISED JULY 31, 2025.

DRAINAGE

DRAINAGE FOR PROPOSED LOTS AS SHOWN HEREON WILL SURFACE DRAIN TO PRIVATE STREET GUTTERS, CATCH BASINS, SUB-SURFACE STORM DRAIN PIPES AND BIO-INfiltrATION SWALES AND WILL BE CONDUCTED TO ESTABLISHED DRAINAGE COURSES AS SHOWN HEREON.

FIRE SEVERITY

PORTIONS OF THE LAND WITHIN THE SUBJECT VESTING TENTATIVE TRACT MAP IS LOCATED WITHIN A VERY HIGH FIRE SEVERITY ZONE (VHSZ) AS DETERMINED BY THE CALIFORNIA STATE FIRE MARSHALL AND AS SHOWN ON FIRE HAZARD SEVERITY ZONE MAP DATED FEBRUARY 24, 2025.

PROJECT SITE STATISTICS

Table with columns: LOT NUMBER, LOT SIZE GROSS SF, LOT SIZE NET SF, AVE. LOT WIDTH (FT), BUILDING PAD AVE. CUT/FILL, PLAN TYPE R=REVERSED, HOUSE (SF), GARAGE (SF), FOOT PRINT (SF) % LOT COVERAGE, HARDSCAPE (SF) % COVERAGE, PERMISSIBLE (SF) % COVERAGE, LANDSCAPE (SF) % LOT COVERAGE, ROAD EASEMENT HARDSCAPE (SF), ROAD EASEMENT PERMISSIBLE (SF). Rows 1-59 and SUB-TOTAL.

UTILITY INFORMATION

- 1. WASTEWATER DISPOSAL: GOLETA WEST SANITARY DISTRICT
2. WATER AND FEE FLOW: GOLETA WATER DISTRICT
3. ELECTRICAL SERVICE: EDISON COMPANY
4. NATURAL GAS SERVICE: GAS COMPANY
5. TELEPHONE SERVICE: VERIZON
6. CABLE SERVICE: COX CABLE



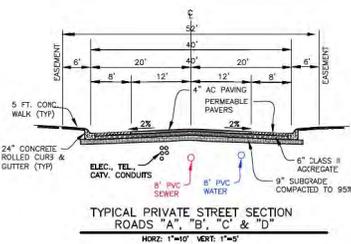
3 WEST CARROLL STREET SUITE 205 SANTA BARBARA, CA 93101 (805) 960-0771

PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN

FOR
VESTING TENTATIVE TRACT MAP 32,045
AND FINAL DEVELOPMENT PLAN

IN THE CITY OF GOLETA, CALIFORNIA

NOVEMBER 11, 2025 P.N. 01-023.01 SHEET 2 OF 6 SHEETS



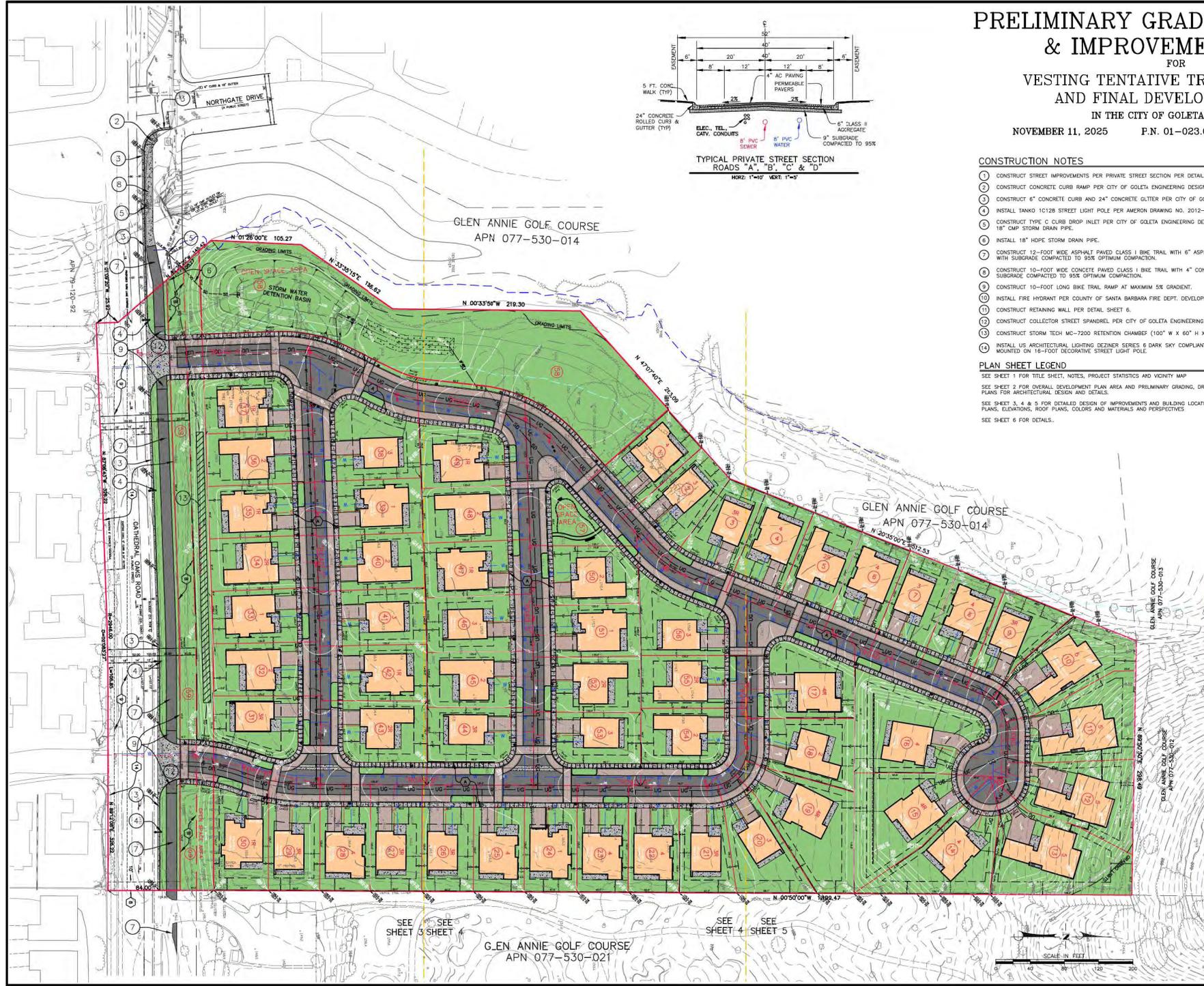
CONSTRUCTION NOTES

1. CONSTRUCT STREET IMPROVEMENTS PER PRIVATE STREET SECTION PER DETAIL HEREON.
2. CONSTRUCT CONCRETE CURB RAMP PER CITY OF GOLETA ENGINEERING DESIGN STANDARD DETAIL 4-030.
3. CONSTRUCT 6\"/>

PLAN SHEET LEGEND

SEE SHEET 1 FOR TITLE SHEET, NOTES, PROJECT STATISTICS AND VICINITY MAP
SEE SHEET 2 FOR OVERALL DEVELOPMENT PLAN AREA AND PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN. SEE ARCHITECTURAL PLANS FOR ARCHITECTURAL DESIGN AND DETAILS.
SEE SHEET 3, 4 & 5 FOR DETAILED DESIGN OF IMPROVEMENTS AND BUILDING LOCATIONS. SEE ARCHITECTURAL PLANS FOR DETAILED FLOOR PLANS, ELEVATIONS, ROOF PLANS, COLORS AND MATERIALS AND PERSPECTIVES.
SEE SHEET 6 FOR DETAILS.

LEGEND	
(10)	PROPOSED LOT
Z	PROPOSED UNIT MODEL
ZR	PROPOSED UNIT MODEL REVERSED
(A)	EASEMENT NOTE PER SHEET 1
(Red line)	EXISTING PROPERTY LINE
(Red line)	PROPOSED LOT LINE
(Dashed line)	EASEMENTS
(Dashed line)	ASSESSORS PARCEL LINE
GRADING LIMITS	
(Green line)	EXISTING CONTOUR
(Green line)	PROPOSED CONTOUR
(Green line)	EXISTING SEWER LINE
(Green line)	EXISTING WATER LINE
(Green line)	EXISTING OVERHEAD WIRE
(Green line)	PROPOSED SEWER LINE
(Green line)	PROPOSED WATER LINE
(Green line)	PROPOSED STORM DRAIN
(Green line)	PROPOSED DRY UTILITIES
(Green line)	RETAINING WALL
(Green line)	FIRE HYDRANT
(Green line)	CATCH BASIN
(Green line)	PROPOSED GRADING LIMITS
(Green line)	PROPOSED STREET LIGHT
(Green line)	POWER POLE
(Green line)	FINISH FLOOR ELEVATION
(Green line)	FINISH GRADE ELEVATION
(Green line)	TOP OR BOTTOM OF WALL



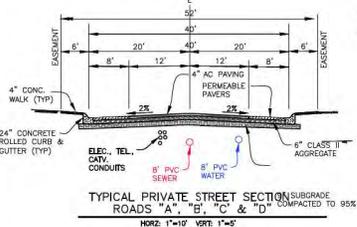


APN 79-120-92

- CONSTRUCTION NOTES**
- CONSTRUCT STREET IMPROVEMENTS PER PRIVATE STREET SECTION PER DETAIL HEREON.
 - CONSTRUCT CONCRETE CURB RAMP PER CITY OF GOLETA ENGINEERING DESIGN STANDARD DETAIL 5-030.
 - CONSTRUCT 6" CONCRETE CURB AND 24" CONCRETE GUTTER PER CITY OF GOLETA ENGINEERING DESIGN STANDARD DETAIL 4-330.
 - INSTALL TANKO 1C128 STREET LIGHT POLE PER AMERON DRAWING NO. 2012-028 WITH GE ILLUM LED ROADWAY LIGHT.
 - CONSTRUCT TYPE C CURB DROP INLET PER CITY OF GOLETA ENGINEERING DESIGN STANDARD DETAIL 3-020 AND CONNECT TO EXISTING 18" CMP STORM DRAIN PIPE.
 - INSTALL 18" HOPE STORM DRAIN PIPE.
 - CONSTRUCT 12'-FOOT WIDE ASPHALT PAVED CLASS I BIKE TRAIL WITH 6" ASPHALT CONCRETE PAVING AND 6" CLASS II AGGREGATE BASE WITH SUBGRADE COMPACTED TO 95% OPTIMUM COMPACTION.
 - CONSTRUCT 10'-FOOT WIDE CONCRETE PAVED CLASS I BIKE TRAIL WITH 4" CONCRETE PAVING AND 6" CLASS II AGGREGATE BASE WITH SUBGRADE COMPACTED TO 95% OPTIMUM COMPACTION.
 - CONSTRUCT 10'-FOOT LONG BIKE TRAIL RAMP AT MAXIMUM 1% GRADIENT.
 - INSTALL FIRE HYDRANT PER COUNTY OF SANTA BARBARA FIRE DEPT. DEVELOPMENT STANDARDS.
 - CONSTRUCT RETAINING WALL PER DETAIL SHEET 8.
 - CONSTRUCT COLLECTOR STREET SPANDREL PER CITY OF GOLETA ENGINEERING DESIGN STANDARD DETAIL 4-020.
 - CONSTRUCT STORM TECH MC-7200 RETENTION CHAMBER (180" W X 80" H X 60" L) WITH 0.5% GRADIENT.
 - INSTALL US ARCHITECTURAL LIGHTING DESIGNER SERIES 6 DARK SKY COMPLIANT DOWN BELL LUMINAIRE CATALOG #055C-FLD-III-W-30LED MOUNTED ON 16'-FOOT DECORATIVE STREET LIGHT POLE.

LEGEND

(10)	PROPOSED LOT	—	EXISTING WATER LINE
2R	PROPOSED UNIT MODEL	—	EXISTING OVERHEAD WIRE
2R	PROPOSED UNIT MODEL REVERSED	—	PROPOSED SEWER LINE
(A)	EASEMENT NOTE PER SHEET 1	—	PROPOSED WATER LINE
(A)	EXISTING PROPERTY LINE	—	PROPOSED STORM DRAIN
—	PROPOSED LOT LINE	—	PROPOSED DRY UTILITIES
—	EASEMENTS	—	RETAINING WALL
—	GRADING LIMITS	—	FIRE HYDRANT
—	EXISTING CONTOUR	—	CATCH BASIN
—	PROPOSED CONTOUR	—	PROPOSED STREET LIGHT
—	EXISTING SEWER LINE	—	POWER POLE
		—	FINISH 1100R ELEVATION
		—	FINISH GRAD. ELEVATION
		—	TR / RW TOP OR BOTTOM OF WALL



PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN

FOR
VESTING TENTATIVE TRACT MAP 32,045
AND FINAL DEVELOPMENT PLAN

IN THE CITY OF GOLETA, CALIFORNIA

NOVEMBER 11, 2025 P.N. 01-023.01 SHEET 3 OF 6 SHEETS

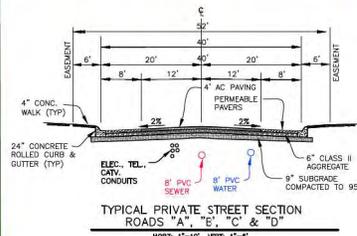




- CONSTRUCTION NOTES**
- CONSTRUCT STREET IMPROVEMENTS PER PRIVATE STREET SECTION PER DETAIL HERON.
 - CONSTRUCT CONCRETE CURB RAMP PER CITY OF GOLETA ENGINEERING DESIGN STANDARD DETAIL 5-030.
 - CONSTRUCT 6" CONCRETE CURB AND 24" CONCRETE GUTTER PER CITY OF GOLETA ENGINEERING DESIGN STANDARD DETAIL 4-030.
 - INSTALL TANKING 10128 STREET LIGHT POLE PER AMERON DRAWING NO. 2013-028 WITH DE EVOLVE LED ROADWAY LIGHT.
 - CONSTRUCT TYPE C CURB DROP-INLET PER CITY OF GOLETA ENGINEERING DESIGN STANDARD DETAIL 3-020 AND CONNECT TO EXISTING 18" CMP STORM DRAIN PIPE.
 - CONSTRUCT 18" HDPE STORM DRAIN PIPE.
 - CONSTRUCT 12'-FOOT WIDE ASPHALT PAVED CLASS I BIKE TRAIL WITH 6" ASPHALT CONCRETE PAVING AND 6" CLASS II AGGREGATE BASE WITH SUBGRADE COMPACTED TO 95% OPTIMUM COMPACTION.
 - CONSTRUCT 10'-FOOT WIDE CONCRETE PAVED CLASS I BIKE TRAIL WITH 4" CONCRETE PAVING AND 6" CLASS II AGGREGATE BASE WITH SUBGRADE COMPACTED TO 95% OPTIMUM COMPACTION.
 - CONSTRUCT 10'-FOOT LONG BIKE TRAIL RAMP AT MAXIMUM 5% GRADIENT.
 - INSTALL FIRE HYDRANT PER COUNTY OF SANTA BARBARA FIRE DEPT. DEVELOPMENT STANDARDS.
 - CONSTRUCT RETAINING WALL PER DETAIL SHEET 6.
 - CONSTRUCT COLLECTOR STREET SPANDREL PER CITY OF GOLETA ENGINEERING DESIGN STANDARD DETAIL 4-020.
 - CONSTRUCT STORM TECH MC-7200 RETENTION CHAMBER (10'0" H. X 6'0" L. X 6'0" D.) WITH 0.3% GRADIENT.
 - INSTALL US ARCHITECTURAL LIGHTING DEZIGNER SERIES 6 DARK SKY COMPLIANT DOMED BELL LUMINAIRE CATALOG #0566-PLD-II-W-36LD MOUNTED ON 16'-FOOT DEGRADATIVE STREET LIGHT POLE.

LEGEND

(10)	PROPOSED LOT	— W —	EXISTING WATER LINE
2	PROPOSED UNIT MODEL	— OHW —	EXISTING OVERHEAD WIRE
3R	PROPOSED UNIT MODEL, REVERSED	— S —	PROPOSED SEWER LINE
(A)	EASEMENT NOTE PER SHEET 1	— W —	PROPOSED WATER LINE
—	EXISTING PROPERTY LINE	— SD —	PROPOSED STORM DRAIN
—	PROPOSED LOT LINE	— UG —	PROPOSED DRY UTILITIES
---	EASEMENTS	— RW —	RETAINING WALL
---	GRADING LIMITS	— FH —	FIRE HYDRANT
---	EXISTING CONTOUR	— FF —	CATCH BASIN
---	PROPOSED CONTOUR	— FTW —	PROPOSED STREET LIGHT
---	EXISTING SEWER LINE	— TBW —	POWER POLE
		— TBW —	FINISH FLOOR ELEVATION
		— TBW —	FINISH GRADE ELEVATION
		— TBW —	TOP OR BOTTOM OF WALL



PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN

VESTING TENTATIVE TRACT MAP 32,045 AND FINAL DEVELOPMENT PLAN

IN THE CITY OF GOLETA, CALIFORNIA

NOVEMBER 11, 2025 P.N. 01-023.01 SHEET 4 OF 6 SHEETS



PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN

FOR
**VESTING TENTATIVE TRACT MAP 32,045
 AND FINAL DEVELOPMENT PLAN**
 IN THE CITY OF GOLETA, CALIFORNIA

NOVEMBER 15, 2025 P.N. 01-023.01 SHEET 5 OF 6 SHEETS

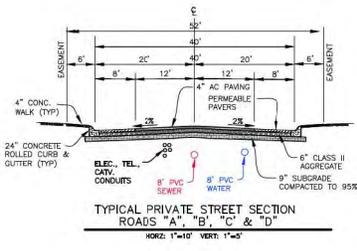


CONSTRUCTION NOTES

1. CONSTRUCT STREET IMPROVEMENTS PER PRIVATE STREET SECTION PER DETAIL HEREON.
2. CONSTRUCT CONCRETE CURB RAMP PER CITY OF GOLETA ENGINEERING DESIGN STANDARD DETAIL 5-030.
3. CONSTRUCT 6" CONCRETE CURB AND 24" CONCRETE GUTTER PER CITY OF GOLETA ENGINEERING DESIGN STANDARD DETAIL 4-030.
4. INSTALL TANKO 1C128 STREET LIGHT POLE PER AMERON DRAWING NO. 2012-028 WITH DE EVOLVE LED ROADWAY LIGHT.
5. CONSTRUCT TYPE C CURB DROP INLET PER CITY OF GOLETA ENGINEERING DESIGN STANDARD DETAIL 3-020 AND CONNECT TO EXISTING 18" CMP STORM DRAIN PIPE.
6. INSTALL 18" HOPE STORM DRAIN PIPE.
7. CONSTRUCT 12-FOOT WIDE ASPHALT PAVED CLASS II BIKE TRAIL WITH 6" ASPHALT CONCRETE PAVING AND 6" CLASS II AGGREGATE BASE WITH SUBGRADE COMPACTED TO 95% OPTIMUM COMPACTION.
8. CONSTRUCT 10-FOOT WIDE CONCRETE PAVED CLASS I BIKE TRAIL WITH 4" CONCRETE PAVING AND 6" CLASS II AGGREGATE BASE WITH SUBGRADE COMPACTED TO 95% OPTIMUM COMPACTION.
9. CONSTRUCT 10-FOOT LONG BIKE TRAIL RAMP AT MAXIMUM SIX GRADIENT.
10. INSTALL FIRE HYDRANT PER COUNTY OF SANTA BARBARA FIRE DEPT. DEVELOPMENT STANDARDS.
11. CONSTRUCT RETAINING WALL PER DETAIL SHEET 6.
12. CONSTRUCT COLLECTOR STREET SPANDREL PER CITY OF GOLETA ENGINEERING DESIGN STANDARD DETAIL 4-020.
13. CONSTRUCT STORM TECH MG-7200 RETENTION CHAMBER (100" W X 90" H X 800" L) WITH 0.5% GRADIENT.
14. INSTALL US ARCHITECTURAL LIGHTING DESIGNER SERIES 8 DARK SKY COMPLIANT DOMED BELL LUMINAIRE CATALOG #56C-PLD-III-W-36LED MOUNTED ON 16-FOOT DECORATIVE STREET LIGHT POLE.

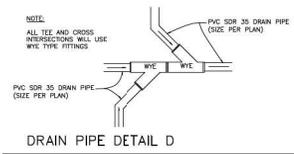
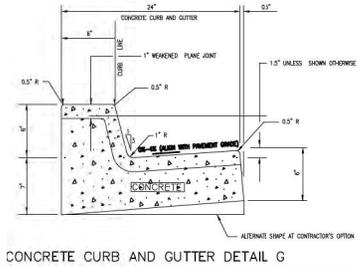
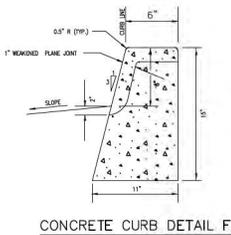
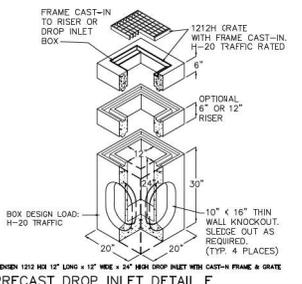
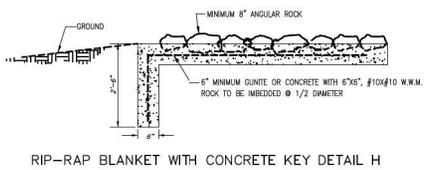
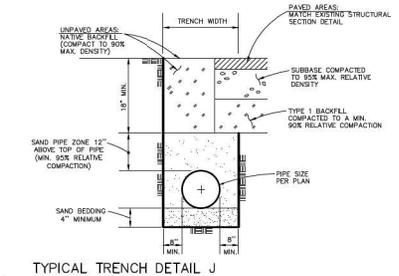
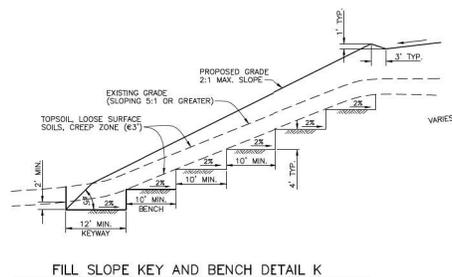
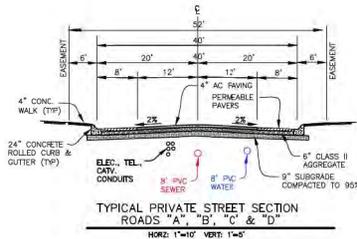
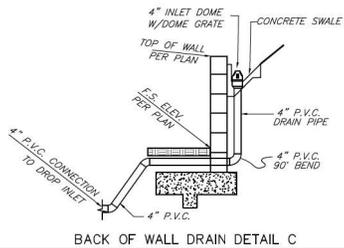
LEGEND

(10)	PROPOSED LOT	—	EXISTING WATER LINE
2	PROPOSED UNIT MODEL	—	EXISTING OVERHEAD WIRE
2R	PROPOSED UNIT MODEL REVERSED	—	PROPOSED SEWER LINE
△	EASEMENT NOTE PER SHEET 1	—	PROPOSED WATER LINE
—	EXISTING PROPERTY LINE	—	PROPOSED STORM DRAIN
—	PROPOSED LOT LINE	—	PROPOSED DRY UTILITIES
—	EASEMENTS	—	RETAINING WALL
—	GRADING LIMITS	—	FIRE HYDRANT
—	EXISTING CONTOUR	—	CATCH BASIN
—	PROPOSED CONTOUR	—	PROPOSED STREET LIGHT
—	EXISTING SEWER LINE	—	POWER POLE
			FRESH FLOOR ELEVATION
			FINISH 1ST FLOOR ELEVATION
			FINISH 2ND FLOOR ELEVATION
			TOP-OR-BOTTOM OF WALL



SEE SHEET 4
 SEE SHEET 5





WASH OFF & EQUIPMENT STORAGE NOTE

1. CONSTRUCT CONCRETE WASH-OFF DUMPSTER AREA PER DETAIL A SHOWN HEREON. WASH-OFF AREA SHALL BE IN PLACE AT ALL TIMES DURING GRADING AND PAVING OPERATIONS. CONTRACTOR SHALL NOT TRACK SOILS OR CONCRETE WASH OUT OR DEBRIS ON THE PUBLIC ROADWAY.
2. STAGING AREA, EQUIPMENT STORAGE AND FUELING, MATERIAL STORAGE AS SHOWN HEREON.
3. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
4. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.



PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN

FOR
VESTING TENTATIVE TRACT MAP 32,045 AND FINAL DEVELOPMENT PLAN
 IN THE CITY OF GOLETA, CALIFORNIA

NOVEMBER 15, 2025 P.N. 01-023.01 SHEET 6 OF 6 SHEETS





LEFT ELEVATION
18" = 1"



FRONT ELEVATION
18" = 1"



RIGHT ELEVATION
18" = 1"



REAR ELEVATION
18" = 1"

Tract Map No. 32,045

7400 Cathedral Oaks
Cajalta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
1	Development Application	07/25/2017
2	Final Development Plan	09/28/2015
3	Updated Development Plan	07/29/2015
4	Development Plan	10/04/2015

A102
UNIT 1 ELEVATIONS

SCALE: 1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0" **02**



FRONT ELEVATION
1/8" = 1'-0" **01**



RIGHT ELEVATION
1/8" = 1'-0" **04**



REAR ELEVATION
1/8" = 1'-0" **03**

Tract Map No. 32,045

7400 Cathedral Oaks
Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
1	Development Application	07/25/2017
2	Final Development Plan	08/23/2015
3	Updated Development Plan	07/07/2015
4	Development Plan	10/04/2015

A202

UNIT 2 ELEVATIONS

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

Tract Map No. 32,045

7400 Cathedral Oaks
Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
1	Development Application	07/29/2017
2	Final Development Plan	08/23/2017
3	Updated Development Plan	07/07/2018

A302

UNIT 3 ELEVATIONS

SCALE: 1/8" = 1'-0"



LEFT ELEVATION 02
1/8" = 1'-0"



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



RIGHT ELEVATION 04
1/8" = 1'-0"



REAR ELEVATION 03
1/8" = 1'-0"

Tract Map No. 32,045

7400 Cathedral Oaks
Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
1	Development Application	07/25/2017
2	Final Development Plan	08/23/2015
3	Updated Development Plan	07/07/2015
4	Development Plan	10/26/2015

A402

UNIT 4 ELEVATIONS

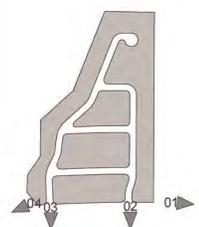
SCALE: 1/8" = 1'-0"



CATHEDRAL OAKS PERSPECTIVE - KING DANIEL
NOT TO SCALE 02



CATHEDRAL OAKS PERSPECTIVE - EAST
NOT TO SCALE 01



Tract Map No. 32,045

7400 Cathedral Oaks Road
Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
1	Development Application	07/25/2013
2	Final Development Plan	06/26/2015
3	Updated Development Plan	07/31/2015

A611

PROJECT PHOTO SIMULATIONS



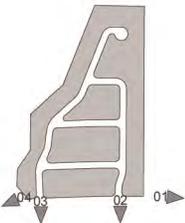
CATHEDRAL OAKS PERSPECTIVE - WEST 04
NOT TO SCALE



CATHEDRAL OAKS PERSPECTIVE - ROYAL LINDA 03
NOT TO SCALE



0404 - 0405 - 0406 - 0407 - 0408 - 0409 - 0410 - 0411 - 0412 - 0413 - 0414 - 0415 - 0416 - 0417 - 0418 - 0419 - 0420 - 0421 - 0422 - 0423 - 0424 - 0425 - 0426 - 0427 - 0428 - 0429 - 0430 - 0431 - 0432 - 0433 - 0434 - 0435 - 0436 - 0437 - 0438 - 0439 - 0440 - 0441 - 0442 - 0443 - 0444 - 0445 - 0446 - 0447 - 0448 - 0449 - 0450 - 0451 - 0452 - 0453 - 0454 - 0455 - 0456 - 0457 - 0458 - 0459 - 0460 - 0461 - 0462 - 0463 - 0464 - 0465 - 0466 - 0467 - 0468 - 0469 - 0470 - 0471 - 0472 - 0473 - 0474 - 0475 - 0476 - 0477 - 0478 - 0479 - 0480 - 0481 - 0482 - 0483 - 0484 - 0485 - 0486 - 0487 - 0488 - 0489 - 0490 - 0491 - 0492 - 0493 - 0494 - 0495 - 0496 - 0497 - 0498 - 0499 - 0500



Tract Map No. 32,045

7400 Cathedral Oaks Road
Cupertino, CA 95117

PROJECT #: LOR101

NO.	DESCRIPTION	DATE
1	Development Application	07/25/2013
2	Final Development Plan	08/26/2013
3	Updated Development Plan	07/31/2015

A612

PROJECT PHOTO SIMULATIONS

EXHIBIT B to ATTACHMENT 3
General Plan Consistency Analysis

Shelby Residential Project General Plan/Coastal Land Use Plan Consistency Analysis

The project is consistent with the Goleta General Plan/Coastal Land Use Plan (GP/CLUP) described below.

1. **Land Use Element:** This Project is a Builder's Remedy project under the Housing Accountability Act (HAA). As explained in additional detail below, the Builder's Remedy is a state law provision that prohibits a jurisdiction from denying a qualifying affordable housing project due to inconsistencies with the local zoning and/or general plan if an applicant submitted a preliminary application while the jurisdiction's housing element was out of substantial compliance with state Housing Element Law (i.e., uncertified).

The Project is on a 14.38-acre lot located on Cathedral Oaks Road adjacent to the Glen Annie Golf Course, within the AG-II-40 zone district. While the property's current general plan designation is Agricultural and its current zoning district is AG-II-40, because this is a Builder's Remedy project, state law prohibits the City from requiring the project to apply for, or receive approval of, a general plan amendment, specific plan amendment, rezoning, or other legislative approval. (Gov. Code, § 65589.5 (f)(6)(D)(i).) Additionally, as a Builder's Remedy project, the applicant may identify a local residential land use designation that is used as a basis for design consistency. (*Id.*, at (f)(6)(A).) The applicant identified the Single Family Residential (RS) land use designation as the most analogous zone and basis for the project.

With the Development Plan proposed by the applicant, the project will be consistent with Land Use Element. The project's residential and open space uses are consistent with the predominantly residential and open land use pattern in the City in general and with residential and open space uses surrounding the project including single-family residential to the south, multi-family residential to the west, and a golf course to the north, east, and west (LU 1.2).

As noted above, the Project is being evaluated for consistency with the RS-7 zoning district's standards. Features of the Project that deviate from the RS-7 zone's requirements are justified pursuant to relief provided under State Density Bonus Law (Gov. Code, § 65915). As a Builder's Remedy project with least 7 percent of units for extremely low-income households, the Project is entitled to, among other things, four concessions and an unlimited number of waivers or reductions of development standards that physically preclude the Project from being constructed by the applicant. (Gov. Code, § 65589.5(f)(6)(B)(i)(II), (C)(i), (iv).) The applicant is requesting one concession and four waivers to deviate from the City standards listed below. State law prohibits the City from finding the Project inconsistent with the City's standards as a result of Density Bonus Law. (Gov. Code, § 65589.5(j)(3).) The one concession and four waivers are as follows:

Concession

1. Encroachment into the required 100-foot streamside protection area (SPA) buffer of approximately 7,786 square feet (0.18 acres) in the rear yards of Lots 1 through 8, portions of the houses on Lots 1 and 2, and for portions of sidewalk in Lot 38. To compensate for SPA buffer encroachment, the proposed project design includes 0.21 acres of additional open space provided outside of and adjacent to the edge of the 100-foot SPA buffer on proposed Lot 58.

Waivers

Four waivers from the RS-7 zone district standards:

1. Proposed lot widths of 60 feet (which is less than the 65 feet otherwise required in the RS -7 zone district) on 31 of the 56 proposed residential lots.
2. Proposed rear yard setbacks of 15 feet (which is less than the 25 feet otherwise required in the RS-7 zone district) on 51 of the 56 proposed residential lots.
3. Reduced side yard setbacks (of less than the otherwise required 6.5 feet in the RS-7 zone district) on 32 of the 56 proposed residential lots. The reduction allows for a second story to extend closer to the edge of the property line.
4. The allowed maximum floor area of 35 houses would exceed the maximum allowed floor-area. The exceedances range between 208 to 1,539 additional square feet, depending on the lot. These floor-area exceedances would occur on Lots 1 through 14, 20 through 23, 25 through 29, 32, 34, 36, 40, 41, 45, 46, 48, 50, 52, and 55.

The project includes design characteristics, reviewed by the Design Review Board, to ensure development will result in a well-designed community with a sense of place and appropriate scale which are implemented by the Development Plan (LU 1.9). The General Plan establishes the permitted uses, density, and building mass and scale for the project site and is consistent with the standards set forth in Table 2-1 of the GP/CLUP for residential land uses (LU 2.1, LU 2.2, and LU 2.4). Existing vegetation surrounding the project site on the west, north and portions of the east will screen the project site from adjacent development. Landscaping of open space areas, including a 50-foot wide landscape buffer along Cathedral Oaks Road will provide additional buffer from surrounding residential and recreational uses. The development standards and design requirements of the Development Plan ensure the project is compatible with the character of the immediately surrounding neighborhood (LU 2.3). Additionally, the project will be adequately served by existing public services and infrastructure as is further discussed in the Public Facilities and Transportation Element analyses (LU 1.13 and LU 11.1).

2. **Open Space Element:** The project is consistent with Open Space Element due to the Builder's Remedy aspect of the project. Additionally, while the project site is

designated Agriculture in the GP/CLUP, it has not been suitable for agricultural production since 1995. The project will include approximately 1.4 acres of neighborhood open space including an approximately 0.9 acre open space area at the southwestern corner of the site which will serve as a protective buffer to the creek and riparian habitat along El Encanto Creek, just west of the project site. This open space area will also serve as a stormwater bioswale and detention/retention basin and provide a passive recreation area for use by project homeowners and their guests. Sidewalks on both sides of the internal streets within the project site will provide easy and safe access to these neighborhood open spaces. Uses consistent within OS 6.7 within these open space areas ensures that future changes to these areas are limited to appropriate passive recreational and resource protection uses. The project mitigation measures further require that landscaping within the SPA adjacent to El Encanto Creek be native species from local propagules. A 50-foot-wide greenbelt fronting on Cathedral Oaks Road will enhance the visual appearance of the property from the public roadway and buffer roadway noise from the residential uses on the project site (OS 6.5).

A Phase I cultural resources inventory of the project site indicates no significant impacts to cultural resources are likely to occur. Project mitigation measures will ensure appropriate action is taken, consistent with GP/CLUP policies, should unanticipated cultural resources be discovered (OS 8.1, OS 8.3, OS 8.4, OS 8.5, and OS 8.6). Similarly, project mitigation measures will ensure appropriate action is taken consistent with GP/CLUP policies should any paleontological resources be encountered during construction (OS 8.7).

- 3. Conservation Element:** The project is consistent with the Conservation Element. While no special status species are identified and while no portion of the project site is designated as an Environmentally Sensitive Habitat Area (ESHA) on the Special-Status Species and Environmentally Sensitive Habitat Areas Map (Figure 4-1) of the GP/CLUP, a site specific study of the property identified two types of ESHAs on or adjacent to the site. Habitat for the Santa Barbara honeysuckle is located on the project site and riparian habitat associated with El Encanto Creek is located off-site, adjacent to the western border (CE 1.1, CE 1.2, CE 1.3, and CE 2.1). Twenty-four individuals of Santa Barbara honeysuckle were mapped on the project site along the southwestern border (CE 8.1 and CE 8.3). Project mitigation measures will ensure ESHA and special-status species are protected consistent with applicable GP/CLUP policies (CE 1.6, CE 1.7, CE 1.8, CE 1.9, CE 1.10, CE 8.2, and CE 8.4).

Policy CE 2.2 generally establishes a SPA buffer of 100 feet on either side of El Encanto Creek. Although the creek in this location is situated within unincorporated Santa Barbara County, the SPA buffer requirements are applicable. The habitat stream buffers upstream and downstream of the project site are primarily 25 feet or less. The stream side protection buffer from the edge of the riparian corridor is a 100' minimum setback. However, as a Builder's Remedy project with least 7 percent of units deemed for extremely low-income households, the Project is entitled to, among

other things, four concessions and an unlimited number of waivers or reductions of development standards that physically preclude the Project from being constructed by the applicant. (Gov. Code, § 65589.5(f)(6)(B)(i)(II), (C)(i), (iv).) The applicant is requesting one concession to encroach into the required 100-foot streamside protection area (SPA) buffer of approximately 7,786 square feet (0.18 acres) in the rear yards of Lots 1 through 8, portions of the houses on Lots 1 and 2, and for portions of sidewalk in Lot 38. As required by project mitigation measures and consistent with GP/CLUP policies, uses and activities primarily in this area will be limited to fencing to protect the creek, riparian habitat, drainage improvements, construction and maintenance of foot trails, bicycle paths, and similar low-impact facilities for public access except for the uses/activities allowed by the request concession. Only native, locally propagated plants will be allowed in the area between El Encanto Creek and the internal road and invasive species will be prohibited throughout the development. With these mitigations, the buffer along El Encanto Creek on the project site would be expanded and enhanced and its ongoing protection. Further this area will be protected over the long term through either the recordation of an easement or deed restriction which outlines the limitation of uses allowed in the SPA buffer area (CE 2.1, CE 2.2, CE 2.3, and CE 2.4).

The project, as designed and in compliance with protective development requirements, will protect El Encanto Creek and its associated riparian area (CE 2.5 and CE 2.6). In particular, the development must utilize best management practices for stormwater management including, without limitation, stormwater curb extensions and permeable paving to capture stormwater runoff for biofiltration treatment and sediment collection, will ensure impacts on water quality are minimized (CE 10.1, CE 10.2, CE 10.3, CE 10.4, CE 10.6, CE 10.7). The homeowner's association for the project must maintain all stormwater management facilities serving the project in compliance with GP/CLUP policy (CE 10.8). Further, any landscaping required for erosion control must use native, noninvasive plants to minimize the need for fertilizer, pesticides, herbicides, and excessive irrigation (CE 10.9).

The project site has been unsuitable for agricultural production since 1995 (CE 11.1, CE 11.8, and CE 11.10). The project site is located more than 0.5 mile from U.S. Highway 101 and there are no identified stationary toxic sources near the property (CE 12.1). As mitigated, the project would be consistent with all GP/CLUP policies related to emissions (CE 12.2 and CE 12.3). The project will comply with applicable sustainable green building standards as required by the State building code which facilitation consistency with General Plan Policies . CE 13.1, CE 13.3, CE 15.3, and CE 15.5. In addition, adequate, screened trash and recycling storage areas will be provided at each home and the plant palette for the project will favor low-green waste producing plants (CE 15.4).

A few small trees currently exist along Cathedral Oaks Road frontage adjacent to the project site. The project will include landscape improvements within the public road easement and a 50-foot wide greenbelt along Cathedral Oaks Road. This landscaping

will include a large number of trees. Landscaping in the other open space areas within the project site and in the front yards of residential lots will also include trees. The Development Plan requires all trees planted to be at least 15 gallons in size. The City will ensure the tree selection and placement is appropriate to the site and surrounding area and enhances the City's urban forest (CE 14.1, CE 14.2, CE 14.3, and CE 14.4).

- 4. Safety Element:** The project is consistent with the Safety Element. The project site has an average slope of approximately 7.8 percent and is not located in a fault zone or a 100-year flood zone. Recommended design features are incorporated into the project to counter potential slope instability, erosion and landslides. Moreover, the project must comply with all applicable Building Code requirements (CBC and GMC) (SE 1.3, SE 1.6, SE 1.9, SE 5.2 and SE 5.4). Residential development will exceed the minimum 50-foot setback from El Encanto Creek as generally required in SE 6.6 with the observation of the 100' SPA buffer with the concession.

All new residences will comply with current California Building Code requirements for fire protection, including the installation of fire sprinklers (SE 7.1, SE 7.2, and SE 7.5). The project will be adequately served by fire protection services and the Fire Department approved a Fire Protection Plan for the project.

- 5. Visual and Historic Resources Element:** The project is consistent with the Visual and Historic Resources Element. Views from Cathedral Oaks Road, and private views from adjacent developments located to the west and south of the site will be minimally impacted as demonstrated by the photo simulations provided in the aesthetic section of the associated Final EIR found on pages 4.1-18- through 4.1-21, which demonstrate that the views to the mountains are minimally impacted. Looking east and north toward and through the project site, existing landscaping and overgrown vegetation are present that create very limited view of the foothills and mountains beyond. Private viewpoints from multifamily residences west of the site, beyond El Encanto Creek and Northgate Drive, are screened by the existing trees and vegetation along El Encanto Creek and the site is not visible. Additionally, viewpoints from the golf course on the west, north, and east side of the project site are mostly screened by landscaping and topography, but not fully blocked. Most private views of the site are obstructed by existing vegetation. Views from the single-family residential neighborhood to the south will be changed as a result of the project but mitigation restricting the maximum height of structures will minimize this impact (VH 1.8).

While the proposed project would result in some changes to existing views, the design of the project would not result in substantial, adverse changes to identified scenic corridors or resources from public viewpoints in the project vicinity. Mitigation measures have been incorporated to reduce the impact on scenic views to the maximum extent practicable. (VH 1.1, VH 1.2, VH 1.4, VH 2.1, VH 2.2, and VH 2.3).

The project site is adjacent to El Encanto Creek and its riparian corridor. The current extent of the riparian corridor is limited due to existing development upstream and

downstream and on the project site. However, the project includes an open space area adjacent to the creek which will expand and enhance the buffer adjacent to the creek which will be visible from public viewing areas on Cathedral Oaks Road (VH 1.1).

Development of the site will be an extension of the existing urban neighborhoods to the south and west (VH 1.5). The project will include a 50-wide greenbelt along Cathedral Oaks Road to soften the appearance of the new development from the scenic corridor. All lighting will be conditioned to comply with City regulations for lighting in residential developments and all utilities will be placed underground (VH 4.12 and VH 4.14). Public improvements along Cathedral Oaks will include connection of the Class I trail existing on either side of the property which will enhance the visual character and functionality of the corridor (VH 2.2, VH 2.3, VH 2.4, VH 2.5, and VH 4.10).

There is minimal vegetation and no significant natural landforms on the project site; the site has an average slope of 7.8 percent. Minimal grading is proposed to prepare the site for infrastructure and structural development. Project development will include the installation of landscaping which will aid in blending the development with the surrounding environment. The circulation and lot configuration along with the development standards, and landscape standards promote high quality design and a sense of place which is implemented by the Development Plan (VH 3.1 and VH 3.2). The homes will be constructed of high quality, durable materials; scaled appropriately to the lot sizes and overall site; oriented to take advantage of the natural environment, encourage indoor/outdoor living, and maintain solar access; and will comply with CalGreen+ standards of the City's Green Building regulations (VH 3.4 and VH 4.16).

Landscaping is an integral part of the project design. Native, drought-tolerant vegetation is strongly encouraged, turf areas are limited, and invasive plants are prohibited (VH 4.9). The project will include adequate parking and amenities for residents, provide for safe pedestrian and bicycle circulation within and between neighborhoods, respect existing natural features on and surrounding the site, and provide well-defined community open space areas (VH 3.3, VH 3.5, and VH 3.6).

Signage must comply with existing City zoning regulations for signage in residential areas (VH 3.7 and VH 4.13). Design review is required before project construction to ensure appropriate plant selections that minimize view blockage and ensure the design of structures is of high quality, compatible with surrounding development, and enhances the visual character of the City overall (VH 1.6, VH 2.2, VH 2.3, VH 2.4, VH 3.1, VH 3.2, VH 4.1, VH 4.3, VH 4.9, VH 4.10, and VH 4.15).

6. Transportation Element: The project is consistent with the Transportation Element. The project will include a looped road which intersects with Cathedral Oaks Road. Driveways are not allowed onto Cathedral Oaks Road (TE 3.3). Internal streets will include two 12-foot travel lanes with eight-foot parking/landscape curb extensions

on either side. Lane widths appropriate to the residential neighborhood and adequate for emergency access with parking and curb extensions along the travel lanes will encourage appropriate speeds within the neighborhood (TE 1.2, TE 1.4, TE 3.6, TE 3.7, and TE 6.7). Sidewalks on both sides of the internal streets will accommodate safe pedestrian movement throughout the project site. The internal sidewalks will also connect to improvements along Cathedral Oaks Road, which include the provision of sidewalk and 10-foot wide Class I riding and pedestrian path on either side of the property to complete the missing linkage (TE 3.9, TE 10.4, and TE 13.5). Street lighting is required to comply with the neighborhood character and be consistent with the policies of the Conservation Element (TE 6.8). As discussed in the Conservation Element analysis, development features ensure appropriate drainage and protection of water quality (TE 6.3).

Two off-street parking spaces located in a garage will be required for each residential unit. Additional driveway space on each lot will also be available for off-street parking of at least two vehicles. This will ensure there is adequate parking to serve the project (TE 9.1, TE 9.2, and TE 9.3).

The traffic study prepared for the project estimated that the project generated 15.9 VMT per resident, which exceeds the County threshold of 14.9 VMT per resident. Therefore, the proposed project would potentially be inconsistent with *CEQA Guidelines* Section 15064.3(b). This impact would be potentially significant, however with implementation of the assumed VMT reductions stated in the traffic study could potentially be reduced to 12.75 VMT per resident, which would be below the City thresholds.

The July 30, 2025, Traffic and VMT Assessment prepared by Associated Transportation Engineers (ATE) is provided as Appendix J to the Shelby Final EIR SCH #2012081019, is on file with the City and is incorporated by reference. Table 4 of the July 30, 2025, ATE report indicates that the project is anticipated to generate a total of 477 average daily trips (ADT) with 37 AM peak hour trips and 47 PM peak hour trips. Further the ATE report indicates that the project will not affect the nearby intersections to reduce level of service (LOS) to below LOS C in keeping with General Plan Policy TE 4.1.

The developer must also pay traffic impact fees to fund transportation improvements to ensure adequate levels of service system wide (TE 14.1).

- 6. Public Facilities Element:** The project is consistent with the Public Facilities Element. The permittee must pay development impact fees as required by GMC Title 17. The project is designed to comply with fire safety design standards identified in the California Fire Code, as adopted by the GMC, and the Santa Barbara County Fire Protection District's development standards (PF 3.4). The project would not result in any significant new demands on the sheriffs or fire protection services but would contribute impact fees to assist with administrative facilities and fire facilities which will improve emergency response times to the project area (PF 3.2, PF 3.3, and PF 3.8).

The project is designed to encourage a secure, safe, and crime-free environment with adequate lighting and homes with front doors facing the street (PF 3.9).

The project will not adversely affect the water supply. The Goleta Water District (GWD) confirmed the property has received a Preliminary Water Determination Letter and a Preliminary Condition Letter..

The Goleta West Sanitary District confirmed that sanitation services are available to serve the project (PF 4.2). Environmental analysis confirmed the project would add a less than significant number of students to existing public schools (PF 5.2). Additionally, the developer is required to pay school impact fees as required by the Goleta Union School District and Santa Barbara Unified School District (PF 5.7). All utility providers confirmed that they can serve the project and all utilities will be placed underground (PF 6.1 and PF 6.2). The permittee will fund the cost to construct new utility infrastructure for the project and connect to existing utility facilities (PF 9.2, PF 9.3, and PF 9.7)

- Noise Element:** The project is consistent with the Noise Element. The project's single-family residential use is compatible with the surrounding single-family and multi-family residential and golf course uses (NE 1.1). Neighborhood noise sources are generally intermittent and while they could generate noise in excess of 65 dBA CNEL at times, basic construction techniques required by the California Residential Code (CRC) would reduce interior noise levels to 45 dBA (NE 1.2 and NE 1.5). Further, there is over 250 feet between the project site and the multi-family residential development to the west and the 20-foot-wide landscaped open space area along Cathedral Oaks Road will buffer traffic noise from the residential uses on the project site. Vegetation on the perimeter of the adjacent golf course will also buffer noise between the two properties (NE 1.3, NE 2.1, NE 7.1 and NE 7.2). The street design, and landscaped curb extensions, will help to ensure reasonable vehicle speeds within the project, thereby reducing traffic noise impacts (NE 2.7). The homeowner's association must maintain streets within the project site which will ensure traffic-generated noise within the project site from potholes, bumps, and other roadway damage will be minimized (NE 2.8).

Short-term construction noise during project construction will be mitigated with the implementation of standard conditions such as limiting construction hours, requiring properly maintained equipment, restricting idling equipment, and routing construction traffic to avoid neighborhood streets, as well as implementation of Mitigation Measure NOI-1 from the EIR (NE 6.4 and 6.5).

- Housing Element:** The project includes a Vesting Tentative Map and Development Plan for the 56 new single-family residences. The project is consistent with the 2023-2031 Housing Element. The project will provide 56 family homes of which 11 units will be income deed restricted for a duration of 55 years. The income restricted units will be in the following categories four residences at extremely low -income level, one

residence at lower income level, three residences at moderate income level, and three residences at above-moderate income levels. Based on the nature of the units, the project will contribute to the mix of housing choices within the City and be available to the local workforce (HE 3.1, HE 4.2). Project open space improvements including walking trails; sidewalks; and private outdoor areas on residential lots will make the development desirable for families and children (HE 5.5). Initial development and future renovations, additions, and other improvements require City approval to ensure the site and building design is consistent with the design principles articulated in the City's design review requirements and that the project will create and maintain a sense of place compatible with surrounding uses (HE 9.1 and HE 9.2). As discussed in the Conservation Element analysis, the project complies with the City's Green Building regulations (HE 9.4 and HE 9.5). Pursuant to project description with the inclusion of the income restricted units, the permittee will provide different affordability types consistent with the need for affordable housing in the City (HE 11.1, HE 11.2, HE 11.3, HE 11.4, and HE 11.5)

EXHIBIT C to ATTACHMENT 3
Zoning Consistency Analysis

ZONING CONSISTENCY ANALYSIS FOR
 SHELBY RESIDENTIAL PROJECT
 BASED ON RS 7000 DEVELOPMENT STANDARDS¹
 CASE NO. 05-154-VTM-DP-DRB

<u>ZONING REQUIREMENTS</u>	<u>PROPOSED PROJECT</u>	<u>CONSISTENCY WITH STANDARDS</u>
<p>Front Yard Setback applicable to Internal Street frontages: Twenty (20) feet from right-of-way line for structures.</p>	<p>The structures and balconies are setback a minimum of 20 feet from the property lines.</p>	<p>Yes</p>
<p>Side Yard Setbacks: 10 percent of lot which 6.5 feet.</p>	<p>All of the ground floor portions of the houses comply with the required setback. Thirty-two of the 56 lots provide a reduced side yard setback for second story elements as shown on page 9 of this Exhibit.</p>	<p>Yes, with waiver pursuant to relief provided under State Density Bonus Law (Gov. Code, § 65915).</p>

¹ As a Builder's Remedy project, the applicant identified a local zoning district that is used as a basis for design consistency. The applicant identified the RS-7 zoning district as the most analogous zone.

<p>Rear Yard Structure Setback: 25-foot rear yard setback for primary buildings.</p>	<p>Fifty one of the 56 residences have a rear yard setback of 15 feet. The proposed rear setback on each lot is provided on page 7 of this Exhibit.</p>	<p>Yes, with waiver pursuant to relief provided under State Density Bonus Law (Gov. Code, § 65915).</p>
<p>Parking: 2 covered spaces per residence.</p>	<p>All residences will contain a covered two car garage.</p>	<p style="text-align: center;">Yes</p>
<p>Building Height limit: Maximum height of 25 feet.</p>	<p>Maximum height of the residences range from 18 feet to 23 feet 9 inches.</p>	<p style="text-align: center;">Yes</p>
<p>Minimum Lot Area: The RS-7 zone district is a minimum of 7,000 square feet.</p>	<p>All 59 lots are over 7,000 square feet as measured to the centerline of the adjacent streets.</p> <p>The net areas located behind the sidewalk of the residential lots range between 5,910 to 13,50 sq. ft.</p>	<p style="text-align: center;">Yes</p>

<p>Minimum Lot Width: 65 feet.</p>	<p>Lot widths range from 56.91 feet to 142.66 feet as shown on page 5 of this Exhibit.</p>	<p>Yes, with waiver pursuant to relief provided under State Density Bonus Law (Gov. Code, § 65915).</p>
<p>Density: Maximum Density is 5 du/acre with no minimum density.</p>	<p>The Project's density is 3.89 units/acre.</p>	<p style="text-align: center;">Yes</p>
<p>Streamside Protection Buffer: 100' setback</p>	<p>Encroachment into the required 100-foot streamside protection area (SPA) buffer of approximately 7,786 square feet (0.18 acres) in the rear yards of Lots 1 through 8, portions of the houses on Lots 1 and 2, and for portions of sidewalk in Lot 38. The structure of Lot 1 is 75 away from the SPA boundary line. (see page 4 of this Exhibit)</p>	<p style="text-align: center;">Yes, with a concession pursuant to relief provided under State Density Bonus Law (Gov. Code, § 65915).</p>
<p>Maximum Allowable Floor Area:</p>	<p>Floor area of 35 houses exceeds the maximum permitted floor area from 208 to 1,539 sq. ft. These floor area exceeds occur on Lots 1 through 14, 20, through 23, 25 through 29, 32, 24, 26, 40, 41, 45, 46, 48, 50, 52, and 55.</p> <p>The floor area of 21 houses meets the maximum allowable floor area.</p>	<p>Yes, with a waiver pursuant to relief provided under State Density Bonus Law (Gov. Code, § 65915).</p>

SPA BUFFER REDUCTION

LOT NUMBER	AMOUNT OF SPA BUFFER REDUCTION
1	2,051 SF
2	1,279 SF
3	751 SF
4	761 SF
5	622 SF
6	902 SF
7	728 SF
8	61 SF
38	631 SF
TOTAL	7,786 SF

LOT WIDTH REDUCTION

LOT NUMBER	LOT WIDTH REDUCTION Y/N	LOT WIDTH of LESS THAN 65'
1	Y	60.00'
2	Y	60.00'
3	Y	60.00'
4	Y	61.00'
5	Y	62.00'
6	Y	60.00'
7	Y	60.00'
8	Y	60.00'
9	Y	60.00'
10	N	n/a
11	N	n/a
12	N	n/a
13	N	n/a
14	N	n/a
15	N	n/a
16	N	n/a
17	N	n/a
18	N	n/a
19	N	n/a
20	Y	60.00'
21	Y	60.00'
22	Y	60.00'
23	Y	60.00'
24	Y	61.50'
25	Y	60.00'
26	Y	60.00'
27	Y	60.00'
28	Y	60.00'
29	Y	60.00'
30	Y	64.14'
31	N	n/a
32	Y	62.03'
33	Y	62.29'
34	Y	61.50'

35	Y	61.50'
36	Y	61.50'
37	N	n/a
38	N	n/a
39	Y	64.10'
40	Y	64.50'
41	N	n/a
42	N	n/a
43	N	n/a
44	N	n/a
45	N	n/a
46	N	n/a
47	Y	64.02'
48	Y	64.03'
49	N	n/a
50	N	n/a
51	Y	61.09
52	N	n/a
53	N	n/a
54	N	n/a
55	Y	60.00'
56	N	n/a

REAR SETBACK REDUCTION

LOT NUMBER	REAR SETBACK REDUCTION Y/m	REAR SETBACK PROPOSED IF LESS THAN 25'
1	Y	15.0'
2	Y	19.2'
3	Y	19.2'
4	Y	15.0'
5	Y	15.0'
6	Y	15.0'
7	Y	19.2'
8	Y	15.0'
9	Y	19.2'
10	Y	21.8'
11	Y	18.9'
12	Y	21.9'
13	N	n/a
14	Y	15.1'
15	N	n/a
16	N	n/a
17	Y	16.5'
18	Y	16.1'
19	Y	24.5'
20	N	n/a
21	Y	19.2'
22	Y	15.0'
23	Y	15.0'
24	Y	16.4'
25	Y	15.0'
26	Y	19.2'
27	Y	19.2'
28	Y	15.0'
29	Y	19.2'
30	N	n/a
31	Y	19.3'
32	Y	15.0'
33	Y	15.1'
34	Y	15.0'
35	Y	15.0'

36	Y	15.0'
37	Y	15.0'
38	Y	19.2'
39	Y	15.0'
40	Y	15.0'
41	Y	19.2'
42	Y	15.0'
43	Y	15.0'
44	Y	19.3'
45	Y	15.0'
46	Y	19.2'
47	Y	15.0'
48	Y	15.0'
49	Y	15.0'
50	Y	15.0'
51	Y	15.0'
52	Y	15.0'
53	Y	19.2'
54	Y	15.0'
55	Y	15.0'
56	Y	19.6'

REDUCED SIDE YARD SETBACKS FOR 2nd STORY PORTIONS

LOT NUMBER	SECOND STORY SIDE YARD SETBACK REDUCTION YIN	2 ND STORIES SIDE YARD PROPOSED IF LESS TFAN 6.5'
1	N	n/a
2	N	n/a
3	N	n/a
4	N	n/a
5	Y	FACE(7.1') EAVE(5.5')
6	Y	FACE(7.5') EAVE(6.0')
7	Y	FACE(6.5') EAVE(5.0')
8	Y	FACE(7.5') EAVE(6.0')
9	Y	FACE(6.5') EAVE(5.0')
10	N	n/a
11	N	n/a
12	N	n/a
13	N	n/a
14	N	n/a
15	N	n/a
16	N	n/a
17	N	n/a
18	N	n/a
19	N	n/a
20	Y	FACE(6.5') EAVE(5.0')
21	N	n/a
22	Y	FACE(7.5') EAVE(6.0')
23	Y	FACE(7.5') EAVE(6.0')
24	Y	FACE(6.5') EAVE(5.0')
25	Y	FACE(7.5') EAVE(6.0')
26	Y	FACE(6.5') EAVE(5.0')
27	Y	FACE(6.5') EAVE(5.0')
28	Y	FACE(7.5') EAVE(6.0')
29	N	n/a
30	Y	FACE(6.5') EAVE(5.0')
31	Y	FACE(6.5') EAVE(5.0')

Planning Commission Resolution No. 26-____, –
 EXHIBIT C to Attachment 2 (and 3)
 Shelby Residential Project

32	N	n/an
33	Y	FACE(6.5') EAVE(5.0')
34	Y	FACE(6.5') EAVE(5.0')
35	Y	FACE(6.5') EAVE(5.0')
36	Y	FACE(6.5') EAVE(5.0')
37	Y	FACE(6.5') EAVE(5.0')
38	N	n/a
39	N	n/a
40	Y	FACE(7.4') EAVE(5.7')
41	N	n/a
42	N	n/a
43	Y	FACE(7.7') EAVE(6.0')
44	N	n/a
45		n/a
46	N	n/a
47	Y	FACE(7.8') EAVE(6.3')
48	Y	FACE(7.1') EAVE(5.5')
49	Y	FACE(6.7') EAVE(5.3')
50	Y	FACE(6.5') EAVE(5.0')
51	Y	FACE(6.5') EAVE(5.7')
52	Y	FACE(7.1') EAVE(5.7')
53	Y	FACE(6.5') EAVE(5.0')
54	Y	FACE(6.8') EAVE(5.2')
55	Y	FACE(7.3') EAVE(5.7')
56	Y	FACE(6.5') EAVE(5.0')

EXHIBIT D to ATTACHMENT 3
Development Plan Conditions of Approval

**CONDITIONS OF APPROVAL
SHELBY RESIDENTIAL PROJECT
DEVELOPMENT PLAN
CASE NO. 05-154-DP**

In addition to all applicable provisions of the Goleta Municipal Code (“GMC”), Springville 3 LP (formerly Shelby Family Partnership, LP and hereinafter referred to as “Shelby” or “Permittees”) owner of the parcel with APN 077-530-019, commonly known as 7400 Cathedral Oaks Road, agrees to the following conditions for the City’s approval of Case No.05-154-DP (“Project Conditions”). The Development Plan and all the post-discretionary entitlements constitute the “Permit.”

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

AUTHORIZATION

1. The Development Plan authorizes Permittees to construct the following primary components as follows:

- Demolition of the existing on-site residence, garage, and barn.
- Subdivision of the existing 14.38-net acre parcel into 59 separate lots (via a Vesting Tentative Map).
- Construction and occupancy of 56 single-family dwellings on Lots 1 through Lot 56 inclusive of landscaping and lighting. Eleven (11) units will be deed-restricted as affordable units for at least 55 years. Of the 11 units, four residences would be designated for extremely low-income households, one residence would be designated for lower income households, three residences would be designated for moderate income households, and three residences would be designated for above-moderate income households.
- Use of Lots 57 through Lot 59 would be for open space containing landscape and stormwater facilities.
- Construction of private streets to serve the development. The streets, the lighting, landscaping, and the common area improvements will be the responsibility of the future homeowner’s association (HOA).

The Project was evaluated for consistency with the RS-7 zoning district’s standards. Features of the Project that deviate from the RS-7 zone’s requirements were permitted pursuant to relief provided under State Density Bonus Law (Gov. Code, § 65915). As a Builder’s Remedy project with at least 7 percent of units for extremely low-income households, the Project is entitled to, among other things, four concessions and an unlimited number of waivers or reductions of development standards that physically

preclude the Project from being constructed by the applicant. (Gov. Code, § 65589.5(f)(6)(B)(i)(II), (C)(i), (iv).)

The applicant was granted one concession and four waivers to deviate from the City standards listed below. State law prohibited the City from finding the Project inconsistent with the City's standards as a result of the Density Bonus Law concession and waivers. (Gov. Code, § 65589.5(j)(3).)

The one concession and four waivers are as follows:

a. Concession

Encroachment into the required 100-foot streamside protection area (SPA) buffer of approximately 7,786 square feet (0.18 acres) in the rear yards of Lots 1 through 8, portions of the houses on Lots 1 and 2, and for portions of sidewalk in Lot 38. To compensate for SPA buffer encroachment, the proposed project design includes 0.21 acres of additional open space provided outside of and adjacent to the edge of the 100-foot SPA buffer on proposed Lot 58.

b. Waivers

Four waivers from the RS-7 zone district standards:

1. Lot widths of 60 feet (which is less than the 65 feet otherwise required in the RS -7 zone district) on 31 of the 56 proposed residential lots.
2. Rear yard setbacks of 15 feet (which is less than the 25 feet otherwise required in the RS-7 zone district) on 51 of the 56 proposed residential lots.
3. Reduced side yard setbacks (of less than the otherwise required 6.5 feet in the RS-7 zone district) on 32 of the 56 proposed residential lots. The reduction allows for a second story to extend closer to the edge of the property line.
4. The allowed maximum floor area of 35 houses would exceed the maximum allowed floor area. The exceedances range between 208 to 1,539 additional square feet, depending on the lot. These floor-area exceedances would occur on Lots 1 through 14, 20 through 23, 25 through 29, 32, 34, 36, 40, 41, 45, 46, 48, 50, 52, and 55.

2. Affordable Housing Units:

- a. Eleven units of the fifty-six (56) units shall be deed-restricted as affordable units for at least 55 years. Of the 11 affordable units, four units must be designated for extremely low-income households, one unit must be designated for low-income households, three units must be designated for moderate income households, and three units must be designated for above-moderate income households. The affordable units shall be located and disbursed throughout the Project in accordance with Exhibits 1 and 2 of that

certain Conditional Settlement Agreement and Release entered into by the City and Shelby in connection with Santa Barbara County Superior Court Case No. 24CV00548.

- b. Prior to Final Map Recordation (in accordance with the Conditions of Approval for the Vesting Tentative Map), Shelby shall execute and record an Agreement to Provide Affordable Housing (“Agreement”) for the provision of affordable units in accordance with the template agreement attached as Attachment 3-XX. The Agreement at a minimum must:
- i) Specify that the 11 affordable rate units shall remain affordable for at least 55 years. As an ownership project, each purchaser of an affordable unit will be required to execute and record on title a Resale Restrictive Covenant in accordance with the template agreement attached as Attachment 3-XX. Upon each subsequent sale of a below-market rate unit, a new Resale Restrictive Covenant will be required, with a new 55-year term, unless preempted by state or federal programs.
 - ii) In accordance with the City’s Affordable Housing Policies and Procedure Manual include a marketing plan with provisions for a public lottery for the initial sale of affordable units. Eligibility for prospective purchasers of the affordable units shall be determined by the City of Goleta or its designee at Applicant/Permittee's expense.
 - iii) Specify that all purchasers of the affordable units will be required to sign a Primary Residence Statement, agreeing to reside in the unit at least 10 months of each calendar year.
 - iv) Specify that the maximum sales price for the initial sale of the 11 affordable units shall comply with the following: (1) for the four extremely low income units, the maximum sales price shall not exceed an “affordable housing cost” for extremely low income households as determined by the City in accordance with Health and Safety Code section 50052.5(b)(1); and (2) for the remaining seven affordable units, the maximum sales price shall not exceed the maximum levels for low, moderate and above-moderate income households (as applicable) for inclusionary units established by the City Council, consistent with the provisions of the City’s Affordable Housing Policies and Procedures Manual.
- c. Construction of the affordable units must be concurrent with the construction of the market rate units, and the affordable units must be located through the project site in accordance with Condition 2(a) above. Issuance of the Certificate of Occupancy for the affordable units must be in proportion with

the issuance of the Certificates of Occupancy of the market rate units at a 20% affordable to 80% market unit ratio. The availability of the affordable units must occur as follows.

Completion of Affordable Units	Timing of Completion of Market Rate Units	Percent Number of Affordable Units
1	Prior to the issuance of the Certificate of Occupancy for the 4 th Market Rate Unit	9%
2	Prior to the issuance of the Certificate of Occupancy for the 8 th Market Rate Unit	18%
3	Prior to the issuance of the Certificate of Occupancy for the 12 th Market Rate Unit	27%
4	Prior to the issuance of the Certificate of Occupancy for the 16 th Market Rate Unit	36%
5	Prior to the issuance of the Certificate of Occupancy for the 21 st Market Rate Unit	45%
6 and In lieu fee balance	Prior to the issuance of the Certificate of	55%

	Occupancy for the 25 th Market Rate Unit	
7	Prior to the issuance of the Certificate of Occupancy for the 29 th Market Rate Unit	64%
8	Prior to the issuance of the Certificate of Occupancy for the 33 rd Market Rate Unit	73%
9	Prior to the issuance of the Certificate of Occupancy for the 37 th Market Rate Unit	82%
10	Prior to the issuance of the Certificate of Occupancy for the 41 st Market Rate Unit	82%
11	Prior to the issuance of the Certificate of Occupancy for the 45 th Market Rate Unit	

- d. Prior to Zoning Clearance approval, Condition 2(c) shall be included in the Agreement to Provide Affordable Housing and the phasing of the provision of the affordable units shall be printed on all grading and building plans.

- e. **An Affordable Housing Restrictive Covenant and Grant of Pre-emptive Right**, The Covenant shall be executed and recorded by each purchaser of a below-market rate unit at initial sale and for each subsequent transfer. The Agreement shall be entered into and recorded on title. The units shall remain affordable for a minimum period of fifty-five (55) years. In addition, the running of the covenant shall be tolled during any period of violation.

- f. **Post-Entitlement Phase Permits**. After the entitlement process has been completed, all post-entitlement phase permit applications will be reviewed and processed in accordance with Government Code section 65913.3. "Post-entitlement phase permits" shall have the same meaning as provided in Government Code section 65913.3(k)(3)(A) and includes, among other things, building permits, permits for minor or standard offsite improvements, demolition permits, and permits for minor or standard excavation and grading. For purposes of the Project and these conditions of approval, the entitlement process will be considered complete only after all of the following have occurred:
 - i) Map Clearance Issuance including all required agreements to be fully executed in the Vesting Tentative Map Conditions of Approval.
 - ii) Encroachment Permit Issuance
 - iii) Zoning Clearance Issuance for Grading
 - vi) Zoning Clearance Issuance for Building Permits, including all required agreements to be fully executed in these Conditions of Approval
 - v) Final Design Review by the Design Review Board (DRB) review

GENERAL CONDITIONS OF APPROVAL

- 3. Approval of the Development Plan for Lots 1 through 59 will expire five (5) years after approval, unless before the expiration, substantial physical construction has been completed on the Development Plan, or a time extension has been applied for by the Permittees. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension as specified by City regulations. If the Permittees request a time extension, the project may be revised to include updated language to standard conditions and/or may include revised/additional conditions, which reflect changed circumstances or additional identified project impacts. Any new fees imposed, and existing fees will be those in effect at the time of the extension request.

- 4. This Permit runs with the land and the rights and obligations thereof, including the responsibility to comply with Development Plan, which are binding upon successors in interest. The Development Plan may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the GMC.

5. The City will only issue permits for development, excluding rough grading, when the requested construction documents (e.g., grading plans or building plans, etc.) are in substantial compliance with the approved Development Plan, applicable zoning clearance, and the associated Final Map has been recorded. The size, shape arrangement, use, and location of buildings, walkways, parking areas, drainage facilities, and landscaped areas must be developed in substantial conformity with the approved plans. Substantial conformity must be determined by the Planning and Environmental Review Director. If the Zoning Clearance to allow rough grading permits is issued before the Final Map is recorded, then the applicant must:
 - a. Comply with the requirements to secure a Zoning Clearance for rough grading (see Conditions Nos. 24-35 of these conditions) including all applicable mitigations measures, stormwater measures, erosion control measures etc. before issuance of the rough grading Zoning Clearance;
 - b. Secure approval of a hydroseeding plan and temporary irrigation for the site from the Planning and Environmental Review Director in case the Project does not proceed after rough grading has commenced before issuance of rough grading Zoning Clearance;
 - c. Provide to the City a cash deposit equal to 110% of the costs associated with the implementation of the hydroseeding/temporary irrigation plan before issuance of rough grading Zoning Clearance. Permittee will be entitled to a return of the cash deposit upon City's determination that construction funding has been secured or upon issuance of building permits;
 - d. Install all public improvements within the Cathedral Oaks Right of Way within 1 year of the issuance of the Grading Permit. If grading starts after the recordation of the Final Map, then the public improvements shall be installed in accordance with Condition No.48 of the Development Plan.
 - e. Secure the construction site with a minimum 6-foot-high fence. The fence must be covered with material approved by the Planning and Environmental Review Director to minimize dust leaving the site before issuance of rough grading Zoning Clearance.
6. Any proposed deviations on Lots 1-59 from the exhibit, project description, or Project Conditions must be submitted to the Planning and Environmental Review Director for review and approval by the appropriate decision maker. Any unapproved deviations from the project approval will constitute a violation of the Permit approval. The exhibits associated with this Permit include the plans labeled "Exhibit A to Resolution 26-___, dated October 10, 2025," and herein incorporated by reference.
7. On all lots, the height of structural development shown on the final plans must not be greater than 23 feet and 10 inches based on the approved house elevations in the approved plans.

8. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions prevail. If/when the Project Conditions and Mitigation Measures are in conflict, the written Mitigation Measures prevail.
9. Permittees agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of the Project, including but not limited to, certification of the FEIR, adoption of the MMRP, adoption of Statement of Overriding Consideration ("SOC"), approval of the Vesting Tentative Map ("VTM") approval of the Development Plan and approval of any associated Zoning Clearance, Map Clearance, or associated post-discretionary approvals except for such loss or damage arising from the City's sole negligence or willful misconduct. Except as described in this section, the obligation to indemnify, hold harmless and defend the City shall arise when the City is named in any suit, or when any claim is brought against it by suit or otherwise, whether the same is groundless or not, arising out of the City's approval of the Project, including but not limited to, certification of the FEIR, adoption of the MMRP, adoption of "the SOC", approval of VTM, approval of Development Plan, and approval of any associated Zoning Clearance, Map Clearance or post-discretionary approvals. Permittees agree to defend the City (with legal counsel selected by City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Goleta's elected officials, appointed officials, officers, and employees, and agents.
10. In the event that any conditions imposing a fee, exaction, dedication or other mitigation measure is challenged by the Permittees in action filed in a court of competent jurisdiction or threatened to be filed, this approval must be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Project Condition is invalidated by a court of competent jurisdiction, the Project must be reviewed by the City and substitute conditions may be imposed to validate the Development Plan.
11. All costs associated with post-entitlement condition clearance and effectuation of agreements as required by these Conditions are borne by Permittees.

ENVIRONMENTAL IMPACT REPORT MITIGATIONS AND RECOMMENDED CONDITIONS

12. The Permittees must comply with all mitigation measures for all Lots identified in the Final Environmental Impact Report (EIR) prepared for the project, Exhibit 1 to City Council Resolution No. 26-___. A Mitigation Monitoring and Reporting Program (MMRP) was prepared as part of the environmental review of the project and is attached as Exhibit 2 to City Council Resolution No. 26-___.

13. The mitigation measures of the MMRP for all Lots are incorporated into these conditions. All mitigation measures and conditions of approval must be listed on the plans submitted for plan check and the plans for which a building permit is issued.
14. **El Encanto Creek Protection.** During construction, any chemical storage, portable toilet placement, vehicle and/or equipment maintenance, and equipment refueling must occur at least 100 feet from El Encanto Creek.
15. **Jurisdictional Wetlands.** Prior to construction, coordination with the California Department of Fish and Wildlife and Central Coast Regional Water Quality Control Board must occur, and the Project Permittees must obtain any applicable permits as determined by the appropriate resource agency.
16. **Radon Protection.** The Project Permittees must test the project site to measure radon levels in accordance with Goleta General Plan/Coastal Land Use Plan Policy SE 1.9. If radon levels exceed the United States Environmental Protection Agency's threshold of 4 picocuries per liter, design of the residences must comply with the standards for reducing radon in single-family residences implemented by the American Association of Radon Scientists and Technologists and American National Standards Institute.
17. **Use of Tier 4 Construction Equipment.** During construction, all mobile off-road equipment used during construction activities shall meet the United States Environmental Protection Agency's Tier 4 final standards. Tier 4 certification can be for the original equipment or equipment that is retrofitted to meet the Tier 4 Final standards.
18. **Outdoor Water Conservation.** Minimize outdoor water use through all of the following, which shall also be included on the plans provided for Final DRB review and submitted for building plan check:
 - a. Use of native and/or drought tolerant species in the final landscaping;
 - b. Installation of drip irrigation or other water-conserving irrigation;
 - c. Grouping of plant material by water needs;
 - d. Limiting turf to less than 20% of the total landscaped area if proposed under the final landscape plan or use of artificial turf in place of living grass (this may exceed the 20% maximum);
 - e. No turf is allowed on slopes of over 4%;
 - f. Use of extensive mulching (2" minimum) in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction;
 - g. Installation of soil moisture sensing devices to prevent unnecessary irrigation;
 - h. Use of only recycled water for landscape irrigation if the Project site is connected to a recycled water line;
 - i. Use of plant materials that can withstand high salinity levels, if recycled water is used for irrigation; and
 - j. Use of plant materials that are compatible with the Goleta climate pursuant to Sunset Western Garden Book's Zone 24, published by Sunset Books, Inc., Revised and Updated 2001 edition.

19. Pre-Construction Traffic Management Control Plan. Pre-Construction Traffic Management Control Plan. The Project Permittees must submit a Pre-Construction Traffic Management Control Plan that describes the hours during which hauling may occur (presumed to be 8:30 AM to 3:30 PM to avoid school traffic), haul route, and size of trucks to be used for the pre-construction hauling activity. The Pre-Construction Traffic Management Control Plan must also specify transportation measures to be implemented during construction on Cathedral Oaks Road to ensure disruptions to circulation and minimized, including in the event of emergency evacuation. Measures must include scheduling lane closures during off-peak hours and coordinating with emergency service providers to maintain access; stationing trained flaggers at both ends of the construction zone to direct traffic and prioritize emergency vehicles; including a 24-hour emergency contact list and protocols for immediate coordination with emergency responders; and using high-visibility signage and advance public notifications to alert drivers and emergency services to construction activities. The Pre-Construction Traffic Management Control Plan must be reviewed and approved by City of Goleta's Planning and Environmental Review Director (PER) or designee and Public Works Director or designee staff before issuance of a Haul Permit for the Project.

AGENCY REQUIREMENTS (Letters are in Exhibit 1 to Exhibit D of Resolution No. 26- ____ and applicable to all Lots).

20. Santa Barbara County Fire Department (SBCFD): Permittees must comply with all conditions and requirements outlined in the October 6, 2025 Santa Barbara County Fire Department letter or as updated in the future if applicable to the satisfaction of the SBCFD prior to issuance of a building permit and to the extent permitted by law, including, but not limited to, Government Code sections 65941.1 and 65589.5. The Permittees must also comply with the Shelby Safety & Wildlife Fire Protection Plan, approved on November 4, 2025.

21. Santa Barbara County Air Pollution Control District (APCD). Permittees must comply with all conditions and requirements outlined in the letter dated August 27, 2025, from the Santa Barbara County Air Pollution Control District or as updated in the future if applicable and to the extent permitted by law, including, but not limited to, Government Code sections 65941.1 and 65589.5., to the satisfaction of the APCD prior to the issuance of a building permit. This includes complying with APCD Rule 45 regarding fugitive dust control measures during grading and construction.

22. Goleta Water District (GWD). Permittees must comply with all the conditions and requirements as outlined in the February 18, 2026 Preliminary Conditions Letter or as updated in the future if applicable and to the extent permitted by law, including, but not limited to, Government Code sections 65941.1 and 65589.5., to the satisfaction of the

GWD as applicable including securing water service connections prior to the issuance of building permits

23. Goleta West Sanitary District (GWSD). Permittees must comply with all of the conditions and requirements outlined in October 16, 2025 Goleta West Sanitary District letter or as updated in the future if applicable to the satisfaction of the GWSD and to the extent permitted by law, including, but not limited to, Government Code sections 65941.1 and 65589.5., including securing sewer service connections prior to issuance of building permits.

CITY DEPARTMENT CONDITIONS - Public Works Department

Prior to the Issuance of the Zoning Clearance (ZC) for grading activities, the Permittees must:

24. PUBLIC IMPROVEMENT PLAN (PIP)- Obtain approval of the Public Improvement Plans (PIP) for Cathedral Oaks Road frontage improvements frontage from the Public Works Director or designee. PIP shall include a Class 1 Multiuse Path (a minimum of 12 feet in width) constructed with porous concrete, a landscaped parkway, two concrete driveways, concrete curb and gutter, storm drainage improvement and any other requirement to comply with the City of Goleta Engineering Standards. An Engineers Estimate for the PIP shall be submitted for review and comment. All Standard Design Details used must be shown on the improvement plans. The PIP and Engineers Estimate shall be prepared by a registered Civil Engineer.

25. DRAINAGE

- a. Obtain approval of a Hydrology and Hydraulics Study. The study shall comply with the requirements of the Santa Barbara County Flood Control District Standard Conditions of Project Plan Approval, dated January 2011, available on the City's web site and include Hydrology and Hydraulics calculations (Santa Barbara County Urban Hydrograph method or approved equal) for the for the 2, 5, 10, 25, and 100-year storm events for pre and post construction. Any increase in peak flow post construction for the 2, 5, 10, 25, and 100-year storm events over preconstruction conditions shall be mitigated.
- i) Indicate drainage flows to be anticipated from the entire watershed which the development is located.
 - ii) Show drainage across property lines shall not exceed that which existed prior to grading unless the property owner agreed and signed a Drainage Easement. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility.

- iii) Indicate that all off tract drainage and flood control facilities and installations must be installed and completed prior to any grading of the subject development.
- iv) Be prepared, signed, and stamped by the Registered or Qualified Engineer in California.

26. STORMWATER

- a. Secure approval of a **Stormwater Control Plan (SWCP)** from the Public Works Director or designee. The Permittee shall submit a SWCP for regulated projects that create or replace 2,500 square feet or more of impervious surface and utilizes Low Impact Development (LID) measures to detain, retain and treat runoff for review and approval by the Public Works Director or designee. The SWCP shall be prepared in accordance with the California Regional Water Quality Control Board, Central Coast Region, Resolution R3-2013-0032, Post-Construction Stormwater Management Requirements (PCR) for Developmental Projects in the Central Coast Region (PCRs Resolution) and shall use the "Stormwater Technical Guide for Low Impact Development" as set forth by the County of Santa Barbara for guidance in complying with the PCRs Resolution. The following are design considerations when proposing Stormwater Control Measures (SCMs):
 - i) Surfaced based SCMs including but not limited to, self-retaining areas, grassy swales, or biofilters should be maximized to the extent practicable to achieve runoff retention before considering SCMs listed within item b of this section.
 - ii) Surface Basin, Subsurface Well, Fluid Distribution System/Galleries and/or Infiltration Trench may require registration as an Environmental Protection Agency (EPA) Class V Injection Well.
 - iii) Fluid Distribution System/Galleries such as **Underground Infiltration Chambers (UICs)** must follow the Public Works [UIC Guidance Document](#) and be designed to ensure that they are properly sited, detailed, and maintained to function for short- and long-term compliance.

- 27. Secure approval of a **Stormwater Facilities Operation and Maintenance (O&M) Plan** for all parcels from the Public Works Director or designee. The Permittee shall submit an O&M Plan that will be used to plan, direct, and record the maintenance of all SCMs on-site for review and approval by the Public Works Director or designee. The O&M plan will

default to the final O&M Plan if no amendments are needed prior to Permittee request for Final Occupancy Clearance(s).

28. Submit the [Stormwater Data Sheet Application](#) (Page 1 and/or 2 as applicable) with the SWCP and O&M Plan. This Data Sheet may be required to be revised to reflect the SWCP and O&M Plan once those documents are approved by the Public Works Director or designee.
29. Secure approval of a **Stormwater Pollution Prevention Plan (SWPPP)** for all parcels if project is disturbing greater than or equal to ≥ 1 acre soil disturbance OR less than < 1 acre but part of a larger common plan or development (≥ 1 total acres of disturbance) from the Public Works Director or designee. Once approved, the Permittee shall submit a copy of the Notice of Intent (NOI) and a copy of the State Water Resources Control Board's (SWRCB) Receipt of NOI Letter with WDID Number as proof of intent to comply with the terms of the National Pollutant Discharge and Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, or proof of exemption from an NPDES permit. The SWPPP shall be prepared in compliance with the Construction General Permit (CGP) using the latest version of the CASQA SWPPP template or equivalent. The SWPPP shall be developed, amended, or revised by a Qualified SWPPP Developer (QSD). SWPPPs developed pursuant to the CGP may substitute for the Erosion & Sediment Control (E&SC) Plan for those projects where a SWPPP is required, if it contains the requirements of the E&SC Plan.
30. Secure approval of a **Drainage and Stormwater Facilities Agreement (Maintenance Agreement)** for all parcels concurrently from the Public Works Director or designee and execute the Maintenance Agreement, in a form approved by the City Attorney. The Maintenance Agreement shall include, but not be limited to, insurance, security, and other measures to ensure that Permittee properly installs and maintains the Project's stormwater facilities in perpetuity. The Maintenance Agreement shall include all SCMs that will be inspected and maintained during construction and phased Occupancy Clearances. The Maintenance Agreement will be based on procedures and information outlined in the O&M Plan. The Maintenance Agreement shall include a legal description of the project and project location, and the party responsible for O&M Plan implementation. The Maintenance Agreement shall be signed by the Permittees, who are the current owners, or, if Permittees have disposed of the property subject to these Conditions, the current property owner(s) accepting responsibility of O&M of the installed onsite and/or offsite treatment and flow control SCMs. Any transfer of ownership and responsibility of the O&M of the drainage and stormwater facilities must be done in

accordance with the requirements specified within the PCR's Resolution. The Maintenance Agreement shall be recorded with the County of Santa Barbara. The Permittee shall provide a signed, and notarized Maintenance Agreement to the City for final review and acceptance by the City prior to final map recordation. Supporting documentation for the Maintenance Agreement may require updates and revisions to reflect 'Record Drawing/As-Built' conditions, and the 'As-Built' information will be submitted to the City for review prior for acceptance prior to inclusion in said Maintenance Agreement.

31. Complete the State Construction and Demolition (C&D) Debris Recycling requirements as provided for in Condition No. H above. This requirement will facilitate the recycling of all construction recoverable/recyclable materials. The project will be required to meet the Cal-Green minimum diversion requirement of 65% of the project's solid waste to be diverted from the landfill.
32. Show the following on the Grading Plans and as shown on the Final Map:
 - a. It is anticipated that monuments and their locations will be approved and bonded for prior to recordation of the Final Map and set after construction. If monuments are instead set before construction begins, show all existing survey monuments to be preserved and/or tied out in coordination with the County of Santa Barbara's Surveyor's Office. Survey monuments that control the location of subdivisions, tract boundaries, roads, streets, or highways or provide horizontal or vertical survey control shall be surveyed and documented in accordance with Section 8771 of the Land Surveyor's Act. Preliminary copies of pre- and post-construction Corner Records shall be provided to the City as evidence of compliance with the Land Surveyor's Act.
 - b. Indicate all Rights-of-Way Easements and Monuments
 - c. Provide official documentation approving use of an easement from all utilities that have easement rights for the use of the applicable easements.
 - d. It is anticipated that monuments will be bonded for prior to recordation of the Final Map and set after construction. If monuments are instead set before construction begins, include a note that all survey monuments if damaged during construction will be reset. If survey monuments are damaged or affected by the construction activities, the City will require a security for the resetting of the survey monuments disturbed by construction. The Permittees shall submit an estimate, signed, and stamped by a Licensed Surveyor in the State of California for monument preservation. This estimate will be used to determine the amount of the security (cash deposit).

33. Obtain an Encroachment Permit for work that may encroach upon or be located on public property.
34. Invite Environmental Services to the Pre-Construction Meeting with the Construction Manager, site QSP/QSD, and construction crew to receive training on stormwater BMPs and to coordinate inspection of all SCMs including UICs installed during construction.
35. Provide Environmental Services with a schedule 2 weeks in advance of the SCMs including Surface Basin, Subsurface Well, Fluid Distribution System/Galleries including UICs and/or Infiltration Trench installations, so Environmental Services can inspect and verify subgrade and subsequent construction details for all SCMs.

During Construction, Permittees must:

36. Ensure ongoing compliance with the SWPPP and shall perform inspections and maintenance on all installed BMPs, including work performed within the Road right-of-way, and the SCMs as identified in the Maintenance Agreement. Maintenance Reports shall be submitted to Environmental Services (StormwaterDevelopmentReview@cityofgoleta.org).
37. Ensure ongoing implementation of BMP Requirements, including dust control of soil off-site. The Permittee shall identify appropriate BMPs to control the volume, rate, and potential pollutant load of stormwater runoff; and ensure that BMPs are installed, implemented, and maintained through the duration of the project (construction, new or redevelopment) to minimize the potential discharge of pollutants to the Storm Drain System. These requirements may include a combination of structural and non-structural BMPs that are consistent with the California Storm Water Quality Association (CASQA) Best Management Practice Handbook, most current edition (or equivalent), and shall include requirements to ensure the proper long-term operation and maintenance of these BMPs.
38. Ensure the use of the SCMs during active construction are documented within the SWPPP as well as shown on the grading and drainage plans. The following measures must be implemented during active construction to protect post-construction SCMs and while disconnected to ensure that they function properly:
 - a. SCMs such as UICs or bioretention basins must be protected from sedimentation during construction activities or until the site surface conditions are stabilized. Erosion and Sediment Control BMPs must be inspected and maintained to ensure effectiveness so that inflow of sediment from runoff from nearby stockpiles and disturbed areas, etc. does not occur that could cause SCM to clog and compromise the effectiveness of the long-term operation;

- b. SCMs must also be protected from construction wastewater (concrete, stucco, paint, etc.), construction debris or other materials during construction activities that can cause the SCMs to clog and compromise the effectiveness of the long-term operation;
- c. SCMs should be kept off-line until the surrounding tributary areas are fully stabilized to prevent clogging;
- d. Minimize compaction of soils and restrict heavy equipment in the area of SCMs to ensure infiltration rates are not affected. If compacted, the contractor will restore the native soil infiltration rates through ripping or disking.
- e. Infiltration testing may be required to verify infiltration rates after installation.

Prior to any work, including grading in the public right of way, and prior to Zoning Clearance for the Encroachment Permit (EP) Issuance, the Permittees must:

- 39. Submit the approved Public Improvement Plan (PIP) as referenced above.
- 40. Comply with City Resolution No. 15-46, Construction and Major Maintenance Limitations, in the public right-of-way for construction working hours and lane closure limitations.
- 41. Obtain a General Contractor with a Goleta Business License and meets or exceeds the current City insurance requirements.
- 42. Provide a current Engineers Estimate for work in the right of way.
- 43. If the Engineers Estimate or General Contractor's bid price is \$100,000.00 or greater, the Permittee shall provide Performance and Payment Bonds equal to 100 percent of the Engineers Estimate or General Contractor's bid price.
- 44. Provide a traffic control plan for review and approval; and
- 45. Pay all encroachment fees.
- 46. Submit for and secure approval of a Haul Permit from the Public Works Director or designee, if determined during grading operations that site will not balance. All applicable permits for the placement of exported material at off-site location(s) within the City limits must be provided to the Public Works Director or designee. The Haul Permit must clearly identify:
 - a. The proposed haul routes
 - b. The proposed location for placement of export material.
 - c. Measures to ensure that all haul trucks hauling debris, sandy soil and/or other loose materials shall be covered and/or maintain a minimum 2 feet freeboard.

- d. Measures to ensure that construction vehicles only use the City's designated Truck Routes, as clearly indicated on the Haul Route Exhibit. All other routes are prohibited.
- e. Measures to ensure that construction of parking is implemented in a manner that will minimize the potential for traffic interference. Include construction parking designated area(s) on Haul Route exhibit.
- f. Clearly identify the proposed area for construction vehicle staging and location(s) for construction vehicle ingress and egress. The ingress/egress pattern shall be identified on the Haul Route Exhibit.

Prior to Issuance of the Certificate of Occupancy at the stages as noted below, the Permittees must:

- 47. Pay all outstanding City Fees associated with the Development activities prior to issuance of the last Certificate of Occupancy for a market rate unit.
- 48. At the time of the issuance of the 28th Certificate of Occupancy (50% completion of development), complete the public improvements along the frontage of the property, including but not limited to, a multipurpose trail, driveways, parkway landscaping and drainage improvements and obtain an encroachment permit for such public improvements.
- 49. Provide electronic Record Drawing/As-Built drawings to the Public Works Director or designee for the construction of Public Improvements Plans (PIP) within 60 days of completion of the improvements or the issuance of the 28th Certificate of Occupancy whichever occurs first. The Permittees shall submit 'As-Built' Plans that incorporate all changes/revisions.
- 50. Submit a Private Improvement Certification for roads, sidewalks, etc. by the Engineer of Record at the time of the issuance of the last Certificate of Occupancy (56th) The Certificate shall include Record Drawing/As-Built drawings and geotechnical testing information and results.
- 51. Submit a Waste Reduction and Recycling Summary (WRRS) to the Public Works Department for review and approval. The Report shall substantiate how a minimum 65% diversion goal was met by the project during construction, provides the actual amounts of material generated and what the final diversion rate was, along with either scale house receipts or a summary from the diversion facility used substantiating each load brought to the facility, the tonnage, and the diversion achieved. This must be submitted prior to the issuance of the last Certificate of Occupancy (56th one).
- 52. Schedule a Final Construction Inspection and PCR Field Verification Inspection prior to the issuance of the last Certificate of Occupancy (56th one).

- a. Final Construction Inspection - Following the completion of active construction and stabilization of disturbed areas the Public Works Director or designee will conduct an inspection in accordance with the Construction Site Inspection Form, to verify all temporary erosion and sediment control measures and BMPs have been removed and completed work is in compliance with the approved Plans and 'Record Drawing/As-Built' Plans. The City shall note that any outstanding issues have been resolved in a manner acceptable to the City.
- b. Final PCR Field Verification Inspection - The PCR field verification inspection must include a visual inspection of each of the SCMs to ensure the SCMs are installed according to the SWCP and As-Builts. The Permittee shall submit all images, dimensions, and elevations of constructed SCMs prior to the request for Occupancy Clearance to verify the installation of all SCMs that are subgrade or otherwise unable to be verified by Final PCR Field Verification Inspection. If design changes were implemented, 'Record Drawing/As-Built' Plans shall be submitted prior to the request for PCR Field Verification Inspection. The field verification inspection for UICs shall include, but are not limited to:
 - i. Photo Documentation: UICs via Inspection Ports and Manholes, Drain Inlet (atrium grates, catch basins, area drains, etc.), Pre-treatment devices, Disconnected Downspouts; and/or
 - ii. Video Inspection of UICs via Inspection Ports and Manholes to verify that the chambers are free of sediment, construction wastewater (concrete, stucco, paint, etc.), construction debris or other materials and standing water; and
 - iii. Water Depth Measurements.

53. Complete the SWCP Certification of Approval and submit the following support documentation prior to the issuance of the last Certificate of Occupancy (56th one)

- a. Record Drawings/As-Built Site Plans - The Plans submission shall include CAD drawing files and GIS files of as-built conditions including all storm drain infrastructure installation and/or improvements.
- b. Quality Assurance/Quality Control Summary Checklist:
 - i. SCM Installation Elevations by Licensed Surveyor as determined on plan;
 - ii. SCM Basin Dimensions and Depths;
 - iii. Photo Documentation of SCMs throughout the installation of the project (including installation of Liner and Geotextile Materials)
 - iv. Material Submittals for Liner and Geotextile Materials which may be invoices;
 - v. Soil Compaction Report by Licensed Soils Engineer documenting compliance with SCMs and project plans (if applicable)
 - vi. SCM Proof of EPA Registration for Class V Injection Wells (if applicable)

- vii. Approved Revised Stormwater Control Plan (if applicable)
- viii. Approved Revised Operation & Maintenance Plan (if applicable)

54. The Engineer of Record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval). If the grading and drainage plans are revised during the construction process, then the Permittees shall update the drainage report and submit them to the City for review and approval prior to the issuance of the last Certificate of Occupancy (56th one).

City Department Conditions - Planning and Environmental Review Department

55. The Permittees shall pay all applicable City Development Impact Fees (DIFs) as set forth herein. In addition, the impact fees established by the Goleta Union/Santa Barbara Unified School Districts (School Fees) shall also be paid in accordance with the requirements of those entities.

This condition also serves as notice pursuant to Government Code Section 66020(d) that the City of Goleta is imposing DIFs by way of the approval of these Conditions of Approval and the Permittees have 90 days after the imposition of the fees to protest fees.

As specified herein, the Permittees must pay all DIFs and other contributions and fees provided in the chart below in full no later than at the time specified therein. The categories of fees indicated in the chart's first column (Fee) are those that were in effect when the Project's SB 330 preliminary application was submitted in November 2023. (Gov. Code, § 65589.5(o)(1).) The chart's second column (Rate) depicts the rates that were in effect when the preliminary application was submitted plus subsequent automatic annual adjustments based on the independently published cost indexes that were referenced in the enactment establishing the fee. (Gov. Code, § 65589.5(o)(2)(A).) The chart's second and third columns (Rate and Estimated Fee) are estimates and the actual amount of the fees due and payable by Permittees to the City will be different than the estimates listed in the chart. For each fee, Permittees must pay the rate that is in effect at the time of payment, which will be equal to the rate that was in effect in November 2023 plus any and all subsequent automatic annual cost index-based adjustments (Gov. Code, § 65589.5(o)(2)(A).) At the Permittees' discretion, the Permittees may choose to pay the below listed fees at any time, but no later than the time frame specified in the chart below. Except for School fees, payment of DIFs are due and payable no later than prior to the issuance of the certificate of occupancy or final inspection whichever occurs first for each home.

FEE	RATE*	ESTIMATED	TIME	AGENCY
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	(*FY 23/24 rates plus annual automatic cost index increases from FY 24/25 and 25/26)	FEE* (*This is an example and reflects the amount that would be paid if the fee was paid in FY 25/26. The actual amount due and payable will be the FY 23/24 rates plus any and all subsequent automatic cost index increases from FY 23/24 to the time of payment)	DUE	
Fire Facility (56 Units)	\$900 per unit	\$50,400	CO	City
Library (56 Units)	\$1,287 per unit	\$70,392	CO	City
Public Administration (56 Units)	\$4,135 per unit	\$231,560	CO	City
Transportation (47 PM Peak Hour Trips)	\$16,665 per trip	\$783,255	CO	City
Storm Water/Drainage (56 units)	\$4,817 per unit	\$269,752	CO	City
Housing In-Lieu	----	\$82,878	CO	City
Bicycle/Pedestrian (56 units)	\$4,142	\$231,952	CO	City
School Fees	Set by School Districts	--	BP	Goleta Union & SB Unified School Districts

TOTAL	—	\$1,720,189	—	—
CO = Certificate of Occupancy BP = Building Permit				

56. The following conditions pertain to Permittees:

- a. Any modifications to the approved plans including but not limited to site plan, floor plans, elevations, landscaping, colors and materials, cannot be executed without the Planning and Environmental Review Director or designee's approval.
- b. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, demolition, enlarging or rebuilding of any building structure, or improvement, the Permittees must obtain a grading and/or building permit from the Planning and Environmental Review Director or designee. The grading and building plans must be prepared in accordance with Chapter 15 of the GMC. The building plans must include the required interior and exterior sound attenuation measures, the water conservation measures, air quality measures required either by the adopted Mitigation Measures or Environmental Conditions listed above.
- c. All plans submitted for grading and building permits must include all applicable conditions of project approval.
- d. Before the start of any work on-site, the Permittees must conduct a pre-construction meeting that includes the Permittees, project superintendent, architect, subcontractors, as well as City representatives from the Planning and Environmental Review and Public Works Departments and including all elements included in the Mitigation Monitoring and Reporting Program.
- e. All work within the public right-of-way, including without limitation, utilities and grading, must be explicitly noted on the building plans. The Permittees must obtain all necessary encroachment permits from the Public Works Director or designee, before commencing work within or over the public right-of-way including without limitation, water meters, backflow devices, signs, and curb/gutter/sidewalk improvements.
- f. Any temporary building, trailer, commercial coach etc. installed or used in connection with the construction of this project must comply with the requirements of Section 17.40.260 within the City of Goleta Municipal Code.
- g. The Permittees is responsible for informing all sub-contractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with these conditions including, without

limitation, the GMC. This includes the requirements that a business license be obtained to perform work within the City as well as the City's construction hour limitations.

- h. Project construction hours are limited to Monday through Friday 8:00am-5:00pm and generally prohibited on weekends, and on observed state and federal holidays. Exceptions to these restrictions may be made for good cause at the sole discretion of the Planning and Environmental Review Director or designee. The Permittees must post the allowed hours of operation near the entrance to the site so that workers on site are aware of the limitations.
- i. Any modifications to the approved plans including but not limited to site plan, floor plans, elevations, landscaping, colors and materials, cannot be executed without the Planning and Environmental Review Director or designee's approval.

57. Prior to issuance of the effectuating Zoning Clearance for building permits, the Permittees must:

- a. Provide a recorded copy of the Agreement to Provide Affordable Housing and Restrictive Covenant that provides for a 55-year affordable housing deed-restriction for the provision of 11 of the 56 housing units. The lots to be deed-restricted are Lots 24, 30, 31, 33, 35, 37, 39, 42, 47, 49, and 51.
- b. Prepare and secure approval from the City of Goleta and execute, at the Permittees expense, the following documents prior to the issuance of a Zoning Clearance for Building Permits:
 - i. Landscape Agreement and post securities for installation and maintenance of the City-approved landscape and hardscape improvements. The Permittee must provide separate securities to guarantee the installation of the planting materials and the maintenance/establishment period and shall be in the amounts as provided in the agreement and based on a Landscape Architect's Estimate, signed, and stamped by a registered landscape architect for the durations noted for the ornamental plantings and the native plantings. The maintenance/establishment securities shall be a for a term of not less than three (3) years for the ornamental landscaping elements and not less than five (5) years for the native landscaping elements following City acceptance of the installation work. Release of the securities shall occur at the discretion of the PER and Public Works Directors that the on-site and public right of way landscaping and native landscaping has been appropriately established.
- c. Secure Final Design Review Board (DRB) approval of the architecture, including building colors and materials and landscaping and irrigation plans. The plans submitted for DRB review must include any of the requirements contained in the

adopted Mitigation Measures and Environmental Conditions of approval listed above. The landscaping and irrigation plans must:

- i. Consist of at least 75% drought-tolerant native or Mediterranean type plants which adequately complement the project design and integrate the site with surrounding land use. The plant material used in the landscape palette must be compatible with the Goleta climate pursuant to Sunset Western Garden Book Zone 24 published by Sunset Books, Inc. Revised and Updated 2012 edition or a more current edition.
- ii. Demonstrate compliance with the City's Water Conservation regulations and Guidelines for Water Conservation in Landscaping. Use reclaimed water to irrigate landscaped areas if the recycled waterline is extended to serve the site. If that occurs, then dual water connections must be installed to allow for landscaping to be irrigated by reclaimed water, if feasible.
- iii. Utilize efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g., drip irrigation, automatic sprinklers equipped with moisture sensors, etc.)
- iv. Utilize automatic sprinkler systems that must be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers must also be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscaping irrigation.
- v. Use of native and/or drought tolerant species in the final landscaping;
- vi. Installation of drip irrigation or other water-conserving irrigation;
- vii. Group plant material by water needs;
- viii. Limiting turf to less than 20% of the total landscaped area if proposed under the final landscape plan or use of artificial turf in place of living grass (this may exceed the 20% maximum);
- ix. No turf is allowed on slopes of over 4%;
- x. Use of extensive mulching (2" minimum) in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction;
- xi. Installation of soil moisture sensing devices to prevent unnecessary irrigation;
- xii. Use of only recycled water for landscape irrigation if the Project site is connected to a recycled water line;
- xiii. Use of plant materials that can withstand high salinity levels, if recycled water is used for irrigation; and

- xiv. Use of plant materials that are compatible with the Goleta climate pursuant to Sunset Western Garden Book's Zone 24, published by Sunset Books, Inc., Revised and Updated 2001 edition.
- d. Incorporate energy conservation measures into the building design. All new residential buildings must comply with the energy efficiency standards set forth in the Goleta Municipal Code, and with the CalGreen+ Building Code standards.
- e. Secure approval of an exterior lighting plan and photometric light study plan from the DRB. The lighting plan must:
 - i. Minimize off-site glare.
 - ii. Use lighting devices that are enclosed and protected by weather and vandal resistant covers.
 - iii. Use illuminated street addresses with a minimum maintained of one foot-candle of light on the ground surface during hours of darkness. Street addressing must be a minimum of 4 inches high and must be visible from the street or driving surface, of contrasting color to the background and be illuminated during hours of darkness. Addressing must also be shown on the building plan elevations.
- f. Secure approval of a composite utility screening plan from the Planning and Environmental Review Department and the DRB. All external/roof mounted mechanical equipment (including solar panels, HVAC condensers, switch boxes, etc.) must be included on all building plans and designing this equipment must be integrated into the structure and/or screened in its entirety from public view.
- g. Screening may include a combination of landscaping and/or fencing/walls. Utility transformers must be placed in underground vaults where they are completely screened from view, unless otherwise approved by the Planning and Environmental Review Director. All meters painted must be concealed by matching the color of the building. All backflow prevention devices and communications equipment must be concealed in an enclosed portion of the building, on top of the building, or within a screened utility area. All transformers and vaults installed within the public right-of-way must be below grade unless otherwise approved by the Planning and Environmental Review Director and the Public Works Director and then completely screened from view.
- h. Obtain all the necessary approvals, licenses, and permits and pay all of the appropriate fees as required by the City. Before any post-entitlement permit may be issued by the City of Goleta, the Permittees must obtain written clearance for each development phase from all Departments/Agencies having conditions or project approval. Such clearance must indicate that the Permittees have satisfied all pre-construction conditions.

- i. Secure the construction site with a minimum 6-foot-high fence before commencement of grading if grading has not prior to the Final Map recordation. The fence must be covered with material approved by the Planning and Environmental Review Director to minimize dust leaving the site.
- j. Enter into an agreement with the City to pay Compliance Review fees to cover full costs of compliance monitoring.

During grading and construction activities, the Permittees, to the satisfaction of the Planning and Environmental Review Director and/or the Public Works Director, must:

- i. Promptly remove any graffiti at the Project site.
- ii. Prevent construction and/or employee trash from blowing offsite by:
- iii. Provide covered receptacles on-site before commencement of any grading or construction activities.
- iv. Pick up waste weekly or more frequently as directed by the City; and
- v. Designate and provide to the Planning and Environmental Review Director the name and contact information of the project foreman who will monitor construction trash/waste. Additional covered receptacles must be provided as determined necessary by Planning and Environmental Review Director.
- vi. Ensure that all haul trucks, hauling soil, sand, and other loose materials, are either covered or maintain two feet of freeboard.
- vii. Reduce NOx emissions during construction by limiting the operation of heavy-duty construction equipment to no more than 5 pieces of equipment at any one time.
- viii. Maintain equipment and vehicles engines in good condition and in proper tune as per manufacturer's specifications and per APCD rules to minimize dust emissions.
- ix. Use electricity from temporary power poles rather than temporary diesel or gasoline powered generators.
- x. Ensure that construction vehicles only use the City's designated Truck Routes to the satisfaction of the Public Works Director. All other routes are prohibited. Construction traffic must be routed away from congested streets.

- xi. Configure construction of parking to minimize traffic interference to the satisfaction of Public Works Director.
- xii. Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag people) to the satisfaction of the Public Works Director.
- xiii. Secure approval of the construction vehicle staging and location of vehicle ingress/egress location and the use of temporary construction driveways from the Public Works Director or designee.
- xiv. Use electric equipment if feasible to replace diesel-powered equipment such as booster pumps or generators.
- xv. Install catalytic converters on equipment if feasible.
- xvi. Equip equipment with two-to-four-degree engine time retard or pre-combustion chamber engines, if feasible.
- xvii. Use methanol or natural gas-powered mobile equipment and pile drivers instead of diesel equipment if readily available at competitive prices, if feasible.

58. Before the City issues certificate of occupancy for each individual lot, the Permittees must:

- a. Screen all mechanical equipment in accordance with approved plans based on the construction phasing plan.
- b. Install all landscaping and irrigation in accordance with approved plans based on the construction phasing plan.
- c. Screen all new utility service connections and above-ground mounted equipment such as backflow devices, etc. from public view and/or painted in a soft earth tone color so as to blend in with the project (red is prohibited) in accordance with approved plans based on the construction phasing plan.
- d. Pay all adopted (applicable) impacts fees due including but not limited to Fire Service, Parks and Recreation, Transportation, Library, Public Administration and Police Fees in effect at the time in accordance with Condition No. 55.
- e. Remove temporary construction driveway if used.
- f. Secure final clearance from all applicable Agencies/City Departments as needed.

59. Prior to the issuance of the final certificate of occupancy for the last home (56th one), complete construction of all common improvements that the Homeowners Association will be responsible for, including but not limited to the private roads and sidewalks, storm

water and drainage improvements, landscaping, lighting, and common open space facilities pursuant to the Permit.

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

Glenn Couvillion, President for Springville 3 LP

Date

Exhibit 1 to EXHIBIT D to ATTACHMENT 3
Agency Letters/Conditions

Memorandum



DATE: 10/06/2025

TO: Darryl Mimick
Planning and Environmental Review
City of Goleta

FROM: Chris Olmstead, Captain
Santa Barbara County Fire Department

SUBJECT: APN: 077530019 Permit: 25FDR-00123 Project: 05-154-VTM & 05-154-DP

Site: 7400 CATHEDRAL OAKS RD GOLETA, CA 93117

Project: Shelby Residential Subdivision and Development – 64 Lots on 14.38 Net Acres with 60 Sing

The above project is located within the jurisdiction of the Santa Barbara County Fire Department.

The Fire Prevention Division must be notified of any changes to the project proposal.

All standard fire department conditions and current codes shall apply at time of development.

A change in the project description may cause conditions to be imposed.

Condition: Fire Codes

Resolution Action: General

All standard fire department conditions and current codes shall apply at time of development.

Condition: FPC Required

Resolution Action: Prior to Building Permit issuance

Fire Protection Certificates (FPCs) shall be required for each structure requiring a building permit.

Condition: Address Required

Resolution Action: Prior to Building Permit issuance

Recorded addressing for this project is required by the fire department.

Condition: Road Name Required

Resolution Action: General

A road name shall be required for this project.

Condition: Defensible Space

Resolution Action: General

Defensible space, vegetation management, and weed abatement shall be provided and maintained in accordance with the presently adopted Santa Barbara County Fire Code and applicable standards.

- Fire Department inspection required.
- The minimum amount of defensible space is one hundred (100) feet or to the property line, whichever is nearer.
- Zone 0: is the five (5) feet immediately surrounding a structure.

- Zone 1: is five (5) feet from the structure to thirty feet from the structure on a horizontal plane.
 - Zone 2: is thirty (30) feet to one hundred feet surrounding the structure on a horizontal plane.
 - Zone 3 (Access Zone): is intended to protect roadways and measured ten (10) feet from both sides of the roadway on a horizontal plane.
 - Refer to SBCFD Defensible Space Standard on website <https://sbcfire.com/development-standards/>
-

Condition: Defensible Space

Resolution Action: Prior to Occupancy Clearance

The project has 15 feet rear setbacks from certain residential structures to the project property line. This does not allow for the full Zone 1 defensible space 30 feet spacing. The project is located within the Very High Fire Hazard Severity Zone. While the current adjacent property use is a maintained golf course, there is nothing to ensure this will remain a golf course or will be continually maintained in a good state.

To mitigate the lack of a full 30 feet of Zone 1 clearance, the perimeter wall in the areas where the 30 feet cannot be obtained, shall be constructed of a solid noncombustible material such as a full height block wall. This will help reduce the radiant heat and ember impact.

Condition: Defensible Space

Resolution Action: Prior to Occupancy Clearance

Due to the location of the project being in the Very High Fire Hazard Severity Zone, a maintenance agreement shall be included with the CC&Rs to establish and maintain defensible space and vegetation managements requirements with the common areas and open spaces. Additional provisions shall be in place to ensure individual property owners maintain defensible space requirements on their individual parcels.

* Such agreements shall be submitted to SBCFD for review and approval.

Condition: Fire Apparatus Access

Resolution Action: Prior to Vertical Construction

All access ways shall be installed, made serviceable and maintained for the life of the project.

- Access plans shall be approved by the fire department prior to any work being undertaken.
 - Access shall be as shown on preliminary grading plans dated July 31, 2025, and reviewed on October 3, 2025
 - Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
 - A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
 - Reference Santa Barbara County Fire Department Development Standard #1.
-

Condition: Fire Protection Plan (Wildland)

Resolution Action: General

In accordance with the California Fire Code, a fire protection plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards for properties under construction.

The plan shall be based on a project-specific wildfire hazard assessment that includes consideration of location, topography, aspect, and climatic and fire history. The plan shall also identify conformance with the most restrictive wildfire protection regulation, statute and local ordinance.

- Refer to SBCFD Defensible Space Standard on website <https://sbcfire.com/development-standards/>

(The Fire Safety & Wildland Fire Protection Plan dated June 30, 2025, can be used for this.)

Condition: Municipal System

Resolution Action: Prior to Vertical Construction

A minimum of 6 new fire hydrant(s) shall be installed. Final installation location shall be approved by the Fire Department.

- The fire department shall have on file a set of approved fire hydrant plans prior to any work being started. 108

- Fire hydrants shall be located per fire department specifications and shall flow 750 gallons per minute at a 20 psi residual pressure.
 - A water district permit and plan approval must be obtained prior to fire hydrant installation/upgrade. For application information, contact Goleta Water District, 805-964-6761.
 - For a municipal water system, water purveyor's or private water system, location for fire hydrants shall be approved by the fire department.
 - The system shall be tested by the fire department to ensure compliance.
 - A set of approved fire hydrant plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
 - Water systems shall be installed exactly as the approved fire hydrant plans dictate. No changes or modifications to these plans shall take place without prior Fire Department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a Fire Department representative.
 - Reference Santa Barbara County Fire Department Development Standard #2.
-

Condition: Hydrant Access and Clearance

Resolution Action: Prior to Occupancy Clearance

Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

- A 3-foot clear space shall be maintained around the circumference of all fire hydrants except as otherwise required or approved. Posts, fences, vehicles, growth, trash, storage and other materials or things shall not be placed or kept near fire hydrants.
 - Clearance shall be maintained for the life of the project.
-

Condition: Fire Sprinkler New

Resolution Action: General

An automatic fire sprinkler system shall be installed.

- Fire sprinkler plans shall be approved by the fire department prior to installation.
 - A set of approved plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
 - Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the fire department.
 - Reference Santa Barbara County Fire Department Standard #4.
-

Condition: MIT Fees

Resolution Action: Prior to Occupancy Clearance

The applicant will be required to pay Fire Department Development Impact Mitigation Fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot of new or additional occupied space in each building.

- Payment shall be made according to the schedule of fees in place on the date fees are paid. As of the date of this letter, fees currently are as follows:

Residential-Single Family Housing \$0.59 per square foot

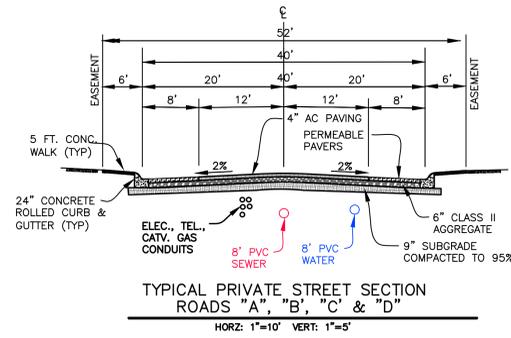
- Final occupancy clearance inspection will not be scheduled unless fees have been paid.
-

As always, if you have any questions or require further information, please email pe.inquiries@countyofsb.org and include your permit number.

PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN

FOR
VESTING TENTATIVE TRACT MAP 32,045
AND FINAL DEVELOPMENT PLAN
IN THE CITY OF GOLETA, CALIFORNIA

JULY 10, 2025 P.N. 01-023.01 SHEET 2 OF 6 SHEETS



SBCFD preferred fire hydrant location.

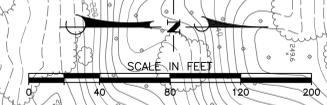
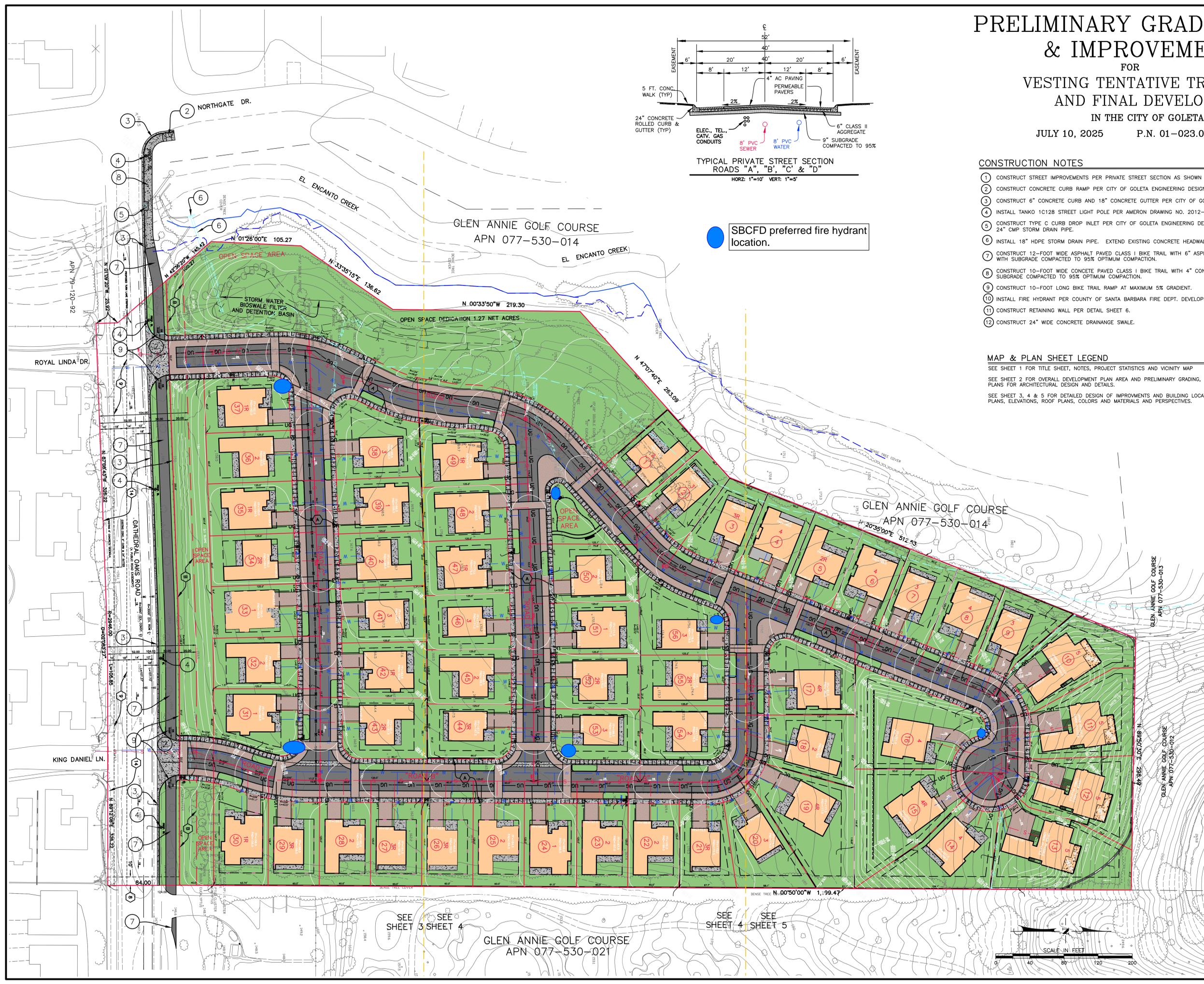
CONSTRUCTION NOTES

1. CONSTRUCT STREET IMPROVEMENTS PER PRIVATE STREET SECTION AS SHOWN HEREON AND DETAIL ON SHEET 6.
2. CONSTRUCT CONCRETE CURB RAMP PER CITY OF GOLETA ENGINEERING DESIGN STANDARD DETAIL 5-030.
3. CONSTRUCT 6" CONCRETE CURB AND 18" CONCRETE GUTTER PER CITY OF GOLETA ENGINEERING DESIGN STANDARD DETAIL 4-030.
4. INSTALL TANKO 1C128 STREET LIGHT POLE PER AMERON DRAWING NO. 2012-028 WITH GE EVOLVE LED ROADWAY LIGHT.
5. CONSTRUCT TYPE C CURB DROP INLET PER CITY OF GOLETA ENGINEERING DESIGN STANDARD DETAIL 3-050 AND CONNECT TO EXISTING 24" CMP STORM DRAIN PIPE.
6. INSTALL 18" HDPE STORM DRAIN PIPE. EXTEND EXISTING CONCRETE HEADWALL.
7. CONSTRUCT 12-FOOT WIDE ASPHALT PAVED CLASS I BIKE TRAIL WITH 6" ASPHALT CONCRETE PAVING AND 6" CLASS II AGGREGATE BASE WITH SUBGRADE COMPACTED TO 95% OPTIMUM COMPACTION.
8. CONSTRUCT 10-FOOT WIDE CONCRETE PAVED CLASS I BIKE TRAIL WITH 4" CONCRETE PAVING AND 6" CLASS II AGGREGATE BASE WITH SUBGRADE COMPACTED TO 95% OPTIMUM COMPACTION.
9. CONSTRUCT 10-FOOT LONG BIKE TRAIL RAMP AT MAXIMUM 5% GRADIENT.
10. INSTALL FIRE HYDRANT PER COUNTY OF SANTA BARBARA FIRE DEPT. DEVELOPMENT STANDARDS.
11. CONSTRUCT RETAINING WALL PER DETAIL SHEET 6.
12. CONSTRUCT 24" WIDE CONCRETE DRAINAGE SWALE.

MAP & PLAN SHEET LEGEND

SEE SHEET 1 FOR TITLE SHEET, NOTES, PROJECT STATISTICS AND VICINITY MAP
SEE SHEET 2 FOR OVERALL DEVELOPMENT PLAN AREA AND PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN. SEE ARCHITECTURAL PLANS FOR ARCHITECTURAL DESIGN AND DETAILS.
SEE SHEET 3, 4 & 5 FOR DETAILED DESIGN OF IMPROVEMENTS AND BUILDING LOCATIONS. SEE ARCHITECTURAL PLANS FOR DETAILED FLOOR PLANS, ELEVATIONS, ROOF PLANS, COLORS AND MATERIALS AND PERSPECTIVES.

LEGEND	
10	PROPOSED LOT
2	PROPOSED UNIT MODEL
2R	PROPOSED UNIT MODEL REVERSED
A	EASEMENT NOTE PER SHEET 1
(Red line)	EXISTING PROPERTY LINE
(Red dashed line)	PROPOSED LOT LINE
(Black dashed line)	EASEMENTS
(Black dashed line)	ASSESSOR'S PARCEL LINE
(Green line)	GRADING LIMITS
(Green line)	EXISTING CONTOUR
(Green line)	PROPOSED CONTOUR
(S)	EXISTING SEWER LINE
(W)	EXISTING WATER LINE
(OHW)	EXISTING OVERHEAD WIRE
(S)	PROPOSED SEWER LINE
(W)	PROPOSED WATER LINE
(SD)	PROPOSED STORM DRAIN
(UG)	PROPOSED DRY UTILITIES
(Black line)	RETAINING WALL
(FH)	FIRE HYDRANT
(CB)	CATCH BASIN
(SL)	PROPOSED STREET LIGHT
(P)	POWER POLE
(FF=)	FINISH FLOOR ELEVATION
(FG)	FINISH GRADE ELEVATION
(TW / BW)	TOP OR BOTTOM OF WALL



PLANT SCHEDULE NOTES

- ABOVE-GRADE UTILITIES SHALL BE SCREENED TO THE MAXIMUM EXTENT FEASIBLE.
 - PLANTS LISTED AS 'ALERT' STATUS BY THE CALIFORNIA INVASIVE PLANT COUNCIL (CAL-IPC) SHALL NOT BE USED FOR LANDSCAPING. REFER TO INVENTORY AT: <https://www.cal-ipc.org/plants/inventory/>
- DEFINITIONS
 B.T.H. BROWN TRUNK HEIGHT
 L.B. LOW BRANCHED
 NTRL. NATURAL HABIT, FIELD-GROWN
 MULTI. MULTI-BRANCHED
 STD. STANDARD FORM
 OR.EQ. CONTRACTOR TO LOCATE VARIETY LISTED OR EQUIVALENT VARIETY WITHIN SAME SPECIES WITH SIMILAR MATURE SIZE, GROWTH HABIT, COLOR OF FOLIAGE AND FLOWERS.
 WATER USE CATEGORIES OF WATER USE ARE DEFINED BY WUCOLS V 2025 WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, COPYRIGHT (C) UC REGENTS, UC DAVIS.

PRELIMINARY PLAN - PLANTING AND DESIGN

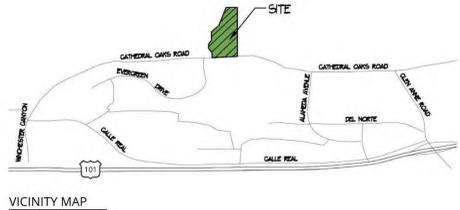
CJM::LA STRIVES TO UPHOLD THE ARCHITECTURAL AND CULTURAL HERITAGE OF THE GOLETA COMMUNITY THROUGH THE DEVELOPMENT OF ENGAGING SPACES. OUR APPROACH RESPONDS TO CONTEXT, HISTORY AND OUTLOOK IN ORDER TO PROVIDE OUTDOOR SPACES WHICH QUIET THE MIND AND ACTIVATE THE SENSES. THE BUILT ENVIRONMENT IS PARAMOUNT IN REPRESENTING THE IDENTITY OF A COMMUNITY, AND WE SEEK TO PROVIDE RESPONSIBLE DESIGN SOLUTIONS THAT RESPECT THE BALANCE OF PAST AND FUTURE. WE PRIDE OURSELVES IN DESIGN THAT IS UNIQUE AND SPECIFIC, ENDURING AND AUTHENTIC.

THIS PLAN ENAGES BOTH SUSTAINABLE BUILDING PRACTICES AS WELL AS AESTHETIC AND FORWARD-THINKING DESIGN SOLUTIONS TO CREATE A UNIQUE ADDITION TO THE BUILT ENVIRONMENT.

- PEDESTRIAN, BICYCLE AND VEHICULAR CIRCULATION HAS BEEN STUDIED IN ORDER TO MAINTAIN APPROPRIATE CONNECTIVITY WITH THE SURROUNDING COMMUNITY, AS WELL AS WITHIN THE DEVELOPMENT.
- STORMWATER QUALITY WILL BE ADDRESSED WITH THE MOST APPROPRIATE BEST MANAGEMENT PRACTICES FOR THIS DEVELOPMENT.

THE PLANT PALETTE WILL BE NATIVE IN CHARACTER AND SUITABLE TO THE GOLETA REGIONAL CLIMATE. PLANT MATERIAL WILL BE LOW-WATER AND LOW-MAINTENANCE.

COMMON AREA IRRIGATION WILL INCLUDE A COMBINATION OF LOW-VOLUME SPRAY HEADS, BUBBLERS AND DRIP SYSTEMS AS APPLICABLE. ALL IRRIGATION WILL BE CONTROLLED BY AN AUTOMATIC TIMER WITH A SEASONAL ADJUSTMENT CAPACITY TO APPLY LESS WATER DURING THE RAINY SEASON. SEE SHEET L-1.4 FOR PRELIMINARY HYDROZONE PLAN AND WELO CALCULATIONS.



BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
SHRUBS				
CANNA X GENERALIS 'INTRIGUE'	INTRIGUE CANNA	5 GAL	MEDIUM	48" o.c.
CARISSA MACROCARPA	NATAL PLUM	5 GAL	LOW	48" o.c.
CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL	LOW	48" o.c.
ECHINUM CANDIDANS	PRIDE OF MADIRA	5 GAL	LOW	60" o.c.
FEJOA SELLOWIANA	PINEAPPLE GUAVA	15 GAL	LOW	120" o.c.
FREMONTODENDRON X 'DARA'S GOLD'	DARA'S GOLD FLANNEL BUSH	5 GAL	VERY LOW	72" o.c.
LANTANA MONTEVIDENSIS 'WHITE'	TRAILING LANTANA	1 GAL	LOW	60" o.c.
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE® OLIVE	5 GAL	LOW	48" o.c.
PHORADENDRON SPP.	NEW ZEALAND FLAX	15 GAL	LOW	48" o.c.
PITTOSPORUM CRASSIFOLIUM 'COMPACTUM'	DWARF KARO PITTOSPORUM	5 GAL	MEDIUM	36" o.c.
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	5 GAL	VERY LOW	60" o.c.
ROSA X 'FLOWER CARPET WHITE'	ROSE	5 GAL	MEDIUM	24" o.c.
WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	5 GAL	LOW	48" o.c.
BIOSWALE/BIOFILTRATION				
ARMERIA MARITIMA	SEA THRIFT	5 GAL	LOW	48" o.c.
BACCHARIS PILLULARIS	COYOTE BRUSH	1 GAL	LOW	48" o.c.
CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	LOW	18" o.c.
DIETES BICOLOR	FORTNIGHT LILY	5 GAL	LOW	48" o.c.
JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	LOW	18" o.c.
MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	LOW	48" o.c.
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	MEDIUM	18" o.c.
ORNAMENTAL GRASSES				
CHORODRIPALUM TECTORIUM	CAPE RUSH	5 GAL	LOW	30" o.c.
DIANELLA CAERULEA 'DBB3'	CASSA BLUE™ FLAX LILY	1 GAL	LOW	30" o.c.
FESTUCA MAIREI	ATLAS FESCUE	5 GAL	LOW	24" o.c.
PERENNIALS				
ANIGOZANTHOS SPP.	KANGAROO PAW	5 GAL	LOW	48" o.c.
SCREEN SHRUBS				
CARPENTERIA CALIFORNICA	BUSH ANEMONE	15 GAL	LOW	36" o.c.
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	VERY LOW	72" o.c.
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	KOHOHU	15 GAL	MEDIUM	72" o.c.
RHUS INTEGRIFOLIA	LEMONADE BERRY	15 GAL	VERY LOW	96" o.c.
SUCCULENTS				
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	VERY LOW	36" o.c.
AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	VERY LOW	48" o.c.
ALOE DOROTHEAE	SUNSET ALOE	5 GAL	LOW	30" o.c.
ALOE VERA	MEDICINAL ALOE	5 GAL	LOW	30" o.c.
ALOE X 'BLUE ELF'	BLUE ELF ALOE	1 GAL	LOW	18" o.c.
ALOIDENDRON BARBERAE	TREE ALOE	15 GAL	VERY LOW	72" o.c.
BOTANICAL NAME				
COMMON NAME				
CONT				
WATER USE				
SPACING				
GROUND COVERS				
ARCTOSTAPHYLOS X 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL	LOW	18" o.c.
CENANTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	1 GAL	VERY LOW	18" o.c.
HEUCHERA SPP.	CORAL BELLS	1 GAL	LOW	12" o.c.
SENECIO MANDRALISCAE	BLUE FINGERS	1 GAL	LOW	24" o.c.
TURF MARATHON II	SOD	HIGH		

SHEET INDEX

SHEET	DESCRIPTION
L-1.1	PRELIMINARY LANDSCAPE PLAN
L-1.2	PRELIMINARY LANDSCAPE HYDROLOGE PLAN
L-1.3	PRELIMINARY LANDSCAPE FEATURES
L-1.4	PRELIMINARY HYDROZONE PLAN & WELO CALCULATIONS

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE
TREES					
ARB MIY	ARB MIY	ARBUS X 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	LOW
CER FOR	CER FOR	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	24" BOX	MEDIUM
CIT IMP	CIT IMP	CITRUS X LIMON 'IMPROVED MEYER'	IMPROVED MEYER LEMON	24" BOX	MEDIUM
DIO HAC	DIO HAC	DIOSPYROS KAKI 'HACHIYA'	JAPANESE PERSIMMON	36" BOX	MEDIUM
ERI COP	ERI COP	ERIOBOTRYA X 'COPPERTONE'	COPPERTONE LOQUAT	24" BOX	MEDIUM
GEI PAR	GEI PAR	GEJERA PARVIFLORA	AUSTRALIAN WILLOW	15 GAL	LOW
KOE BIP	KOE BIP	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	36" BOX	MEDIUM
LYO CAT	LYO CAT	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	36" BOX	LOW
MAL A18	MAL A18	MALUS X DOMESTICA 'ANNA'	ANNA APPLE	15 GAL	MEDIUM
MET EXC	MET EXC	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	15 GAL	LOW
OLE SWA	OLE SWA	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	36" BOX	LOW
PER VKV	PER VKV	PERSEA AMERICANA 'PINKERTON'	PINKERTON AVOCADO	36" BOX	MEDIUM
PIS CHI	PIS CHI	PISTACIA CHINENSIS	CHINESE PISTACHE	15 GAL	MEDIUM
QUE AGR	QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VERY LOW
QUE VIR	QUE VIR	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX	MEDIUM
TRI BRI	TRI BRI	TRISTANIA CONFERTA	BRISBANE BOX	15 GAL	MEDIUM
ULM TRU	ULM TRU	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN LACEBARK ELM	36" BOX	MEDIUM
BIOSWALE/RIPARIAN TREES					
PLA RAC	PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	48" BOX	MEDIUM
POP FR2	POP FR2	POPULUS FREMONTII	WESTERN COTTONWOOD	24" BOX	MEDIUM



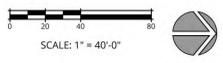
- WATER-WISE BIOSWALE/BIOFILTRATION AND DETENTION BASIN
- SPLIT-RAIL FENCE
- WATER-WISE BIOSWALE/BIOFILTRATION AND DETENTION BASIN
- PERIMETER FENCING @ OPEN SPACE - TUBULAR STEEL VIEW FENCING - 6'-HIGH
- SCREENING TREES
- PLANTING AREA FOR BIOFILTRATION, INFILTRATION
- CORNER ACCENT TREE
- PASSIVE OPEN SPACE - BIOFILTRATION PLANTING AREA - BENCH SEATING - CANOPY TREES & ACCENT TREES
- STREET TREE, TYP.
- PERMEABLE PAVING AT DRIVEWAY
- PEDESTRIAN CROSSING TYP. PERMEABLE PAVING
- 5' - WIDE INTERIOR SIDEWALK
- TYPICAL FRONT YARD LANDSCAPE PLAN, SEE SHEET L-1.3
- STORMWATER CURB EXTENSION, TYP. SEE SHEET L-1.2

- PERMEABLE PAVING AT ENTRY
- 50' - WIDE LANDSCAPE BUFFER
- SPLIT-RAIL FENCE
- BIOSWALE
- PROPOSED 10'-WIDE ASPHALT BIKE PATH
- BIOSWALE WITHIN PARKWAY

- INTERIOR WALL AT STREETSCAPE - STUCCO BLOCK WALL WITH UPGRADED MATERIAL SUCH AS STONE VENEER - 6'-HIGH
- 5' - WIDE INTERIOR SIDE WALK
- STREET TREE
- MEANDERING PLANTING AREA FOR BIOFILTRATION, INFILTRATION
- PERMEABLE PAVING AT PARKING AREA
- PERMEABLE PAVING AT PARKING
- TYP. FRONT YARD LANDSCAPE, SEE SHEET L-1.3
- INTERIOR WALL - BETWEEN LOTS - PRECISION BLOCK WALL - 6'-HIGH
- PERIMETER WALL - COMBINATION BLOCK WALL & VIEW FENCING - 6'-HIGH

The perimeter wall where the 30 feet separation from the property line to the structure can not be maintained, the perimeter wall shall be solid noncombustible wall. This means the viewing fencing can not be used in this area. This is due to location in the very high fire hazard severity zone.

Reviewed
 10/03/2025
 Chris Olmstead, Captain
 Santa Barbara County
 Fire Department
 Planning & Engineering



CLIENT SHALL RETAIN COPIES OF THE WORK PERFORMED BY LANDSCAPE ARCHITECT IN CAD FORM ONLY FOR INFORMATION AND USE BY CLIENT FOR THE SPECIFIC PURPOSE FOR WHICH LANDSCAPE ARCHITECT WAS ENGAGED. SAID MATERIALS SHALL NOT BE USED BY CLIENT, OR TRANSFERRED TO ANY OTHER PARTY, FOR USE IN OTHER PROJECTS, ADDITIONS TO THE CURRENT PROJECT, OR FOR OTHER PURPOSES FOR WHICH THE MATERIAL WAS NOT STRICTLY INTENDED BY LANDSCAPE ARCHITECT WITHOUT LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION. ANY UNAUTHORIZED MODIFICATION OR REUSE OF THE MATERIALS SHALL BE AT CLIENT'S SOLE RISK AND CLIENT AGREES TO DEFEND, INDEMNIFY AND HOLD LANDSCAPE ARCHITECT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR USE OF THESE MATERIALS.

THE LANDSCAPE ARCHITECTURAL DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT. THE DOCUMENTS ARE AVAILABLE TO THE CLIENT FOR USE ONLY ON THIS PROJECT DURING THE EXISTENCE OF THE CONTRACT. REUSE OF THE DOCUMENTS FOR PROJECTS NOT A PART OF THE CONTRACT REQUIRES THE EXPRESS AUTHORIZATION OF THE LANDSCAPE ARCHITECT.

NOT FOR CONSTRUCTION
7400 CATHEDRAL OAKS
 7400 Cathedral Oaks Road.
 Goleta, CA 93117



REVISIONS

7/31/2025 PLANNING

PROJECT NUMBER: 2318
 DRAWN BY: JC
 DATE DRAWN: 06/25/23
 SCALE: 1"=40'-0"
 PRINT DATE: 7/30/25

SHEET NUMBER: L-1.1

CLIENT SHALL RETAIN COPIES OF THE WORK PERFORMED BY LANDSCAPE ARCHITECT IN CAD FORM ONLY FOR INFORMATION AND USE BY CLIENT FOR THE SPECIFIC PURPOSE FOR WHICH LANDSCAPE ARCHITECT WAS ENGAGED. DEAD MATERIALS SHALL NOT BE USED BY CLIENT, OR TRANSFERRED TO ANY OTHER PARTY, FOR USE IN OTHER PROJECTS, ADDITIONS TO THE CURRENT PROJECT, OR ANY OTHER PURPOSE FOR WHICH THE MATERIAL WAS NOT STRICTLY INTENDED BY LANDSCAPE ARCHITECT WITHOUT LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION. ANY UNAUTHORIZED MODIFICATION OR REUSE OF THE MATERIALS SHALL BE AT CLIENT'S SOLE RISK AND CLIENT AGREES TO DEFEND, INDEMNIFY, AND HOLD LANDSCAPE ARCHITECT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, COSTS, AND ATTORNEY'S FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR REUSE OF THESE MATERIALS.

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NOT FOR CONSTRUCTION
7400 CATHEDRAL OAKS
PRELIMINARY
LANDSCAPE FEATURES
7400 Cathedral Oaks Road.
Goleta, CA 93117

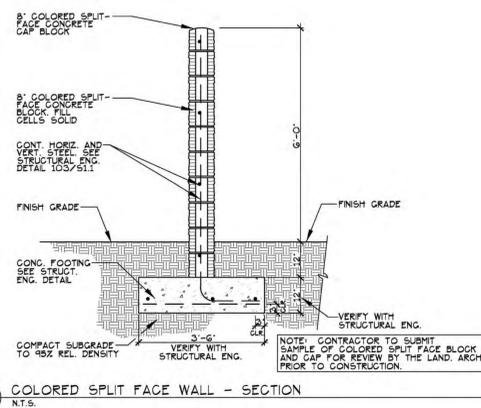
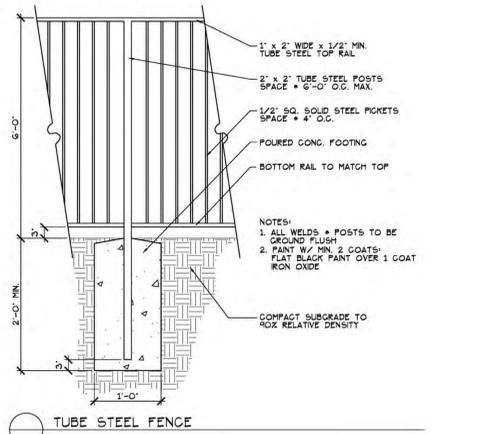
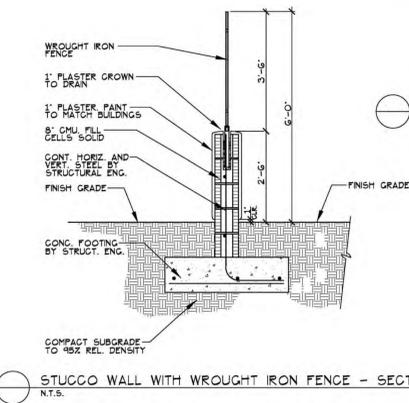
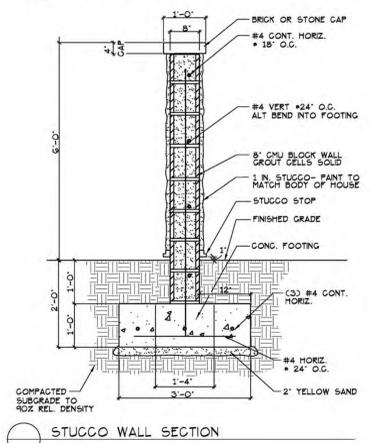


REVISIONS
7/31/2025 PLANNING

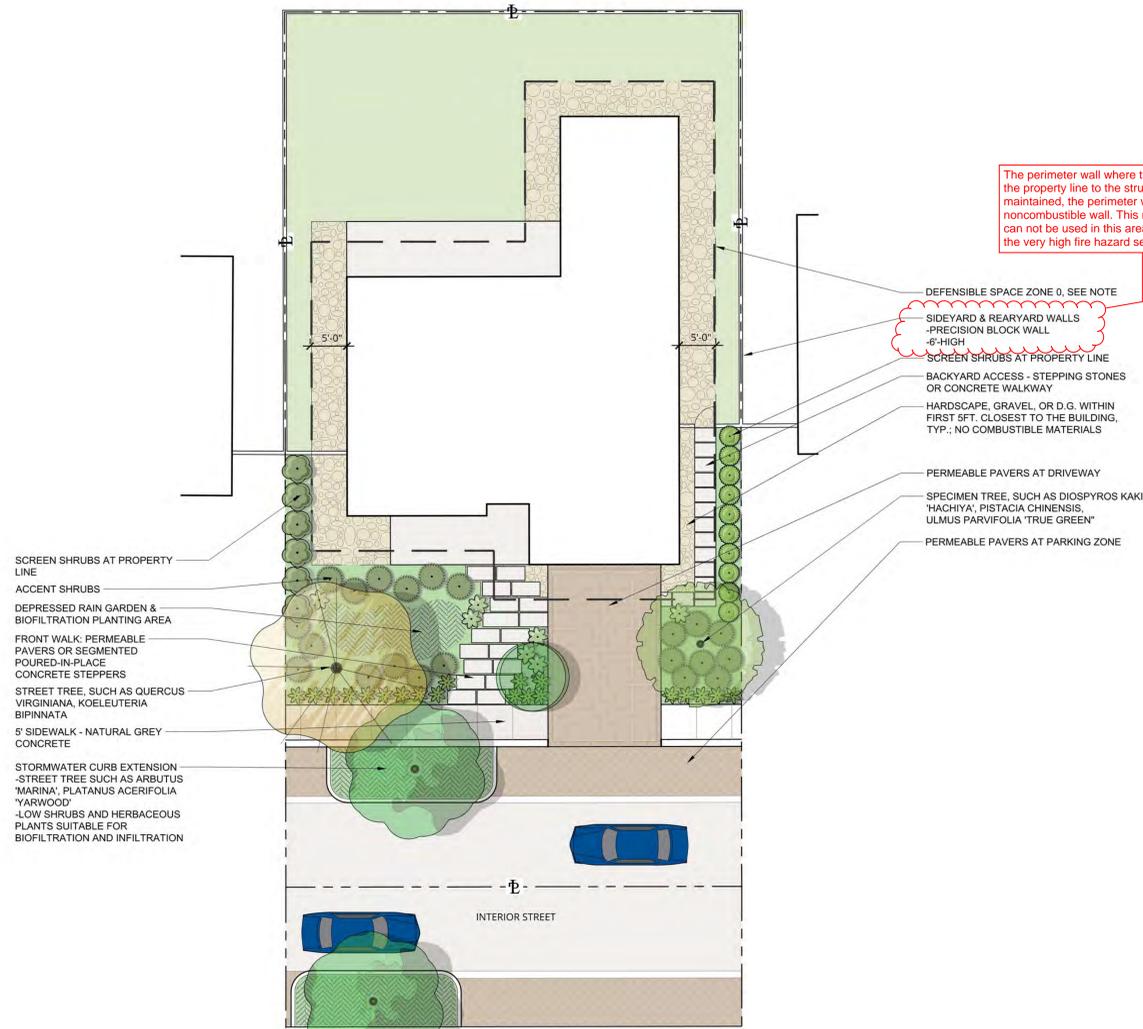
PROJECT NUMBER
2315
DRAWN BY
JC
DATE DRAWN
06/25/23
SCALE
1"=10'-0"
PRINT DATE
7/30/25

SHEET NUMBER
L-1.3

Typical Fence & Wall Details



- DEFENSIBLE SPACE ZONE MAINTENANCE NOTES**
- ZONE 0: EMBER RESISTANT WITHIN 5 FT.**
MAINTAIN THE FIRST FIVE FEET CLOSEST TO BUILDINGS, STRUCTURES, AND DECKS CLEAR OF POTENTIAL IGNITION SOURCES
1. USE HARDSCAPE LIKE GRAVEL, PAVERS, OR CONCRETE. NO COMBUSTIBLE BARK OR MULCH.
 2. REMOVE ALL DEAD AND DYING PLANTS, WEEDS, AND DEBRIS (LEAVES, NEEDLES, ETC.) FROM THE ROOF, GUTTER, DECK, PORCH, STAIRWAYS, OR ANY AREAS UNDER THE HOME.
 3. REMOVE ALL BRANCHES WITHIN 10 FEET OF ANY CHIMNEY OR STOVEPIPE OUTLET.
 4. LIMIT COMBUSTIBLE ITEMS (LIKE OUTDOOR FURNITURE AND PLANTERS) ON TOP OF DECKS.
 5. DO NOT LOCATE FIREWOOD AND LUMBER ANY CLOSER THAN ZONE 2 (OR WITHIN 100').
 6. USE ONLY NONCOMBUSTIBLE MATERIALS FOR FENCING, GATES, AND ARBORS ATTACHED TO THE HOME.
 7. CONSIDER LOCATING GARBAGE AND RECYCLING CONTAINERS OUTSIDE THIS ZONE.
 8. CONSIDER LOCATING BOATS, RVs, VEHICLES, AND OTHER COMBUSTIBLE ITEMS OUTSIDE THIS ZONE.
- ZONE 1: LEAN, CLEAN AND GREEN WITHIN 30 FT.**
REGULARLY CLEAR DEAD OR DRY VEGETATION AND CREATE SPACE BETWEEN TREES. DURING TIMES OF DROUGHT WHEN WATERING IS LIMITED, PAY SPECIAL ATTENTION TO CLEARING DEAD OR DYING MATERIAL.
1. REMOVE ALL DEAD PLANTS, GRASS, AND WEEDS.
 2. REMOVE DEAD OR DRY LEAVES AND PINE NEEDLES.
 3. TRIM TREES REGULARLY TO KEEP BRANCHES A MINIMUM OF 10 FEET FROM OTHER TREES.
 4. CREATE A SEPARATION BETWEEN TREES, SHRUBS, AND ITEMS THAT COULD CATCH FIRE, SUCH AS PATIO FURNITURE, WOOD PILES, SWING SETS, ETC.
- ZONE 2: REDUCE POTENTIAL FUEL WITHIN 100 FT.**
CONTINUE REDUCING POTENTIAL FUEL WITHIN 100 FEET OR THE PROPERTY LINE.
1. CLIP OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF FOUR INCHES.
 2. CREATE HORIZONTAL SPACE BETWEEN SHRUBS AND TREES. (SEE NOTES)
 3. CREATE VERTICAL SPACE BETWEEN GRASS, SHRUBS AND TREES. (SEE NOTES)
 4. REMOVE FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES, AND SMALL BRANCHES. HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF THREE INCHES.
 5. KEEP 10 FEET OF CLEARANCE AROUND EXPOSED WOOD PILES, DOWN TO BARE MINERAL SOIL, IN ALL DIRECTIONS.
 6. CLEAR AREAS AROUND OUTBUILDINGS AND PROPANE TANKS. KEEP 10 FEET OF CLEARANCE TO BARE MINERAL SOIL AND NO FLAMMABLE VEGETATION FOR AN ADDITIONAL 10 FEET AROUND THEIR EXTERIOR.
- VERTICAL SPACING: TREES & SHRUBS**
MAINTAIN SPACE BETWEEN THE LOWEST TREE BRANCHES AND THE GROUND OR SHRUBS.
1. REMOVE ALL TREE BRANCHES AT LEAST SIX FEET FROM THE GROUND.
 2. ALLOW EXTRA VERTICAL SPACE BETWEEN SHRUBS AND TREES. LACK OF VERTICAL SPACE CAN ALLOW A FIRE TO MOVE FROM THE GROUND TO THE BRUSH TO THE TREETOPS LIKE A LADDER.
 3. KEEP AT LEAST THREE TIMES THE HEIGHT OF ANY SHRUBS BETWEEN THE SHRUBS AND THE LOWEST BRANCHES OF TREES.
- EXAMPLE: A 5-FOOT SHRUB IS GROWING NEAR A TREE. 15 FEET OF CLEARANCE IS NEEDED BETWEEN THE TOP OF THE SHRUB AND THE LOWEST TREE BRANCH.
- HORIZONTAL SPACING: TREES & SHRUBS**
HORIZONTAL SPACE DEPENDS ON THE SLOPE OF THE LAND AND THE HEIGHT OF THE SHRUBS OR TREES. LEAVE MORE SPACE BETWEEN VEGETATION ON BIGGER SLOPES.
- SPACE BETWEEN SHRUBS:**
1. FLAT OR MILD SLOPE (LESS THAN 20%): TWO TIMES THE HEIGHT OF THE SHRUB.
 2. MILD TO MODERATE SLOPE (20-40%): FOUR TIMES THE HEIGHT OF THE SHRUB
 3. MODERATE TO STEEP SLOPE (GREATER THAN 40%): SIX TIMES THE HEIGHT OF THE SHRUB
- SPACE BETWEEN TREES:**
1. FLAT OR MILD SLOPE (LESS THAN 20%): 10 FEET.
 2. MILD TO MODERATE SLOPE (20-40%): 20 FEET
 3. MODERATE TO STEEP SLOPE (GREATER THAN 40%): 30 FEET.



REFERENCE IMAGERY

DIOSPYROS 'KAKI'

ERIBOTRYA 'COPPERTONE'

ANIGOZANTHUS 'BUSH GOLD'

CEANOTHUS 'YANKEE POINT'

POURED-IN-PLACE CONCRETE AT FRONT WALKWAYS

PERMEABLE PAVERS AT DRIVEWAY

ARBUTUS 'MARINA'

The perimeter wall where the 30 feet separation from the property line to the structure can not be maintained, the perimeter wall shall be solid noncombustible wall. This means the viewing fencing can not be used in this area. This is due to location in the very high fire hazard severity zone.

- DEFENSIBLE SPACE ZONE 0, SEE NOTE
- SIDEYARD & REARYARD WALLS - PRECISION BLOCK WALLS - 6'-HIGH
- SCREEN SHRUBS AT PROPERTY LINE
- BACKYARD ACCESS - STEPPING STONES OR CONCRETE WALKWAY
- HARDSCAPE, GRAVEL, OR D.G. WITHIN FIRST 5FT. CLOSEST TO THE BUILDING, TYP.: NO COMBUSTIBLE MATERIALS
- PERMEABLE PAVERS AT DRIVEWAY
- SPECIMEN TREE, SUCH AS DIOSPYROS KAKI 'KACHIYA', PISTACIA CHINENSIS, ULMUS PARVIFOLIA 'TRUE GREEN'
- PERMEABLE PAVERS AT PARKING ZONE



www.goletawest.com

P.O. Box 4, Goleta, CA 93116-0004

phone: 805 968-2617, fax: 805 562-8987

UCSB Campus Parking Lot 32, Santa Barbara, CA 93106

October 16, 2025

Ginger Anderson
Brownstein Hyatt Farber Schreck, LLP
1020 State Street
Santa Barbara, CA 93101

RE: SEWER AVAILABILITY LETTER FOR APN: 077-530-019
Project: Shelby Property, 56-home residential development

To whom it may concern:

The property referenced above at 7400 Cathedra Oaks Road, Goleta, CA 93117 is served by Goleta West Sanitary District (GWSD).

Santa Barbara County sewer policy and District Ordinance No. 60 requires that any sewage generating uses constructed on this property be connected to a community sewer system.

Sewer capacity of fifty six (56) additional ERU in District facilities is presently available to serve the property, and is expected to be available to serve the property if it is connected to the District sewer system pursuant to a District Sewer Service Connection Permit within one year from the date of this letter. The District makes no representation concerning sewer capacity beyond the period stated above.

In order to secure a District Sewer Service Connection Permit for the property, it will be necessary to comply with all District requirements for the issuance of a Connection Permit, including payment of all required fees.

Please confirm your acceptance of the terms and conditions outlined herein by signing the acceptance statement below.

Sincerely,

GOLETA WEST SANITARY DISTRICT

TO: GOLETA WEST SANITARY DISTRICT

RE: APN 077-530-019

We hereby confirm our acceptance of the terms and conditions outlined in this Sewer Availability Letter.

Signature of Owner or their agent.

Agent, BHFS

Date Oct 29, 2025

Date Oct 29, 2025



4699 HOLLISTER AVENUE
GOLETA, CALIFORNIA 93110-1999
TELEPHONE: 805.964.6761
WWW.GOLETAWATER.COM

PRELIMINARY CONDITIONS LETTER

February 18, 2026

Springville 3, L.P.
Attn: Glynne C. Couvillion, Manager
690 Lilac Drive
Montecito, CA 93108

Re: APN: 077-530-019
Service Address: 7400 Cathedral Oaks Road
City of Goleta Case No.: 05-154-DP-DRB

Dear Mr. Couvillion:

The Goleta Water District (District) has reviewed the application for water service submitted for the above referenced project (Proposed Project) located at 7400 Cathedral Oaks Road (Property). Based on our review, we are pleased to inform you that we have determined water service may be installed for the Proposed Project, subject to the requirements of the SAFE Water Supplies Ordinance, District Code, water availability, and the conditions set forth below.

The Proposed Project must meet all of the conditions stated below prior to initiation of service. All checks are payable to Goleta Water District. Signed acceptance of this Preliminary Conditions Letter (PCL) must be received within thirty (30) days of the date of this letter to remain valid. If the acceptance is received within 30 days, this PCL is valid for one (1) year from the date set forth above, unless a written extension is requested and provided by the District General Manager or the General Manager determines a longer period is justified.

This PCL is not a contract. It is a statement of current conditions issued in compliance with the current District rules and regulations related to the approval of an application for water service. The Proposed Project will be subject to any applicable future changes and modifications in District rules and regulations.

See Attachment A for additional details.

The remainder of this letter outlines the process for receiving a Conditional Can and Will Serve Letter, Final Can and Will Serve Letter, and initiation of water service.

To obtain a Conditional Can & Will Serve Letter:

1. Sign and return page 4 of this PCL, the 'Applicant Acceptance of the Preliminary Conditions Letter'.
2. Provide a copy of the Land Use approval for the Proposed Project including Conditions of Approval from the City of Goleta Planning and Environmental Review Department.
3. Submit payment of the New Water Supply Charge in the amount of \$2,632,794.54. See Attachment A for details.
4. Provide a Plan Check deposit in the amount of \$4,000.00 along with design plans and hydraulic calculations for any required Water System Improvements, hydrant installations, main extensions, appurtenances and

surveyor legal description and drawing exhibits for any necessary easements in accordance with the District Standards & Specifications. See Attachment C for details.

To obtain a Final Can & Will Serve Letter, meet conditions 1 through 4 stated above, and:

5. Upon completion of plan review, provide an Engineer's itemized cost estimate for the public Water System Improvements which are to be constructed by the Applicant's contractor and dedicated to the District. This information will be used by the District to determine the Surety and Inspection deposit amounts, which will be required prior to issuance of a Final Can & Will Serve Letter. See Attachments B and C for details.
6. Provide any Surety and Inspection deposit amounts determined during the Plan Check Review or Conditional Can and Will Serve Letter for the Applicant's construction of the main extensions. See Attachments B and C for details.
7. Execute and record against the parcels being created an agreement, in a form approved by the District, apportioning the historic water service credit between the parcels being created by the proposed subdivision in such a way that each new parcel is apportioned credit that is equal the amount estimated to be required for the development on the parcel.
8. Provide a copy of the final building permits from the City of Goleta Building Department.
9. Provide the final landscape irrigation plans including annual water demands as approved by City of Goleta Building Department.
10. Provide new addressing documentation from the County of Santa Barbara Fire Department.
11. Pay all fees and charges incurred as part of project processing including any balances due from Plan Check and Record Drawing reviews.
12. Provide required Water System Improvement deposits for District construction of the water main tie-ins to the District system, new meter placements and any other work involving existing District facilities. See Attachments B and C for details.
13. Provide required water system inspection deposits for District inspection of the new main extensions, fire hydrants, service lines and any other water system appurtenances proposed to be dedicated to the District. See Attachments B and C for details.
14. Dedicate water system improvements constructed by the Applicant to be owned and maintained by the District for public water delivery as well as final record drawings and easements. See Attachments B and C for details.

To have water service activated, meet conditions 1 through 14 stated above, and:

15. Construct Water System Improvements and install approved lead free backflow assemblies. The location of all backflow assemblies must be approved by the District Cross Connection Specialist prior to installation. Backflow assemblies must be installed, inspected, and tested prior to any onsite work including demolition, grading, and construction. See Attachments C for details.

If the Proposed Project, related data, or other information changes during the course of the City of Goleta review or otherwise, these conditions, including the New Water Supply Charge, the number of meters, connections, service line sizes, fees, and agreements indicated may be revised. In addition, changes to the applicable rules and regulations of the District may affect the Proposed Project.

Please note that all fees, rates, and charges are subject to amendment by the District Board of Directors. Pursuant to Government Code Section 66020(d)(1) the 90-day period to protest the amount of any New Water Supply Charge fees assessed against the Proposed Project in this PCL has begun. If you wish to protest the amount of the New Water Supply Charges, such protest must be filed within 90 days of the issuance of this PCL as an appeal to the Board of Directors under Goleta Water District Section 8.30.010.

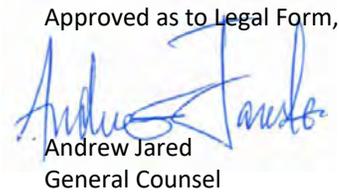
By signing below as the Applicant, you acknowledge that you understand and agree to comply with all federal, state, and local laws and regulations applicable to the Proposed Project.

This letter constitutes the final determination of the General Manager. You have the right to appeal the determination of the General Manager, pursuant to Chapter 8.30 of the District Code.

Please provide a copy of this letter to the engineer, contractor, and other consultants working on the Proposed Project, and contact the District when you are prepared to begin the design of the Water System Improvements for the Proposed Project. If you have any questions regarding this matter or would like to schedule a pre-design meeting, please contact Jessica Sierens at (805) 879-4689.

Sincerely,


David Matson
General Manager

Approved as to Legal Form,

Andrew Jared
General Counsel

Attachments: Applicant Acceptance
 A – New Water Supply Charge
 B – Water System Deposits and Charges
 C – Water System Improvements

Enclosures

Applicant Acceptance of the Preliminary Conditions Letter

The Applicant, **Springville 3, L.P.**, hereby confirms that Applicant has received a copy of and has read and understands this Preliminary Conditions Letter in its entirety, accepts the specified conditions and will abide by and carry out these conditions in good faith. The Applicant agrees to provide all related project documents to any succeeding property owner.

The person signing below on behalf of the Applicants represents and warrants that they have authority to bind the Applicant and the Property to the terms of this Preliminary Conditions Letter.

Applicant Signature:

SPRINGVILLE 3, L.P.
a California limited partnership

By: _____
Glynne C. Couvillion, Manager

Date: _____

Attachment A New Water Supply Charge

The current New Water Supply Charge (NWSC) is \$66,134 per acre foot per year (AFY) for potable water. The NWSC is based on water demand estimates using the District Code and calculation methodology at the time of the application and is subject to future adjustments by the Board of Directors.

Forecasted New Potable Water Demand

The Proposed Project involves demolition of the existing single-family residence (SFR) and accessory structures on an existing 15.8 gross acre parcel and subdivision into 59 parcels, with new development including construction of 56 SFRs on separate parcels and designation of three irrigated open space parcels. Consistent with District Code Section 5.16.040, the District has reviewed the Annual Water Demand Report for the Shelby Family Housing Development Project prepared by the Applicant’s Engineer, Mohammad M. Quayum, dated February 9, 2026 (Report) and has determined that new potable water service demand for the Proposed Project is estimated to be 39.81 AFY.

Total Residential Water Demand:	24.64 AFY
Total Landscape Irrigation Water Demand:	<u>15.17 AFY</u>
Total Water Demand:	39.81 AFY

Following receipt of a copy of the City of Goleta Building Permit, the District will review the estimated allocations and may revise the water demand estimate if there are any changes to the Proposed Project description. Any additional development or changes of use which result in the existing water allocation on the Property being exceeded will be subject to the current prohibition on approval of new water service applications.

Credit for Existing Potable Water Use

The existing property has no existing non-agriculture potable water credit consistent with District Code Section 5.16.041.

New Water Supply Charge (NWSC) Calculations

The forecasted total annual potable water demand outlined above, is used to calculate the new water demand and NWSC. Pursuant to District Code Appendix A, Section 12, the NWSC for the Proposed Project is determined using the following rates:

$$\begin{aligned} \text{NWSC} &= [\text{Forecasted New Potable Water Demand} \times \text{Unit Rate} (\$66,134 \text{ per AFY})] \\ \text{NWSC} &= 39.81 \text{ AFY} \times \$66,134 \text{ per AFY} = \$2,632,794.54 \end{aligned}$$

The new water demand and associated New Water Supply Charge for the Proposed Project is \$2,632,794.54.

SAFE Water Supplies Ordinance

The SAFE Water Supplies Ordinance prohibits the District from releasing over 1% of available potable water supplies annually to new or additional service connections, unless specific conditions are met. Although the District is currently authorized under SAFE to issue new allocations, the District cannot guarantee this will be the case at any given point in the future. In addition, new water connections could be limited in the future by Water Shortage Emergencies and related Agency actions under Water Code Sections 350 et seq.

Attachment B Water System Improvements Deposit and Monthly Charges

Water System Improvements Deposit

The Applicant must submit a Water System Improvements deposit for the District to perform any work summarized below and as described in Attachment C. A cost estimate for the District portion of work will be prepared upon completion of Plan Check Review. The exact deposit amount will be inclusive of the following anticipated District work:

- *Two (2) new water main connections.*
- *Placement of water meters serving SFRs and irrigated open spaces*
- *Existing service line abandonment or relocation (if applicable).*

Pursuant to District Standards & Specifications 3.01.04 J and 4.01.10, the District will install all new meters. Pursuant to District Code sections 6.04.020 and 6.04.040, all water main tie-ins (off Cathedral Oaks Road) and water meter placements following District acceptance of dedication of the new water mains, service lines and meter boxes are to be installed by the District staff. If required, any new public fire hydrant installation off the active District Cathedral Oaks Road water mainline must be installed by District staff pursuant to District Code section 6.08.030.

Applicant Responsible for Full Cost of Project

The District will keep a record of the labor, materials, permitting, and other costs for the District-installed specified Water System Improvements. For those Water System Improvements to be installed by the District, the Applicant will be responsible for actual costs of installation. If the costs are less than the amount deposited, then a refund will be issued to the Applicant for the difference. If the costs are greater than the amount deposited, the Applicant will be billed for the difference between the deposit and the actual costs.

Construction Inspection Deposit and Letter of Credit

The Applicant must submit a Construction Inspection Deposit and a Surety covering Performance, Labor, Materials, and Warranty for any portion of the Water System Improvements to be constructed by the Applicant, consistent with the District Standards & Specifications. The deposit will cover District-incurred costs for inspection and administration. In order to determine the required amounts, upon completion of Plan Check review, the Applicant must:

1. Submit a construction cost estimate prepared by the Project Engineer.
2. Submit a Construction Inspection Deposit (to be determined upon completion of plan review).
3. Submit a Surety for performance, labor, materials, and one-year warranty (per District Regulations, Title IV, Section 3.03.06) for work to be performed by Applicant.
4. Use a licensed contractor to install the new water facilities.

The Surety, bond or letter of credit must be in a form approved by the District.

Monthly Charges

The monthly meter charge is the sum of all meters, even if the meter is redundant. This monthly charge is based on the size of the meter as determined during the Plan Check review and will commence upon installation of the meters.

A charge is assessed on the bill of each customer who has a backflow prevention assembly installed to protect the potable water system. This charge will be assessed per backflow assembly per month and is subject to future adjustment.

Attachment C Water System Improvements and Easements

For issuance of a Can & Will Serve Letter from the District, the Applicant must comply with the following Water System Improvement requirements. Applicant must submit construction drawings and easement documents for the indicated required Water System Improvements to the District for review and approval. Prior to water service activation, the Applicant must have all Water System Improvements (including backflow prevention assemblies) constructed, installed, inspected, and tested to the satisfaction of the District. With respect to all work that the Applicant is required to perform, such work, labor, and services must be performed at the sole and exclusive cost of the Applicant. Changes in the PCL by subsequent amendment may increase costs and, to the extent that such costs are increased by subsequent requirements, such additional costs will be the sole and exclusive obligation of the Applicant.

Please note: **No plastic piping (PVC, C900, etc.) shall be allowed for the service connection from the main to the meter, backflow preventer, or DCDA.** The District will approve all materials (Ductile iron, welded steel, or copper) to maintain the new standards. These updates will be issued in the 2026 Standards and Specifications currently scheduled for release Spring 2026.

Applicant must provide the following Water System Improvements and easements:

Waterline Improvements

Pursuant to District Code Section 6.04.020, service connections must be installed by District employees. Only authorized employees of the District are allowed to connect or disconnect the Applicant's service from the District water mains. Backflow prevention assemblies must be installed by the Applicant.

Water Main Connections and Meter Related Improvements

Meter-related improvements and services must be designed and installed per District Standards & Specifications and must appear on the construction drawings for the Water System Improvements.

Where applicable, the Applicant's licensed contractor must install the service lines and meter boxes. These service lines must be designed and installed according to the District Standards & Specifications and must appear on the construction drawings for the Water System Improvements. Traffic lids must be provided for all meter boxes subject to traffic loading. The Applicant is responsible for the installation and maintenance of the piping and plumbing connection from the downstream side (outlet) of the District meter to the subject parcel and on-site facilities. All residential and landscape water services must be independently metered or sub-metered.

Consistent with District Standards Section 3.1.04 N, new water mains must be located under paved roadways having a minimum traveled roadway width of 32 feet and must be a minimum of 7 feet from the face of the southerly or easterly curb face or edge of pavement and maintain minimum separation from all other underground utilities.

Pursuant to District Code Section 6.04.020, service connections must be installed by District employees. Only authorized employees of the District are allowed to connect or disconnect the Applicant's service from the District water mains. Specifically, the new water main tie-ins, placement of meters, and abandonment or relocation of existing services must be constructed by the District. A service connection deposit will be determined upon completion of Plan Check.

Water System Improvements Constructed by Applicant

The required public Water System Improvements require site preparation work to be constructed by the Applicant and the District as follows:

- Applicant and their agents or contractors must obtain all necessary City, County, Caltrans or other required approvals and encroachment permits including approved Traffic Control Plans. Applicant contractor shall

perform all necessary road right of way preparation work including but not limited to potholing, trenching, bedding and any other site work necessary prior to the installation of new water facilities.

- District will perform all shutdowns, tie-ins, and meter placements as well as testing and disinfection.
- Applicant contractors shall perform all necessary road right of way completion and repair work including but not limited to installation of thrust blocks, trench backfill and slurry, asphalt paving, concrete curb, and gutter repair another checklist items required by the encroachment permit or its issuing agency.

District will require a deposit in an amount to be determined during plan review for its services necessary to perform inspection of all Applicant contractor work necessary to ensure proper care of the new waterline facilities. Note this is separate from any inspection required through an encroachment permit or by its issuing agency.

Fire Protection Improvements

The Applicant must submit a copy of a map of the approved fire hydrant locations, signed and stamped with Fire Department approval. District Code Section 6.08.030 requires that the District perform any work necessary to modify or alter existing fire hydrants. If applicable, any private onsite fire hydrants must be painted red in accordance with County of Santa Barbara Fire Department Standards.

Backflow Prevention Improvements

Residential and irrigation meters require reduced pressure principle backflow prevention assemblies (RPBAs) per District Standard Detail 5-01 and in accordance with District Code, and all must be shown on the submitted plans. Fire Lines require either a RPBA or a double check or a double check detector assembly (DC) or (DCDA) backflow assembly. All meter installations, backflow prevention assemblies, and on-site piping are subject to inspection and testing by District inspectors for cross connection-control and backflow prevention. All backflow devices must be lead-free and located as close as practical to the meter. The location of all backflow assemblies must be approved by the District Cross Connection Specialist prior to installation. Backflow assemblies must be installed, inspected, and tested prior to any onsite work including demolition, grading, and construction.

Easements

All Water System Improvements to be dedicated to the District must be located within public right-of-way or easements dedicated to the District. If easements are required, the Property Owner must grant easements acceptable to the District for access to and maintenance of all Water System Improvements to be dedicated to the District. Easements must conform to the requirements as stated in the District Standards & Specifications. Easement documents must be based on the District easement template (available upon request) and must include descriptions for all necessary easements. If the required easement includes non-parallel line segments and or non-concentric curves, a metes and bounds legal description will delineate the boundary of the easement. At no time will the easement boundary be delineated by reference to lots or parcels of record maps. The Applicant's Professional Land Surveyor or qualified Civil Engineer must submit easement documents for District review and comment. The District will notify the Applicant when the easements are acceptable for execution, notarization, and dedication.

If the Proposed Project is conditioned by the District for the installation of public Water System Improvements for which an easement private property is required and the Applicant elects to have said improvements installed by the District, a licensed land surveyor must provide construction staking along the boundary of the recorded easement. Prior to staking, the surveyor must submit a staking plan for District approval.

Water Meter Work Order Information Spreadsheet

A Water Meter Work Order Information Spreadsheet is required (a template is available upon request). Using this spreadsheet, please list as much requested information as possible for all of the meters to be installed for the Proposed Project. Your engineer will be able to provide some of the information. This spreadsheet must be submitted and approved by the District prior to the District signing the construction plans. All new District meters shown on the construction plans (including fire line by-pass meters) must be included on this spreadsheet.

Civil Engineer and Land Surveyor

All engineering documents, calculations, design, and construction drawings for Water System Improvements to be dedicated to the District must be prepared by or under the direction of a civil engineer registered in the State of California (Project Engineer). Landscape architects and other professionals licensed in California can perform this work in certain District-approved circumstances, consistent with the District Standards & Specifications.

All right-of-way and easement documents, calculations, and exhibits for Water System Improvements to be dedicated to the District must be prepared by or under the direction of a land surveyor registered in the State of California and approved by the District.

All above documents must be prepared in accordance with the District Standards & Specifications. All such documents submitted to the District, whether preliminary or final, must be stamped and signed by the Project Engineer or land surveyor as applicable. For more information, the District Standards & Specifications may be found on the District website or provided upon request.

Pre-Design Meeting

The Applicant's Project Engineer is encouraged to contact the District to schedule a pre-design meeting to ensure the engineer has a thorough understanding of these requirements and the District Standards & Specifications prior to beginning design work on the Proposed Project. Computer Aided Design (CAD) templates and examples are available for the Project Engineer's use upon request. The Applicant's Project Engineer should obtain the appropriate record drawings from the District of the existing water system facilities prior to beginning design work on the Proposed Project.

Hydraulic Calculations

The Applicant's Project Engineer must submit hydraulic calculations for all waterlines, fire hydrants, and fire lines to be dedicated to the District. The hydraulic calculations must demonstrate the adequacy of the proposed Water System Improvements. Required peak flows and fire flows must be stated. The hydraulic calculations must present selected pipe sizes, and resulting flows, fire flows, pressures, and velocities in accordance with the District Standards & Specifications. If the existing District water system is unable to meet the Proposed Project requirements, the Applicant is responsible to have the necessary improvements designed and constructed or determine an alternative method of fire protection acceptable to the Fire Department.

Plan Check and Deposit

The Applicant must submit one paper set plus one electronic PDF set of the "Water System Improvement Plans" and a Plan Check Deposit prior to the District reviewing the plans. This deposit will be used for District-incurred costs for plan check and administration. Pursuant to the District Standards & Specifications, the Applicant will either be invoiced if the actual cost to the District exceeds the amount of the Plan Check Deposit, or will be refunded any remaining balance after District costs are deducted. The Water System Improvement Plans will go through a plan check and revisions may be required. Once the plans are acceptable to the District and all other necessary conditions are met, the District will sign the plan for construction of the public Water System Improvements.

Owner is required to perform potholing and providing exact depths and dimensions of existing utilities and drains as required by GWD Standards and Specifications (GWD S&S) Section 3.01.03.C prior to submittal of water system improvement plans for review. The exact locations, depths, and materials should be included on plan and profile views of the plans.

All active and abandoned in place storm drains, sewer lines, gas lines or electrical lines including their sizes and depths must be on the plans and their profile.

The plans should meet the requirements specified in the District Standards and Specifications. Please review and incorporate with extra attention given to Part III.

Project Engineer's Estimate

During Plan Check review, the Applicant's Project Engineer must submit an itemized cost estimate for the Water System Improvements that are to be dedicated to the District. This information will be used by the District to determine the surety and construction inspection deposit amounts required prior to scheduling construction.

Encroachment Permits and Traffic Control Plans

The Applicant will be responsible for providing all traffic control plans and obtaining the necessary encroachment permits and approvals from the City of Goleta, County of Santa Barbara, Caltrans, and any other agencies with jurisdiction. Plans and approvals will be required at least two weeks prior to the District scheduling work for any water system improvements.

Survey of Meter Location

The Applicant will be responsible for having a licensed surveyor mark the proposed location and final grade height for the roads, sidewalks, meter boxes, easements, hydrants, and any other required appurtenance to be dedicated, inspected or installed prior to the District scheduling construction or inspection.

Record Drawings

Following completion of construction and inspection of Water System Improvements to be dedicated to the District including any District construction necessary, Applicant must submit Record Drawings to the District for review and approval. The refund of any portion of the Water System Improvements construction and inspection deposits will not occur until after Record Drawings are approved by the District. Mylar print copies of the final District approved record drawing plans and associated CAD files are required.

Contractual Cost and Dedication of Facilities

Prior to activation of water service, the Applicant's contractor must submit an itemized cost spreadsheet indicating actual cost of major items of work and total construction cost of Water System Improvements to be dedicated to the District. Applicant must also submit a completed Dedication of Facilities Form. The District will accept the Dedication once all facilities being dedicated have passed District inspection. Forms will be provided by the District to the Applicant and contractor following final inspection.

August 27, 2025

Darryl Mimick
City of Goleta
Planning and Environmental Review
130 Cremona Dr. Suite B
Goleta, CA 93117

Sent Via Email: dmimick@cityofgoleta.org

Re: Santa Barbara County Air Pollution Control District Suggested Conditions for Shelby Trust Residential Project, 05-154-VTM,DP

Dear Darryl Mimick:

The Santa Barbara County Air Pollution Control District (District) has reviewed the referenced project, which consists of the subdivision of a 14.38-acre parcel into 60 lots and the development of 56 single family residences, new roads, and retention basin. An existing single-family residence will be demolished. Construction is expected to take 12 to 14 months. The project will require 27,500 cubic yards (CY) of cut, 23,500 CY of fill, and 4,000 CY for export. The subject property, a 14.38-acre parcel identified in the Assessor Parcel Map Book as APN 077-530-019, is located at 7400 Cathedral Oaks Road in the City of Goleta.

The proposed project is subject to the following **regulatory requirements** that should be included as conditions of approval in the applicable land use permit:

1. All portable diesel-fired construction engines rated at 50 brake horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Generally, construction engines with PERP certificates are exempt from the District permit, provided they will be on-site for less than 12 months. In some situations, portable and/or temporary engines, require a District permit irrespective of PERP-registration status. See www.ourair.org/wp-content/uploads/PERPfaq.pdf for more information on the operation of PERP-registered engines at stationary sources. If a District permit is required, proof of receipt of the District permits shall be submitted by the applicant to planning staff.
2. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.
3. Asphalt paving activities shall comply with District Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

4. Construction/demolition activities are subject to District Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities*. This rule establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites, includes measures for minimizing fugitive dust from on-site activities, and from trucks moving on- and off-site. Please see www.ourair.org/wp-content/uploads/rule345.pdf. Activities subject to Rule 345 are also subject to Rule 302 (*Visible Emissions*) and Rule 303 (*Nuisance*).
5. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 British thermal units per hour (Btu/hr) and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of District Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information.

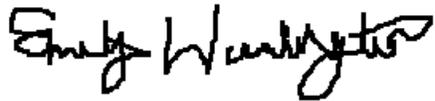
In addition, the District recommends that the following **best practices** be considered for inclusion as conditions of approval, in the interest of reducing emissions of criteria air pollutants, toxic air contaminants, greenhouse gases, dust and odors:

6. To reduce the potential for violations of District Rule 345 (*Control of Fugitive Dust from Construction and Demolition Activities*), Rule 302 (*Visible Emissions*), and Rule 303 (*Nuisance*), standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the District prior to grading/building permit issuance.
7. The State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible. Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection.
8. *Advisory*: The applicant should determine whether any structure(s) proposed for demolition contains asbestos that is friable or has the potential to become friable during demolition or disposal. If any structure does contain friable asbestos, the asbestos should be removed by a contractor that is state certified for asbestos removal. For more information on asbestos in construction, please see www.ourair.org/asbestos.
9. At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, renewable energy)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion/minimization)
 - Architectural features (green building practices, cool roofs)
 - Transportation (reduce vehicle miles traveled, compact and transit-oriented development, pedestrian- and bicycle-friendly communities)
 - Electric Vehicle Infrastructure (EV charger installation, installation of pre-wiring for future EV chargers)

- For additional information on greenhouse gas mitigation and potential strategies, see www.ourair.org/ghgmitigation-sbc.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 979-8334 or via email at WaddingtonE@sbcapcd.org.

Sincerely,

A handwritten signature in black ink that reads "Emily Waddington". The signature is written in a cursive, flowing style.

Emily Waddington,
Air Quality Specialist
Planning Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: Planning Chron File

ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

Projects involving earthmoving activities are expected to manage fugitive dust emissions such that emissions do not exceed APCD's visible emissions limit (APCD Rule 302), create a public nuisance (APCD Rule 303), and are in compliance with the APCD's requirements and standards for visible dust (APCD Rule 345). The following measures should be implemented to reduce fugitive dust emissions and impacts.

- During construction, use water trucks, sprinkler systems, or dust suppressants in all areas of vehicle movement to prevent dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. When using water, this includes wetting down areas as needed but at least once in the late morning and after work is completed for the day. Increased watering frequency should be required when sustained wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Onsite vehicle speeds shall be no greater than 15 miles per hour when traveling on unpaved surfaces.
- Install and operate a track-out prevention device where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can include any device or combination of devices that are effective at preventing track out of dirt such as gravel pads, pipe-grid track-out control devices, rumble strips, or wheel-washing systems.
- If importation, exportation, and stockpiling of fill material is involved, soil stockpiled for more than one day shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin. The amount of excavated material or waste materials stored at the site should be minimized.
- Minimize the amount of disturbed area. After clearing, grading, earthmoving, or excavation is completed, or if previously graded areas remain inactive for more than 10 calendar days, treat the disturbed area by watering, OR using roll-compaction, OR revegetating or hydroseeding, OR by applying non-toxic soil binders until the area is paved or otherwise developed so that dust generation will not occur. All roadways, driveways, sidewalks etc. proposed to be paved should be completed as soon as possible.
- Schedule clearing, grading, earthmoving, and excavation activities during periods of low wind speed to the extent feasible. During periods of high winds (>25 mph) clearing, grading, earthmoving, and excavation operations shall be minimized to prevent fugitive dust created by onsite operations from becoming a nuisance or hazard.
- The contractor or builder shall designate a person or persons to monitor and document the dust control program requirements to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress.

All measures required by the Lead Agency shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map prior to grading/building permit issuance and/or map recordation. Conditions shall be adhered to throughout all grading and construction periods. The name and telephone number of a dust control contact shall be provided to the APCD prior to grading/building permit issuance and/or map clearance. The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

ATTACHMENT B CONSTRUCTION DIESEL PARTICULATE AND NO_x EMISSION REDUCTION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is a list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- **Portable Engines:** All portable diesel-powered construction equipment greater than 50 brake horsepower (bhp) shall be registered with the state's portable equipment registration program (PERP)¹ OR shall obtain an APCD permit.
- **Off-Road Equipment:** Fleet owners of diesel-fueled mobile construction equipment greater than 25 hp are subject to the California Air Resource Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation². All off-road vehicles subject to this regulation must use renewable diesel fuel, with some limited exceptions.
- **Diesel Trucks:** Fleet owners of on-road diesel-fueled heavy-duty trucks and buses are subject to CARB's Heavy-Duty (Tractor-Trailer) Greenhouse Gas Regulation, Periodic Smoke Inspection Program (PSIP), the Statewide Truck and Bus Regulation, and the Advanced Clean Fleets Regulation to reduce emissions from trucks and buses.³
- **Idling:** Drivers of diesel-fueled commercial motor vehicles are subject to the Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling.⁴ Idling restrictions for off-road equipment are set forth in CARB's In-Use Off-road Diesel-Fueled Fleets Regulation.

The following measures are recommended:

- At a minimum, off-road diesel equipment should be equipped with engines compliant with, or certified to meet or exceed, CARB Tier 4 emission standards. Where available, off-road construction equipment should be zero-emission. Alternative/renewable fuels such as compressed natural gas (CNG), liquefied natural gas (LNG), or propane should be utilized to the maximum extent feasible when zero-emission is not available. Electric auxiliary power units should be used. The Lead Agency should require commitments to Tier 4 and/or zero-emission equipment in applicable bid documents, purchase orders, and contracts; successful contractors should demonstrate the ability to supply the compliant construction equipment for use prior to any ground-disturbing and construction activities.
- On-road heavy-duty equipment with model year 2014 or newer engines, or powered by zero- or near zero-emission technology, should be used whenever feasible.
- All portable generators should be powered by a source other than diesel or gasoline (i.e., battery, natural gas, propane, etc.)
- All construction equipment should be maintained in tune per the manufacturer's specifications.
- The number of construction equipment operating simultaneously should be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Proposed truck routes should minimize impacts to residential communities and sensitive receptors.
- Construction staging areas should be located away from sensitive receptors such that exhaust and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows. Construction activity schedules and hours should be planned and adjusted as feasible to maximize distance from existing sensitive receptors and minimize exposure to air pollution.

Prior to grading/building permit issuance and/or map recordation, all measures required by the Lead Agency shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout grading and construction periods. The contractor shall retain onsite the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles and have it available for inspection. The Lead Agency shall ensure measures are on project plans and/or recorded with maps and ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

¹ <https://ww2.arb.ca.gov/our-work/programs/portable-equipment-registration-program-perp>

² <https://ww2.arb.ca.gov/our-work/programs/use-road-diesel-fueled-fleets-regulation>

³ <https://ww2.arb.ca.gov/our-work/programs/truckstop-resources/truckstop>

⁴ <https://ww2.arb.ca.gov/our-work/programs/atcm-to-limit-vehicle-idling/about>

ATTACHMENT 4
Staff Presentation

Shelby Residential Project

March 2, 2026

Planning Commission Hearing



Project Location

- 7400 Cathedral Oaks Road
- 14.38 net acres
- Existing setting:
 - Fallow field, formerly avocado orchards
 - Three existing, vacant buildings onsite
 - 2,015-square-foot residence
 - 726-square-foot garage
 - 1,152-square-foot barn
 - Currently used in part for woodchips and firewood storage
- Surrounding uses:
 - South: Cathedral Oaks Road and single-family residences
 - West: El Canto Creek, Northgate Road, and multi-family residential development
 - North: Glen Annie Golf Course
 - East: Glen Annie Golf Course



Project Objectives Summary

The primary objectives for the proposed Project are as follows:

- Develop up to 56 residential units on underutilized land located within Goleta.
- Provide residential development in Goleta to fulfill the housing stock envisioned in the City's adopted 2023-2031 Housing Element.
- Provide housing opportunities for extremely low income, lower income, and moderate income- level persons to support the City in complying with its Regional Housing Needs Allocation requirements.
- Improve accessibility and encourage active transportation for bicycles and pedestrians in Goleta.
- Design residences to incorporate green building measures to encourage the use of energy and water efficient technology.



Recommendation of Approval Request

- Vesting Tentative Map
- Development Plan
- Design Review
- Final EIR



Project History

- 2011-2012 – Initial project application deemed complete, and Notice of Preparation of a Draft EIR released
- 2014 – City released two Draft EIRs for public review, addressing General Plan amendment and project-level impacts
- 2015 – City released two Revised Draft EIRs, based on public comments
- Project delayed – In part from Stage II Water Shortage Emergency and water moratorium imposed by the Goleta Water District in September 2014
- 2023 – Applicant submitted revised application under Senate Bill 330, reducing residential unit count and incorporating deed-restricted affordable housing
- 2025 – Revised Draft EIR prepared, supersedes all prior EIRs and reflects updates to project design, CEQA Guidelines, and local thresholds



Background

- Builder's Remedy
- State Density Bonus Law
- Native American Consultation
- Design Review Board



Existing Structures



Dudek 2025



Existing Structures and Wood Storage



Dudek 2025

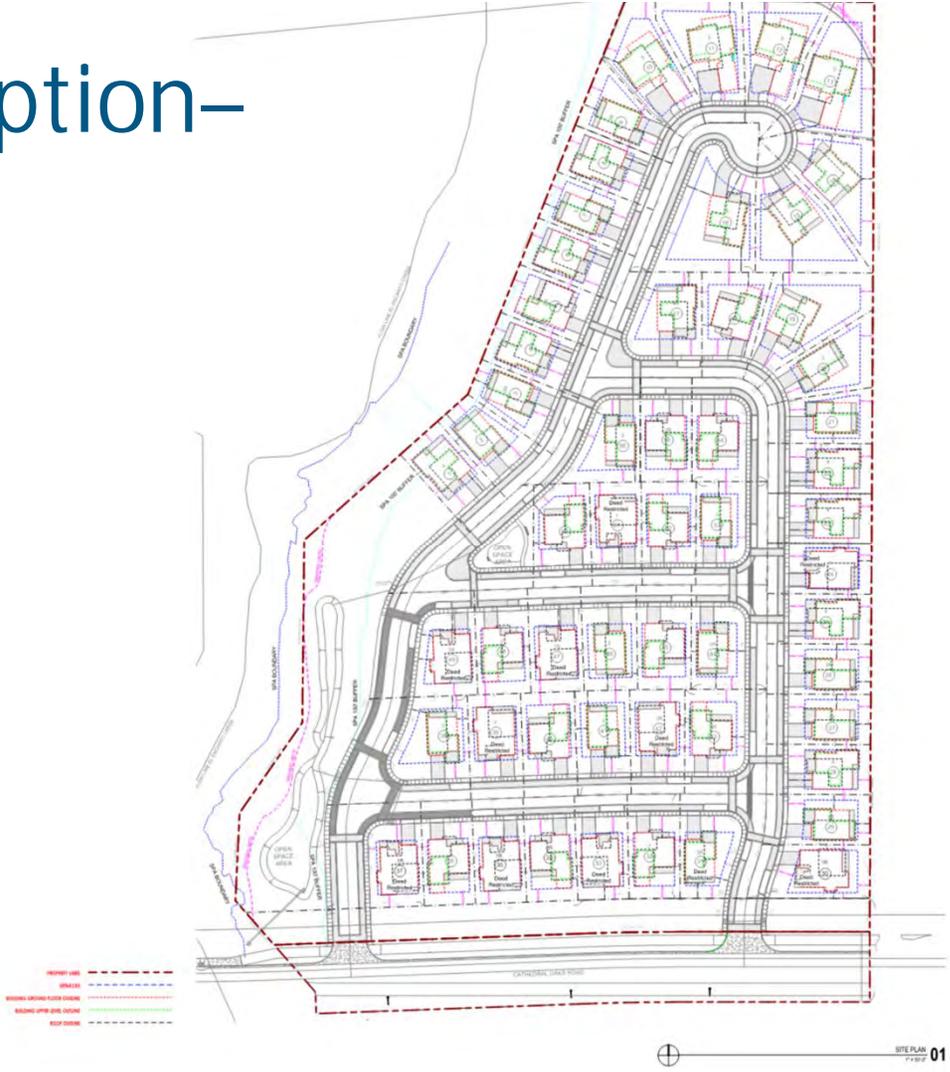


Project Description

- Demolition of the existing on-site residence, garage, and barn.
- Subdivision of the existing 14.38-net acre parcel into 59 separate lots.
- Construction and occupancy of 56 single-family dwellings, designated for extremely low to above-moderate income levels.
- Three lots for open space containing landscape and stormwater facilities.
- Concessions/incentives or waivers pursuant to Government Code Section 65915(a) for the following deviations from City standards:
 - Lot width
 - Rear and side yard setback reductions
 - FAR exceedance
 - Reduction of the El Encanto Creek 100-foot Streamside Protection Area (SPA) buffer pursuant to State Density Bonus Law



Project Description- Site Plan



21 INCH 1/8" = 1' - 0"
 PISTACIA RED PUSH



WATER WISE
 BIOSWALE/BIOFILTRATION
 AND DETENTION BASIN
 STREET AND PEDESTRIAN LIGHTING, TYP.
 SEE CIVIL DRAWINGS

ORNAMENTAL GRASSES	COMMON NAME	HEIGHT	WATER USE	SPACING
CYNDRODENDRUM VICTORIAM	CHAMPAGNE	15 GAL	LOW	30' o.c.
DIANELLA LITTLE BIRD	LITTLE BIRD	1 GAL	LOW	30' o.c.
HEPTACA MARIJE	ATLAS PRICILE	4 GAL	LOW	30' o.c.
HEXERIS POTTI-MARIALIS	RAUICORN BUCK GRASS	1 GAL	MEDIUM	18' o.c.
PERENNIALS	COMMON NAME	HEIGHT	WATER USE	SPACING
ANISOANTHOS SPP.	KANGAROO PAW	1 GAL	LOW	48' o.c.
LANTANA MONTIVERTICUR	FRANKIE LANTANA	1 GAL	LOW	60' o.c.
LAURUSOLA X INTERMEDIATA	PROVENCE LAVENDER	1 GAL	LOW	30' o.c.
SCREEN SHRUBS	COMMON NAME	HEIGHT	WATER USE	SPACING
CARPENTERIA CALIFORNICA	BUSH ANEMONE	15 GAL	LOW	50' o.c.
HETEROMERIS ARBUSTICOLA	TOYON	15 GAL	VERY LOW	72' o.c.
PHYTOSPIRUM TENSIPOLIOUM	SILVER SHILEN	15 GAL	MEDIUM	72' o.c.
BRUGIA BOSTROPOLIA	LEMONADE BERRY	15 GAL	VERY LOW	50' o.c.
SUCCULENTS	COMMON NAME	HEIGHT	WATER USE	SPACING
AGAVE ATTENUATA	FORTALE AGAVE	5 GAL	VERY LOW	30' o.c.
AGAVE V. BLUE FLAME	BLUE FLAME AGAVE	5 GAL	VERY LOW	48' o.c.
ALOE BOENYARDII	TURKEY ALOE	1 GAL	LOW	30' o.c.
ALOE VERA	MEDICINAL ALOE	1 GAL	LOW	30' o.c.
FAKUS X BELLE EYE	BLUE EYE ALOE	1 GAL	LOW	18' o.c.
ALCORNDRACON BARBERIAE	TREE ALOE	15 GAL	VERY LOW	72' o.c.
BIOTANICAL NAME	COMMON NAME	CONT.	WATER USE	SPACING
GROUND COVERS	COMMON NAME	HEIGHT	WATER USE	SPACING
CHROMOLAIS ANTHUS	HORIZONTALIS YANKEE POINT	1 GAL	VERY LOW	18' o.c.
TRIGLOCHA SPP.	COSAL BELLS	1 GAL	LOW	12' o.c.
PHYRORHIZON BARBETIDUM	POPPAR CREEPER	1 GAL	LOW	60' o.c.
MELEGES MANDRASCALAE	BLUE FRIGERS	1 GAL	LOW	24' o.c.
TURF MARATHON II	MARATHON II	500	HIGH	

	MAL AIB	MALLUS DOMESTICA ANNA
	MEL EXC	MELIOSPERMUS EXCELLSA
	OLE SWA	OLEA EUROPAEA 'SAVAN HILL'
	PER VCV	PERSEA AMERICANA 'THINKTOWN'
	PIG RED	PISTACIA RED PUSH
	QUI AGR	QUERCUS AGRICOLA
	QUI VIR	QUERCUS VIRGINIANA
	TRI BRI	TRISTANIA CONFERTA
	ULM TRJ	ULMUS PARVIFOLIA 'TRUE GREEN'
BIOSWALE/RIPARIAN TREES		
	FLA PAC	FLATULUS SACANDOSA
	POP FR2	POPULUS FREMONTI

SCREENING TREES, TYP.
 CORNER ACCENT TREE
 PASSIVE OPEN SPACE
 BIOFILTRATION PLANTING AREA
 BENCH SEATING
 CANOPY TREES & ACCENT TREES

TYPICAL FRONT YARD LANDSCAPE PLAN,
 SEE SHEET L-1.3
 PEDESTRIAN CROSSING TYP.
 W/ PERMEABLE PAVING
 STORMWATER CURB EXTENSION, TYP.
 SEE SHEET L-1.2

EXISTING PEPPER TREES TO REMAIN, SEE SHT. L-0.0
 12'-0" CLASS I BIKE & PEDESTRIAN PATH, 8'-0" PLANTED PARKWAY W/ BIOSWALE

INTERIOR WALL AT STREETSCAPE
 4' HIGH STUCCO BLOCK WALL W/ STONE
 VENEER
 PERIMETER WALL
 COMBINATION BLOCK WALL & VIEW FENCING
 6' HIGH





REAR PERSPECTIVE 02
NOT TO SCALE



FRONT PERSPECTIVE 01
NOT TO SCALE





REAR PERSPECTIVE 02
NOT TO SCALE



FRONT PERSPECTIVE 01
NOT TO SCALE



Simulated View – Eastbound Cathedral Oaks Road



Simulated View – King Daniel Lane



CEQA Overview

- The California Environmental Quality Act (CEQA) is the State's primary environmental protection law
- CEQA requires that public agencies disclose environmental impacts of projects that have a physical effect on the environment

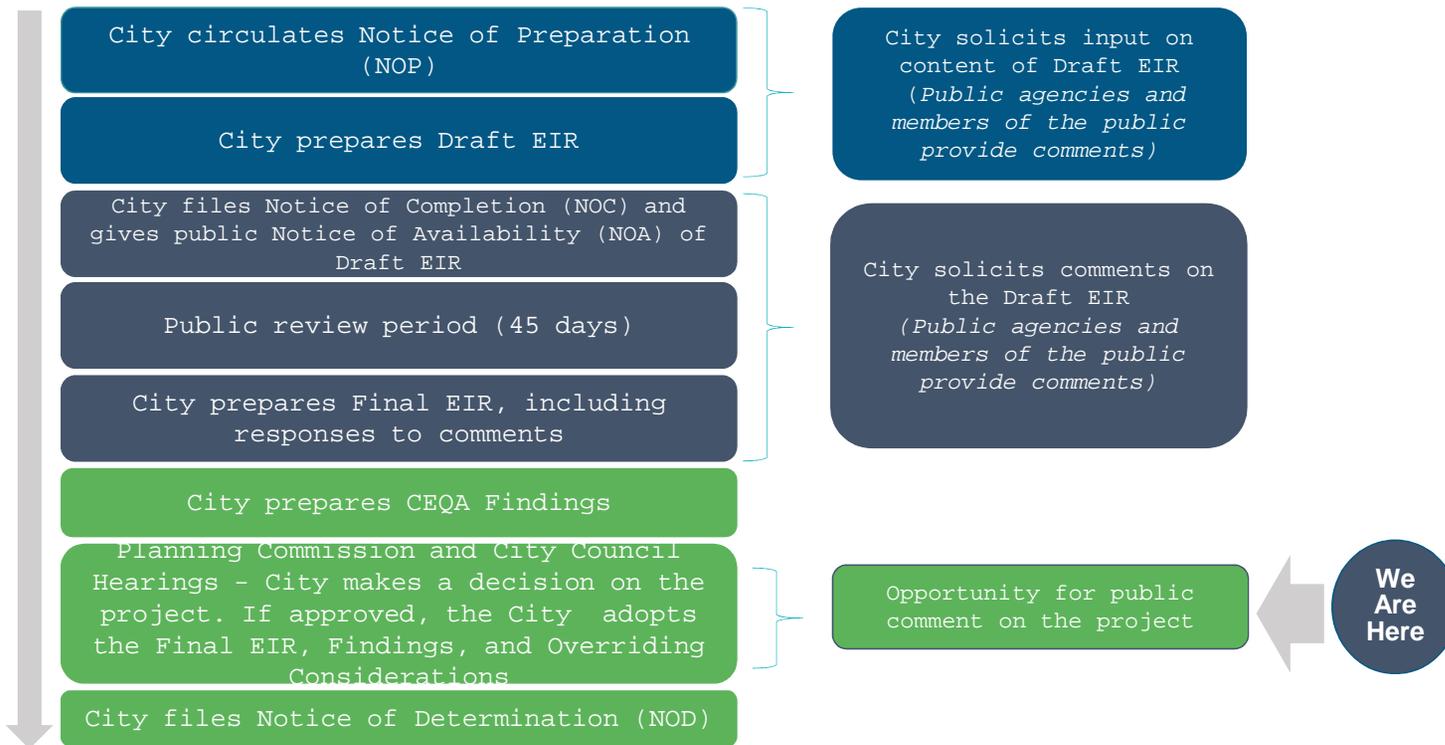


What is an EIR?

- An informational document that discloses information about the effects a proposed project could have on the environment
 - Identifies mitigation measures
 - Describes feasible alternatives to the proposed project
- Must be certified prior to project approval



CEQA Process



Proposed Project Impact Summary

- Significant and Unavoidable Impacts
 - Transportation and Circulation – Vehicle Miles Traveled
- Potentially Significant but Mitigable Impacts
 - Biological Resources
 - Cultural Resources
 - Geology and Soils
 - Hazards and Hazardous Materials
 - Hydrology and Water Quality
 - Land Use and Planning
 - Noise
 - Tribal Cultural Resources
 - Wildfire



Responses to Comments on the EIR

Comments were received in the following environmental issue areas:

- Biological Resources
- Geology and Soils
- Public Services
- Utilities and Service Systems
- Wildfire

All comments have been responded to and prompted only minor edits in the Final EIR.



Recommendation

That the Planning Commission adopt the following resolutions recommending that the City Council:

- Adopt Environmental Findings Pursuant to the CEQA to Certify the Shelby Residential Project Environmental Impact Report, Adopt the Mitigation Monitoring and Reporting Program, and Adopt the Statement of Overriding Considerations
- Approve the Vesting Tentative Map (05-154-VTM) and Development Plan (05-154-DP) for the Shelby Residential Project

Thank you!

